GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda
Old County Courthouse – Board of Commissioners Chambers
Second Floor, 301 W Market St, Greensboro, NC 27401
November 10, 2026
6:00 PM

I. Roll Call

II. Agenda Amendments

III. Approval of Minutes: October 14, 2026

IV. Rules and Procedure

V. Continuance Requests

VI. Old Business

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #26-08-PLBD-00033: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD (CONTINUED)—Refer to September 9, 2026 Minutes

The subject properties are located at 6215 NC Highway 61 N, 7150 Howerton Road, 7245 Howerton Road, 7255 Howerton Road, 7240 Howerton Road, and 6100 NC Highway 61 N (Guilford County Tax Parcels #243764, #243718, #243708, #243763, #243713, and #243700 located in Washington Township) located at the intersection of NC Highway 61 N and Howerton Road. The subject properties comprise approximately 233.46 total acres.

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

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

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

Uses to be permitted on the subject properties are identified on the attached use matrix, as follows: Single-Family Detached Dwelling, Home Occupations, Accessory

Apartments/Dwelling Units, Subdivision (Minor) - Residential, Subdivision (Major) – Residential (6 or more lots), Temporary Family Healthcare Structures, Bed and Breakfast Home for 8 or Less Guest Rooms (Requires Special Use Permit).

The attached use matrix identifies the following uses to be prohibited: Family Care Facility, Mfgr. (HUD)/Mobile Home Dwelling (Class A & B – Requires Manufactured Housing Zoning Overlay), Athletic Fields, Club or Lodge, Country Club with Golf Course, Golf Course, Public Park or Public Recreation Facility (incl. Indoor Batting Cages), Swim and Tennis Club, Place of Worship, Elementary School, Secondary School, Daycare Centers in Residence (in-home) (12 or less), Emergency Services, Cemetery or Mausoleum, Beneficial Fill Area, Wireless Communication Tower – Stealth Camouflage Design, Utilities – Major, Utilities – Minor, Construction or Demolition Debris Landfill – Minor, Land Clearing and Inert Debris Landfill – Minor, Temporary Events/Uses.

Proposed 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) Except for Minimum Lot Width @ Building Line (100') and Minimum Local or Collector Side Street Setback (20'), RS-40 Lot Standards - Section 4.2.2.B Dimensional Requirements shall apply, including but not limited to:
   a) Minimum Lot Size shall be 40,000 sf
   b) Minimum Front Street Setback shall be 40'
   c) Minimum Minor Thoroughfare Street Setback shall be 45'
   d) Minimum Major Thoroughfare Street Setback shall be 50'
   e) Minimum Interior Side Setback shall be 15'
   f) Minimum Interior Rear Setback shall be 30'
   g) Maximum Structure Height shall be 50'
   h) Maximum Building Coverage shall be 30%
   i) Accessory Structures shall comply with standards in Section 4.2.2.B
2) A maximum of 130 lots shall be allowed.
3) A Street Planting Yard per Guilford County UDO Table 6-2-1 shall be provided along the entirety of the lot frontage along NC Hwy 61. The Street Yard shall be located entirely within the common area and maintained by the Homeowner's Association (HOA). The planting rate will be increased to be 3 canopy trees, 3 understory trees and 20 shrubs per 100lf instead of the UDO listed minimum planting rates of 2 canopy trees and 17 shrubs per 100 lf.
4) Street lighting will be full cutoff type fixtures on decorative poles offered by Duke Energy.
5) A minimum of 50 acres of open space will be provided, which may include areas for wildlife easements, recreation easements, community septic and wells, streams and wetlands. All designated open space shall be owned and maintained by the Homeowner's Association (HOA).
6) Will provide a perpetual dedicated easement outside of the existing right-of-way that can be used for the Mountains to Sea Trail so the trail does not have to be on Howerton Road. The location is to be reviewed and approved by Guilford County.

7) A minimum of 6 acres that is contiguous to the Guilford County – County Farm Park will be dedicated for a wildlife conservation easement. The land shall be owned and maintained by the Homeowner's Association (HOA).
8) Vegetative cover within the community septic areas shall be maintained as follows:
   a) Vegetation directly over designated septic drain lines shall be maintained in condition that allows visual inspection and operation of the system. Routine mowing may be performed as necessary, but vegetation shall generally be maintained between 8 and 15 inches. Vegetation within 2' of any above ground septic apparatus shall be maintained to be visually evident.
   b) Areas outside of septic drain lines shall be managed as native grassland habitat and shall generally be maintained at a mature height of approximately 24 to 30 inches, including repair areas not utilized.
   c) Mowing in all areas shall be prohibited generally between April 1 and August 15, with exception of when required under condition 8a, as this is the normal nesting habitat period, except: for emergency repairs to the septic system or utilities; to control noxious or invasive vegetation; or as otherwise required by the Guilford County Environmental Health Department or System Operator.
   d) Herbicides shall be limited to spot treatment of invasive or noxious plant species.
   e) If mowing is performed, vegetation shall not be mowed below a height of 8 inches.
   f) The Homeowner's Association (HOA) will be responsible for all maintenance of these areas as well as enforcement of this section with all homeowners.

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

At the September 9, 2026, Planning Board regular meeting, the Board closed the public hearing on this item to receive a 30-day biological inventory of the adjacent property with the impacts reasonably expected from the proposed development via the Guilford County Parks and Recreation Department. The biological inventory has been received, hence scheduled for the Planning Board's November 10, 2026, regular meeting. The Planning Board reserves the right to reopen the legislative (public) hearing.

The Planning Board is not limited to the proposed Conditional Rezoning of this parcel and may consider substantial changes to the proposed Conditional Rezoning.

Information for **CONDITIONAL REZONING CASE #26-08-PLBD-00033** can be viewed by scrolling to the November 2nd, 2026, Regular Meeting Agenda Packet at https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board.

VII. New Business

Legislative Hearing Item(s)

A. REZONING CASE #26-10-PLBD-00045: CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS (Ref. Case 17-04-GCPL-01624) TO AG, AGRICULTURAL: 2503 NELSON FARM ROAD

The subject property is located at 2503 Nelson Farm Road (Guilford County Tax Parcel #118010 in Jefferson Township), approximately 5,159 feet north of the intersection of Alamance Church Road and Nelson Farm Road, and comprises approximately 1.01 acres.

This is a request to rezone the subject property from CZ-HB, Conditional Zoning - Highway Business (Ref. Case 17-04-GCPL-01624), to AG, Agricultural.

The proposed conditional rezoning is consistent with the subject property's current Future Land Use Map (FLUM) classification of Residential. Therefore, if the request is approved, no FLUM amendment will be required.

The Planning Board is not limited to the proposed Conditional Rezoning of this parcel and may consider substantial changes to the proposed Conditional Rezoning.

Information for **REZONING CASE #26-10-PLBD-00045** can be viewed by scrolling to the November 10, 2026, Regular Meeting Agenda Packet at https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board.

B. CONDITIONAL REZONING CASE #26-10-PLBD-00046: CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS (Ref. Case# 22-05-GCPL-03277) TO CZ-GB AMENDED, CONDITIONAL ZONING – GENERAL BUSINESS AMENDED: 413 NC HIGHWAY 150 WEST

The subject property is located at 413 NC Highway 150 West (Guilford County Parcel #139158 in Center Grove Township), at the intersection of NC Highway 150 West and Spencer Dixon Road, and comprises approximately 31.65 acres. The proposed amendment would apply to a 27.59-acre portion of the subject parcel.

This is a request to amend the existing Conditional Zoning Case #22-05-GCPL-00046 that requires a buffer along the southern property line to include an opaque fence, in addition to the requisite UDO plantings. The proposed change is to construct a fence of a design style determined by the applicant, in addition to the requisite UDO plantings, and maintain mature vegetation to the extent possible.

Current Use Conditions will remain in effect:

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) Office (General);
(2) Medical or Professional Office;

(3) Personal Service;
(4) Bank or Finance With Drive-through;
(5) Insurance Agency;
(6) Laundromat or Dry Cleaner;
(7) Pest or Termite Control Services;
(8) Studio/Artist/Recording; Retail (General);
(9) Auto Supply Sales;
(10) Auto Rental or Leasing;
(11) Car Wash;
(12) Garden Center or Retail Nursery;
(13) Used Merchandise Store; Bakery;
(14) Restaurant With Drive-Through,
(15) Restaurant without a Drive-Through;
(16) Wireless Communications Tower-Stealth Camouflage Design Or Non-Stealth Design;
(17) Small Cell Wireless Tower.

Current and Proposed Development Conditions		
	Current Development Conditions (CZ Case #22-04-GCPL-03277)	**Proposed Development Conditions (26-10-PLBD-00046)**
1	All buffers along the western property line of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque vegetative screen and a buffer along the southern property line shall include an opaque fence, in addition to the requisite UDO plantings.	All buffers along the western property line of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque screen and the buffer along the southern property line shall include a fence, of a design style determined by the applicant, in addition to the requisite UDO plantings. Existing mature vegetation shall be maintained to the extent possible.
2	Ground signage shall be limited to one (1) freestanding sign along any (each of two) public right-of-way frontages and such signage shall not exceed eight (8) feet in height.	To remain in effect.
3	All building façade materials shall consist of masonry, EIFS or similar construction, with no exposed metal; and	To remain in effect.
4	The applicant shall include an easement for sidewalk along its frontage of Spencer-Dixon Road and shall pursue the possibility of a sidewalk along its frontage of Spencer-Dixon Road and shall pursue the possibility of a sidewalk with NCDOT on Highway 150 W.	To remain in effect.

The proposed conditional rezoning is consistent with the current Commercial classification. If the request is approved or denied, an amendment to the Future Land Use Map will not be required.

The Planning Board is not limited to the proposed Conditional Rezoning of this parcel and may consider substantial changes to the proposed Conditional Rezoning.

Information for **CONDITIONAL REZONING CASE #26-10-PLBD-00046** can be viewed by scrolling to the November 10, 2026, Regular Meeting Agenda Packet at https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board.

C. CONDITIONAL REZONING CASE #26-10-PLBD-00047: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL REZONING – RESIDENTIAL: 1323 A SCALESVILLE ROAD

The subject property is located at 1323 A Scalesville Road (Guilford County Tax Parcel #138696 in Center Grove Township), approximately 3,925 feet west of the intersection of Scalesville Road and Nutt Road, and comprises approximately 64.76 acres.

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

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

Uses shall be limited to: (1) Single-family Dwellings, (2) Major Subdivisions, and (3) Minor Subdivisions.

Proposed 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) All proposed lots shall be offset from Scalesville Road by a minimum of thirty (30) feet.

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

The Planning Board is not limited to the proposed Conditional Rezoning of this parcel and may consider substantial changes to the proposed Conditional Rezoning.

Information for **CONDITIONAL REZONING CASE #26-10-PLBD-00047** can be viewed by scrolling to the November 10, 2026, Regular Meeting Agenda Packet at https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board. A copy of the included sketch plan is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

None.

IX. Adjourn

Information may be obtained for 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
PLANNING BOARD
REGULAR MEETING MINUTES

Truist Building – John H. McAdoo Conference Room
201 W. Market Street, Greensboro, NC 27401
October 14, 2026
6:00 PM

Call to Order

Chair Donnelly called the meeting to order at 6:02 p.m.

I. Roll Call

The following members were in attendance in person for this meeting:

James Donnelly, Chair; Sam Stalder; Mark Littrell; Dr. Nho Thi Bui; Guy Gullick

The following members were absent from this meeting:

Jason Randy Little, Vice Chair; Ryan Alston; Reverend Gregory Drumwright; Amy Kemp

The following Guilford County staff members were in attendance in person for this meeting:

Jason Hardin, Planning and Development Deputy Director; Oliver Bass, Planning and Zoning Manager; Darby Terrell, Senior Planner; Troy Moss, Planner I; Amira Yassin-Fort, Planning Technician I; Michael Townsend, Fire Marshal; Ashton Roberts, Deputy County Attorney

II. Agenda Amendments

There were no agenda amendments.

III. Approval of Minutes: September 9, 2026

Chair Donnelly noted that he had provided clarifications on several items, and Mr. Bass made the adjustments. The meeting minutes were included in the Board packet.

Mr. Stalder moved to approve the meeting minutes of September 9, 2026, as amended. The motion was seconded by Mr. Gullick. The Board voted, 5–0, in favor of the motion. (Ayes: Bui, Donnelly, Gullick, Littrell, and Stalder. Nays: None.)

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IV. Rules and Procedures

Chair Donnelly provided information to everyone present regarding the Rules and Procedures followed by the Guilford County Planning Board.

V. Continuance Requests

None

VI. Old Business

A. ADOPT ORDER FOR SPECIAL USE PERMIT CASE #26-07-PLBD-00031: REQUEST TO AMEND SPECIAL USE PERMIT FOR SOLAR COLLECTOR (PRINCIPAL) Ref. Case #21- 05-GCPL-04192: 1984, 1942, 1922, 1890, 1951 MT. HOPE CHURCH ROAD, & 1413 STEWART MILL ROAD (ZONED AG, AGRICULTURAL)

Mr. Bass presented draft order on Special Use Permit Case #26-07-PLBD-00031. He reported that the permit was approved at the September 9, 2026 meeting, with a 4-2 vote. The order ratified the decision that was made on September 9, 2026. Board members who were not present at the September 9, 2026, meeting included Mr. Littrell, Mr. Gullick, and Dr. Bui. They were asked to confirm that they had read the information pertinent to the case. They each confirmed that they had.

Mr. Gullick moved to adopt the order for Special Use Permit Case #26-07-PLBD-00031 as presented in the Board packet. The motion was seconded by Dr. Bui. The Board voted, 5-0, in favor of the motion. (Ayes: Bui, Donnelly, Gullick, Littrell, and Stalder. Nays: None.)

Each Board member was instructed to sign the order before leaving.

VII. New Business

LEGISLATIVE HEARING ITEM(S)

A. CONDITIONAL REZONING CASE #26-08-PLBD-00035: CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS TO CZ-HB AMENDED, CONDITIONAL ZONING – HIGHWAY BUSINESS AMENDED: 3712 US HIGHWAY 29 N

Senior Planner Darby Terrell presented Conditional Rezoning Case #26-08-PLBD-00035. The map showed that all adjoining property owners were mailed notices about the meeting and public hearing. There were physical postings made on US Highway 29 and a posting made off Summit Hill Drive and North Gate.

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Ms. Terrell stated the subject property was located at 3712 US Highway 29 N (Guilford County Tax Parcel #126433 in Monroe Township), approximately 150 feet southeast of the intersection of US Highway 29 N and Summit Hills Dr and comprises approximately 0.52 acres. There was no history of denied cases.

Ms. Terrell stated the request was to rezone the property from CZ-HB, Conditional Zoning – Highway Business, to CZ-HB Amended, Conditional Zoning – Highway Business Amended. The current zoning conditions for the subject property are as follows: (1) Clothing Sales; (2) Antiques and Gift Retail Sales; (3) Office; (4) Dry Cleaning pickup station; (5) Appliances- Retail Sale and Repair of Household Appliances; (6) Banks; (7) Office equipment sales and services; (8) Furniture retail sales; (9) Paint retail sales; and (10) Remnant shops.

Ms. Terrell read the current development conditions, which were: Repair existing building; (2) Remodel outside with brick and shingles; (3) Prepare off-street parking area; (4) Remove junk on grounds; (5) Plant hedges and plant roses on chain-link fence. (6) All conditions will be completed within six months.

Ms. Terrell stated the current use conditions were approved on August 22, 1974, under Case #153-74.

Ms. Terrell stated the current use conditions were proposed to be amended, as follows: Proposed Use Conditions: Uses of the property shall be limited to the following uses as listed in Article 4-3-1 of the Unified Development Ordinance (UDO): (1) Pawnshop or used merchandise store; (2) Service station, gasoline; (3) Convenience store (with gasoline pump); (4) Retail (General); (5) Office (General); (6) Laundromat or Dry Cleaner; (7) Equipment Rental and Repair Light; (8) Bank or Finance with Drive-through, and (9) Bank or Finance without Drive-through. She stated there were no proposed development conditions identified, and the existing development conditions would be removed. Ms. Terrell highlighted many of the current uses fell under the Retail General use type when converted to the current UDO standards. Certain uses, such as Appliance-Retail Sale and Repair of Household Appliances, were split into different types of use conditions as shown in the staff report and presentation slide. The pawn shop, service station, and convenience store were newly added conditions and were not allowed previously under the current use conditions.

During her presentation, Ms. Terrell noted the property was within the US-29 North Scenic Corridor Overlay District and would be subject to Scenic Corridor Overlay District requirements, specifically for the US-29 N Corridor. If the rezoning were to be approved, all Scenic Corridor Overlay requirements would still have to be followed. Ms. Terrell noted these requirements are described in UDO Subsection 4.9.B and General requirements B.3.a(2) and (3).

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Ms. Terrell stated the vicinity of the subject property is generally characterized as a mix of commercial, industrial, and residential uses. This property is located along US Highway 29, a major thoroughfare, and is located within the US Highway 29 (US-29 N) Scenic Corridor Overlay. An identified Neighborhood Center Activity Center in the Future Land Use Map is located approximately half a mile north of the subject property. Ms. Terrell noted the property's existing land use was a vacant commercial building. Surrounding uses include residential, industrial, and commercial.

Ms. Terrell stated the property is located in Fire District 13 and is 2.8 miles from the fire station.

Ms. Terrell stated the property is served by private septic and well systems and is within Growth Tier 1 for the City of Greensboro. Ms. Terrell noted, Growth Tier 1 refers to the area where the City is currently able to provide all City services, including water and sewer services, based on the location of existing infrastructure such as roads, fire stations, water and sewer pipes. Before connecting to water or sewer service, property located within Growth Tier 1 will be annexed into the City.

During her presentation Ms. Terrell highlighted that, US Highway 29/ North O'Henry Blvd is considered a Major Thoroughfare in the adopted Thoroughfare and Collector Street Plan from the Greensboro Urban Metropolitan Planning Organization (GUAMPO). The property is accessed off of Summit Hill Dr, which is considered a Local Street under the Thoroughfare and Collector Street Plan. Ms. Terrell stated the latest count for US Highway 29/North O'Henry Blvd in 2025 was 43,310 cars for Annual Average Daily Traffic; no count data exists for Summit Hill Drive. Proposed improvements include US Highway 29 under Transportation Improvement Project U-6100 to bring it up to interstate standards, along with 2 other US highway routes. The project is currently funded only for preliminary engineering.

Ms. Terrell presented the environmental assessment of the staff report, stating per the USDA-NRCS Web Soil Survey, the topography at the subject parcel is nearly level to gently sloping and strongly sloping. There was no regulated floodplain on the property based on the Flood Insurance Rate Map. The National Wetlands Inventory showed no mapped wetlands on the property. The USGS Topo Quad and NRCS Soil Survey maps of Guilford County showed no mapped streams on the property. The property is in the NPDES Phase II area, meaning it was outside a watershed critical area.

Ms. Terrell stated the requested conditional rezoning was consistent with the property's current Future Land Use Map (FLUM) classification of Office/Service. The request was consistent with the property's current Land Use Classification of Office/Service, as the requested uses align with the description of this place type, which includes retail, support office uses, and personal services to individuals.

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Ms. Terrell stated the requested conditional rezoning was consistent with the following goals, policies, and action items of the Guilford County Comprehensive Plan under the Planning Theme of Resilient Economy 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 business and their employees. It also aligns with Policy 1, which aims to align economic development efforts with the Future Land Use Map.

Ms. Terrell stated the request to conditionally rezone the subject property from CZ-HB (Conditional Zoning – Highway Business) to CZ-HB Amended (Conditional Zoning – Highway Business Amended) was reasonable, as the property is located along US Highway 29, a major thoroughfare, which is consistent with the intent of the HB district description: to accommodate auto-oriented retail, service, and other commercial uses typically found along major thoroughfares. The subject property is surrounded by multiple land use types, including industrial and commercial properties along the US 29 corridor. Therefore, the request aligns with the area's existing development pattern. Lastly, the applicant-provided use conditions further reduce the potential impact on nearby residentially zoned properties. Staff recommended approval and reminded the Board that no Future Land Use Map amendment would be required.

Dr. Bui asked about the property's entrance. Ms. Terrell reported that there was one entrance off of Summit Hill Drive. Access may also be available off North Gate. Dr. Bui asked if the address was off of US Highway 29. Ms. Terrell confirmed that it was.

Chair Donnelly noted that some development conditions would be removed and asked about the required buffers and what would trigger them. He noted that residential properties were immediately behind the property on North Gate. Ms. Terrell reported that the planting buffers would be required. The buffers would be triggered if the existing building were expanded, and they would have to align with the nearby zones. Mr. Bass noted that the property abutted a street right-of-way on two sides, so the eight-foot street buffer would apply in those locations. For areas adjacent to a residentially zoned property, a 50-foot Type A buffer would apply for any expansion over 3,000 square feet or any parking lot expansion. The requirement would be for the area of improvements.

Chair Donnelly stated that his perception of the transportation improvement project upgrading the road to interstate standards made it seem like there would be an access road, with no direct access at Highway 29 and instead an access road to the property. He asked if that was what would be expected.

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Mr. Hardin stated that NCDOT was still in the design phase and that access could be limited, requiring an access road. Ms. Terrell added that the transportation improvement project was funded for preliminary engineering only at the current point.

Chair Donnelly asked whether the county or the City of Greensboro responded to calls on the property. Mr. Townsend reported that it depended on the call, since the county and city worked hand in hand. In significant events such as structure fire, both the county and city would respond.

Chair Donnelly asked about the Neighborhood Business Center. Staff reported that it was planned for a site half a mile north, at the intersection of 840 and US Highway 29.

Chair Donnelly welcomed the applicant and individuals speaking on the case to the podium to sign in.

Luis Cuellar, 3601 Peterford Dr, one of the property owners of 3712 N US Highway 29, provided additional information about the property. He reported that the property was divided into office space, living spaces, and storage. They wanted to add the condition for a convenience store to one section, given the location off the highway and the lack of convenience stores in the area.

Mr. Littrell noted that gravel appeared in the front and asked whether they planned to pave it. Mr. Cuellar said they wanted to pave it later, and his dad had already paved part of the area for wheelchair access. Mr. Littrell asked whether the paving would require a permit. Mr. Bass reported that any internal improvement would require upfitting, and any expansion of the building or parking would require a site plan review before a permit could be issued.

Chair Donnelly asked if they were prepared to do the site plan review and other procedural items for the expansion. Mr. Cuellar confirmed they were aware of the procedural items and prepared to take all necessary steps.

Chair Donnelly stated that there are some improvements that are appropriate in terms of parking lot improvements and buffering from other businesses. He asked the applicant if he would accept a development condition requiring minimal site improvements to address parking in exchange for allowing the convenience store use. Mr. Cuellar confirmed that he would be okay with it.

Chair Donnelly asked staff to provide additional information on the pertinent condition. Mr. Hardin asked where he pictured the convenience store going. Mr. Cuellar stated that the plan was to use the space facing the highway on the corner. He noted that an entrance on the back side along Northgate Drive is used for storage.

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The main entrance was on the upper right-hand corner, and people would park adjacent to US Highway 29. Chair Donnelly noted an alternative of limiting parking to the US Highway 29 side of the building unless there are other improvement that require broader site improvements. Mr. Cuellar agreed with the condition.

Mr. Hardin noted they were unsure how far the building was from the property line. Chair Donnelly noted that he was less concerned about the buffer if all parking for a convenience store was limited to the US Highway 29 side of the building. Mr. Hardin said as long as it is clear that the parking had to be along the frontage in front of the structure.

Board members also agreed to accept that condition. Chair Donnelly informed Mr. Cuellar that the Planning Board would adopt the condition as a formal part of the applicant and he would be asked to sign the amended application.

Mr. Cuellar read a letter supporting the addition of his store, stating that the individual was a resident of 2608 Summit Hills Drive.

Mr. Donnelly noted that the convenience store was only one of the proposed uses, and the Board's decision would apply to all uses. Staff asked whether the added condition applied only to convenience stores.

Chair Donnelly noted that he intended the condition to apply to all high-traffic establishments.

Chair Donnelly moved to add a condition to the application for Conditional Rezoning Case #26-08-PLBD-00035 that parking will be restricted to the US Highway 29 side of the property (the front of the structure facing US 29) for Retail (General) and Convenience Store uses. The motion was seconded by Mr. Gullick. The Board voted, 5-0, in favor of the motion. (Ayes: Bui, Donnelly, Gullick, Littrell, and Stalder. Nays: None.)

Chair Donnelly opened the public hearing for anyone present in opposition to the request. Seeing none, Chair Donnelly closed the public hearing by acclamation.

Mr. Gullick moved to approve this zoning map amendment for Conditional Rezoning Case #26-08-PLBD-00035, located on Guilford County Tax Parcel #126433 from CZ-HB to CZ-HB Amended, given the consistency with the Future Land Use Map Classification (“The requested conditional rezoning is consistent with the property’s current Future Land Use Map (FLUM) classification of Office/Service.

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The request is consistent with the property's current Land Use Classification of Office/Service, as the requested uses align with the description of this place type, which includes retail, support office uses, and personal services to individuals."), the Comprehensive Plan ("The requested conditional rezoning is consistent with the following goals, policies, and action items of the Guilford County Comprehensive Plan under the Planning Theme of Resilient Economy 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 business and their employees. It also aligns with Policy 1, to align the Economic Development Efforts with the Future Land Use Map"), and the reasonableness of the request ("The request to conditionally rezone the subject property from CZ-HB (Conditional Zoning – Highway Business) to CZ-HB Amended (Conditional Zoning – Highway Business Amended) is reasonable, as the property is located along US Highway 29, a major thoroughfare, which is consistent with the intent of the HB district description: to accommodate auto-oriented retail, service, and other commercial uses typically found along major thoroughfares. The subject property is surrounded by multiple land use types, including industrial and commercial properties along the US 29 corridor. Therefore, the request aligns with the existing development pattern in the general area. Lastly, the applicant-provided use conditions further reduce the potential impact on nearby residentially zoned properties. An amendment to the future land use map is not required. The motion was seconded by Mr. Stalder. The Board voted, 5-0, in favor of the motion. (Ayes: Bui, Donnelly, Gullick, Littrell, and Stalder. Nays: None.)

B. CONDITIONAL REZONING CASE #26-09-PLBD-00037: AG & LB, AGRICULTURAL AND LIMITED BUSINESS TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 6501 & 6503 BURLINGTON ROAD

Mr. Moss presented on Conditional Rezoning Case #26-09-PLBD-00037. The subject properties are located at 6501 Burlington Road and 6503 Burlington Road (Guilford County Tax Parcels #106285 and #106280, located in Rock Creek Township), at the intersection of Brightwood Farm Parkway and Burlington Rd, and comprise approximately 3.68 acres. There is no history of denied cases. All property owners were mailed notices, and signs were posted on the property.

This is a request to conditionally rezone the subject properties from split-zoned AG, Agricultural, and LB, Limited Business, to CZ-GB, Conditional Zoning – General Business, subject to the following conditions:

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Proposed Use Conditions:

Uses of the property shall be limited to the following, as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO): 1) Everything that is allowed in the Limited Business District that is also allowed in the General Business District in addition to Garden Center or Retail Nursery and Restaurant with a drive-thru, and Car Wash (see the full list below of uses to be allowed).

Uses permitted in both LB, Limited Business, and GB, General Business to be allowed: (1) Animal Services (Other); (2) Caretaker Dwelling (Accessory); (3) Multifamily Dwelling (including Condominium) *; (4) Athletic Fields; (5) Club or Lodge; (6) Physical Fitness Center;
(7) Public Park or Public Recreation Facility (including Indoor Batting Cages); (8) Golf Course, Miniature; (9) Theater (Outdoor); (10) Other Indoor Uses Not Listed; (11) Place of Worship; (12) Vocational, Business or Secretarial School; (13) Daycare Centers in Residence (In-Home) (12 or Less); (14) Daycare Center (Not In-Home); (15) Emergency Services; (16) Community or Social Service Agencies; (17) Fraternity or Sorority (University or College Related); (18) Government Office; (19) Library; (20) Museum or Art Gallery; (21) Post Office; (22) Office (General); (23) Medical or Professional Office; (24) Personal Service; (25) Bank or Finance without Drive-Through; (26) Bank or Finance with DriveThrough; (27) Insurance Agency (Carriers and On-Site Claims Inspections); (28) Kennels or Pet Grooming; (29) Laundromat or Dry Cleaner; (30) Studios-Artists and Recording; (31) Bed and Breakfast Home for 8 or Less Guest Rooms; (32) Retail (General); (33) Convenience Store (with Gasoline Pumps); (34) Service Station, Gasoline; (35) Bakery; (36) Restaurant (without Drive-Thru); (37) Cemetery or Mausoleum; (38) Beneficial Fill Area; (39) Wireless Communication Tower - Stealth Camouflage Design; (40) Small Cell Wireless Tower; (41) Utilities, Major; (42) Utilities, Minor; (43) Construction or Demolition Debris Landfill, Minor; (44) Land Clearing & Inert Debris Landfill, Minor; (45) Laundry or Dry-Cleaning Plant; (46) Laundry or Dry-Cleaning Substation; and (47) Temporary Events/Uses.

Uses permitted only in GB, General Business, are also proposed to be allowed: (1) Garden Center or Retail Nursery; (2) Restaurant with a drive-thru; and (3) Car Wash.

The only use permitted in the LB, Limited Business District, that is not permitted in the GB, General Business District, is Townhouse Dwelling.

No development conditions were included, but the subject property would be subject to site plan review.

The subject property abuts the Brightwood Farms Planned Development, which is characterized by a mix of single-family detached dwellings and multi-family residential.

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The subject property is also in proximity to other clusters of single-family, detached dwellings, as well as commercial and industrial development. There is an identified Regional Employment Center Activity Center in the Future Land Use Map located .08 miles from the subject property. Overall, the area's character is a mixture of commercial, industrial, and residential uses. The area's uses are mixed, with both residential and industrial uses.

The property contains the former Brightwood Inn Restaurant, a 1935 1-story, hip-roof, brick-veneered Craftsman bungalow. The property was placed on the Study List by the National Register Advisory Committee as potentially eligible for the National Register, but it currently holds no official local, state, or national designation. 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.

The property was in the Whitsett Fire Protection District and was 1.5 miles from the fire station. Water and sewer services were public water and private septic. A 24-inch City of Burlington water line runs adjacent to the property.

Burlington Road (US 70) is classified as a Major Thoroughfare in the Burlington-Graham Metropolitan Planning Organization’s Thoroughfare Plan. The Annual Average Daily Traffic for Burlington Road is 11,500 vehicles per the 2023 NCDOT traffic count. No planned road improvements are currently known in the area. NCDOT would review and approve any new development. No projected traffic generation was provided.

Per the USDA-NRCS Web Soil Survey, the topography at the subject parcel is nearly level to gently sloping. There is no regulated floodplain on the property based on the Flood Insurance Rate Map. The National Wetlands Inventory shows no mapped wetlands on the property. The USGS Topo Quad and NRCS Soil Survey maps of Guilford County show no mapped streams on the property. The property is in the Lake Mackintosh WS-IV, General Watershed Area.

The current Future Land Use Map (FLUM) Classification is Residential and Rural Living and is in the Northeast Quadrant. The Retail/Restaurant Land Use Classification zoning would be more appropriate, as the proposed uses would align with this classification by providing various commercial amenities. While inconsistent with the properties’ current FLUM designations of Rural Living and Residential, the requested conditional rezoning is consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan: Planning Theme: Resilient Economy. Goal Statement, which aims 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.

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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 E1.4: Locate jobs near municipalities where housing is most concentrated, as well as in close proximity to employment centers outside of environmentally sensitive areas, to reduce impacts on those sensitive areas, as well as carbon footprint, traffic, and commuting times. Policy 2: Support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the County. It also aligns with the Planning Theme of Service Accessibility, Policy 2, by ensuring adequate parks and recreation facilities and amenities are located near existing and planned neighborhoods.

The request to conditionally rezone the subject properties from split-zoned LB (Limited Business) and AG (Agricultural) to CZ-GB (Conditional Zoning – General Business) is reasonable because of the following:

- The site is near a dense, multi-family residential development, and the applicant's proposed uses may provide needed services and commercial amenities to nearby residents.
- Situated along a major thoroughfare, which provides adequate transportation access for commercial development.
- Located in proximity to an identified Regional Employment Center on the Future Land Use Map.
- Consistent with the intended mix of land uses, including office, retail, and residential uses, associated with the Regional Employment Center Activity Center.
- Aligns with the goals and policies of the Guiding Guilford Moving Forward Together Comprehensive Plan to support small businesses and foster an economic climate that attracts and retains job-generating businesses.
- Supports the creation of job-generating businesses.

Staff recommended approval of the conditional rezoning case. The requested conditional rezoning is inconsistent with the subject properties' current Future Land Use Map (FLUM) classification of Residential and Rural Living. If approved, an amendment to the Retail/Restaurant classification would be required.

Mr. Gullick asked if construction, demolition and landfill were permitted. Mr. Moss confirmed that it would be allowed. It would also be permitted in the AG District, even if the use conditions remained.

Chair Donnelly opened the public hearing and invited the applicant and anyone supporting the rezoning.

Charles Hursey, 2443 Barber Rd, reported that the backside of the property was agricultural and the front part was for the general business. They wanted to rezone the property because they had potential interest in a garden center.

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There was no way to get to the general business part of the property since it was deadlocked.

Chuck Hursey, 2435 Barber Rd, reported that it would be more convenient to zone the whole property for general business, since the back strip being agricultural provided no benefit and made it difficult to use for business.

Mr. Gullick said the logic made sense, but he had concerns about the long list of potential uses for the property. He noted that he was unsure if it was fair to the surrounding properties.

Charles Hursey said they were unsure what the purchaser would want to do, but someone was interested in adding a garden center.

Mr. Gullick asked staff whether it would be appropriate to request only the uses of interest at the time and have the applicant return if they later needed an additional use. Mr. Hardin confirmed that they could do that, provided that the applicant was okay with it.

Chair Donnelly stated that they had a conditional use case before them, so it allowed flexibility to amend the application during the meeting to reduce potential exposure to surrounding properties to uses the applicants were not necessarily interested in.

Charles Hursey stated that they were not trying to change the list of items allowed; they were only trying to change the agricultural zoning portion.

Chair Donnelly noted that part of their responsibility was to consider both the consequences to surrounding properties and the benefits to the owners of the uses. The Board was trying to determine whether any uses were inappropriate in that location given the surrounding developments.

Charles Hursey asked what specifically the Board members disagreed with. Mr. Gullick noted the outdoor theater use and club or lodge. Charles Hursey stated that those items could be removed. Mr. Gullick noted that the items he mentioned could operate 24 hours a day.

Staff provided Charles and Chuck Hursey with a list of the allowed uses. They agreed to remove the following as uses that are permitted:

- (4) Athletic Fields
- (5) Club or Lodge
- (9) Theater (Outdoor)
- (17) Fraternity or Sorority (University or College Related)
- (33) Convenience Store (with Gasoline Pumps)
- (34) Service Station, Gasoline
- (37) Cemetery or Mausoleum

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- (38) Beneficial Fill Area
- (43) Construction or Demolition Debris Landfill, Minor
- (44) Land Clearing & Inert Debris Landfill, Minor
- (45) Laundry or Dry-Cleaning Plant
- (46) Laundry or Dry-Cleaning Substation

Mr. Stalder asked whether they planned to improve the gravel area.

Charles Hursey stated that they had planned to asphalt the entire area.

Chair Donnelly asked staff what would trigger development review for the property. Mr. Moss reported that any addition to the property and any change in parking would trigger a site plan review. It would also require NCDOT approval.

Mr. Gullick moved to amend the Application for Conditional Rezoning Case #26-09-PLBD-00037 as articulated by Attorney Roberts, excluding uses agreed to by the applicant. The motion was seconded by Mr. Littrell. The Board voted, 5-0, in favor of the motion. (Ayes: Bui, Donnelly, Gullick, Littrell, and Stalder. Nays: None.)

Chair Donnelly invited anyone who wished to speak in opposition to the podium.

Violet Lee-Hayward, 6496 Burlington Rd, reported that her home was directly across the street from the affected property. She respectfully asked the Board to deny or delay the request until further information about specifically what business would be there could be obtained so that residents could be aware of the impact. She noted that they had been accustomed to a restaurant, but it was once a low-intensity area without excessive noise, traffic, and litter. Traffic had increased tremendously, to the point that they had to move their mailbox in front of the house because it was too dangerous to cross the street to the original location. She stated that they were not opposed to growth and progress, but they wanted to ensure there were restrictions to avoid greatly impacting the surrounding area. She asked for the proper impact testing work to be done. In the past, a gas station leak reached the well, and periodic testing was still required. There were also concerns about lighting being too bright at night, keeping hours of operation reasonable, the need for a buffer to provide peace and safety, and traffic. It was requested to establish a turning lane for them to be able to get into their home so that they did not block traffic. The road could back up for hours when the nearby highway had an accident, and traffic was rerouted. There were concerns about speeding and poor visibility due to the road's slope.

Dr. Bui asked if she had received any prior communications from the property owner.

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Ms. Lee-Hayward reported that she had received one mailing about well water. She was not aware of other considerations, such as lighting and environment, and she had not previously met Mr. Hursey.

Chair Donnelly asked Staff to provide information on the site review processes that occur before any development. He acknowledged Ms. Lee-Hayward's concerns, and the site review process would consider most of them.

Staff reviewed items that were covered in the site review process. If any lighting were added, a lighting plan would have to be submitted to ensure it would not distract drivers or neighbors. An illuminated sign would also not be permitted. NCDOT would be responsible for the turns. No site plan would be approved until NCDOT provided confirmation that a driveway permit was not necessary or that a permit was submitted and approved. A soil erosion, watershed department, and waste department review would also be included.

Ms. Lee-Hayward asked what (2) Caretaker Dwelling referred to. Staff reported that the dwelling would be intended for someone who was working at the business on the property.

Ms. Lee-Hayward asked about (8) Golf Course, Miniature; (28) Kennels or Pet Grooming; (29) Laundromat or Dry Cleaner; (33) Convenience Store (with Gasoline Pumps); and (34) Service Station, Gasoline.

Charles Hursey agreed to eliminate (8) Golf Course, Miniature.

Chair Donnelly closed the public hearing.

Chair Donnelly moved to amend the Application for Conditional Rezoning Case #26-09-PLBD-00037 to eliminate (8) Golf Course, Miniature, which is in addition to those uses agreed to earlier in the hearing. The motion was seconded by Mr. Gullick. The Board voted, 5-0, in favor of the motion. (Ayes: Bui, Donnelly, Gullick, Littrell, and Stalder. Nays: None.)

Mr. Gullick stated that he supported the application and thanked the applicants for being reasonable.

Dr. Bui agreed that she was in favor of the application. She stated that they had always supported driving Guilford forward, and the plan fit the goal. She also thanked the applicants for being reasonable and did not see a significant traffic impact with the items left.

Chair Donnelly stated that he appreciated having both the zoning process and site plan review process. He noted that he was inclined to view the request as a reasonable land-use request that could be an asset to the community.

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Mr. Gullick moved to approve the amended zoning map amendment for Conditional Rezoning Case #26-09-PLBD-00037 located on Guilford County Tax Parcels #106285, #106280 from AG & LB to CZ-GB and to approve the zoning map amendment and associated Future Land Use Map amendment from Residential and Rural Living to Retail/Restaurant in the Northeast Quadrant based on the following conditions:

- The requested conditional rezoning is inconsistent with the subject properties' current Future Land Use Map (FLUM) classifications of Rural Living and Residential. The Rural Living and Residential designations include low- to medium-density residential development, typically single-family detached homes and are not intended to accommodate commercial uses.
- The proposed conditional rezoning would be consistent with the Retail/Restaurant classification, as the proposed uses would provide various commercial amenities consistent with this classification.
- The request to conditionally rezone the subject properties from split-zoned LB (Limited Business) and AG (Agricultural) to CZ-GB (Conditional Zoning – General Business) is reasonable because of the following:
    - The site is near a dense, multi-family residential development, and the applicant's proposed uses may provide needed services and commercial amenities to nearby residents.
    - Situated along a major thoroughfare, which provides adequate transportation access for commercial development.
    - Located in proximity to an identified Regional Employment Center on the Future Land Use Map.
    - Consistent with the intended mix of land uses, including office, retail, and residential uses, associated with the Regional Employment Center Activity Center.
    - Aligns with the goals and policies of the Guiding Guilford Moving Forward Together Comprehensive Plan to support small businesses and foster an economic climate that attracts and retains job-generating businesses.
    - Supports the creation of job-generating businesses.

The motion was seconded by Dr. Bui. The Board voted, 5-0, in favor of the motion. (Ayes: Bui, Donnelly, Gullick, Littrell, and Stalder. Nays: None.)

Chair Donnelly asked Staff to connect the applicants to NCDOT for any direct requests.

C. CONDITIONAL REZONING CASE #26-09-PLBD-00038: PI, PUBLIC AND INSTITUTIONAL TO CZ-LI, CONDITIONAL ZONING, LIGHT INDUSTRIAL: 1412 RANKIN MILL ROAD

Ms. Terrell presented Conditional Rezoning Case #26-09-PLBD-00038: PI, Public and Institutional to CZ-LI, Conditional Zoning, Light Industrial, at 1412 Rankin Mill Road.

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The subject property is located at 1412 Rankin Mill Rd (Guilford County Tax Parcel #115370 in Jefferson Township), approximately 653 feet northeast of the intersection of Camp Burton Road and Rankin Mill Road, and comprises approximately 10.10 acres. The notices were mailed, and one physical posting was posted on the property.

Slides showing the requested and permitted uses were presented. There were 92 uses prohibited. Ms. Terrell stated there were only four uses that the applicants requested to be allowed:

- (1) Caretaker Dwelling (Accessory);
- (2) Office (General);
- (3) Wholesale Trade – Light; and
- (4) Warehouse (General Storage, Enclosed)

Ms. Terrell read the proposed development condition: 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) Meet I-840 urban loop scenic corridor overlay district requirements. The district requirements currently in effect would still apply if the rezoning were approved.

Ms. Terrell stated the vicinity of the subject property is generally characterized by a mix of industrial and residential uses. The subject property is located within the I-840 Urban Loop Scenic Corridor Overlay. There is 1) the White Street Landfill to the west, located in the City of Greensboro, along with 2) an AG, agricultural-zoned property with a Special Use Permit for the D & D Grading major LCID landfill. Ms. Terrell noted this parcel abuts a CZ-LI zoned property from which the subject property was subdivided in 2010 (Deed BK 7132 Pg 2398-2400), before the abutting property was rezoned to CZ-LI from PI. A large correctional facility lies east across I-840 and is zoned PI. Residential properties are located to the north and south, undeveloped light industrial land to the east, and a landfill to the west.

Ms. Terrell noted the property is in Fire District 13 and approximately 2.8 miles from the fire station. The property is served by private well and septic systems. It is within the service area of Growth Tier 1 for the City of Greensboro, which is where the City is currently able to provide all City services, including water and sewer services, based on the location of existing infrastructure such as roads, fire stations and water and sewer pipes. Before connecting to water or sewer service, property located within Growth Tier 1 will be annexed into the City.

Ms. Terrell stated Rankin Mill Road is considered a Minor Thoroughfare per Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). The North Carolina Department of Transportation (NCDOT) 2025 Annual Average Daily Traffic count was 2,491 cars. Ms. Terrell noted no proposed road improvements are currently known in the area. Any new development would be subject to NCDOT review and must obtain any required approvals.

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Ms. Terrell stated per the USDA-NRCS Web Soil Survey, the topography at the subject parcel ranges from nearly level to gently sloping, and from strongly sloping to moderately steep. There is a regulated floodplain and floodway on the property based on the Flood Insurance Rate Map. The National Wetlands Inventory maps wetlands on the property. The USGS Topo Quad and NRCS Soil Survey maps of Guilford County show a mapped stream on the property. The property is in the NPDES Phase II area.

Ms. Terrell stated the requested rezoning to CZ-LI is inconsistent with the Future Land Use Map classification of Residential, as the residential district generally consists of low-density residential uses. The proposed conditional rezoning, CZ-LI, would be consistent with the FLUM classification of Industrial/Innovation Center due to the allowance of industrial uses, including warehouses and light Wholesale Trade, consistent with the description of this classification.

Ms. Terrell stated the requested rezoning is consistent with the Planning Theme of Resilient Economy regarding goals, policies, and action items of the Guilford County Comprehensive Plan 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. It also aligns with Action E1.1 by ensuring areas best suited for economic development, such as the US 421 Corridor, are secured for that use while balancing the needs for housing, recreational amenities, agricultural, and commercial uses.

Ms. Terrell stated the request to conditionally rezone the subject property from PI, Public and Institutional, to CZ-LI, Conditional Zoning – Light Industrial, is reasonable because of the following:

- Excludes (as proposed) potential incongruous land uses with adjacent properties.
- Consistent with the current zoning uses and conditions placed on the abutting CZ-LI, Conditional Zoning – Light Industrial, property.
- Generated traffic by the four (4) proposed uses will have direct access to Rankin Mill Road (minor thoroughfare).
- The project aligns with the development pattern and character of the surrounding area, which includes nearby landfills, a large correctional facility, and industrially zoned property.
- Supports the goals and policies of the Guiding Guilford Moving Forward Together Comprehensive Plan to support small businesses and foster an economic climate that attracts and retains job-generating businesses.
- Encourages the creation of job-generating businesses.

Ms. Terrell stated staff recommended approval. The requested conditional rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Residential. If approved, an amendment to the Industrial/Innovation Center will be required.

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Chair Donnelly noted that when he reviewed the FLUM, the area was currently Residential, but it seemed more rural. He asked for Staff to comment on the area being residential. Ms. Terrell noted that the property includes a vacant single-family detached dwelling. It was added that the tax data used and the plan for the crosswalks also factored in.

Chair Donnelly opened the public hearing for anyone supporting the rezoning request.

A survey was passed out, from the applicant, that included a sketch of the building, which was considered an illustration of what could be there, but was not approved by staff.

Robert Rochester, 5619 Randleman Rd, stepped to the podium. He said he was a licensed general contractor trying to help the applicant develop the property. A survey was done to show that everything was as accurate as possible. The potential building was located where proposed, and the existing home could be a caretaker dwelling with some work. The business had one truckload per week and smaller vehicles to deliver product to customers.

Tim Amick, 7600 Shelby Rae Ct, reported that he currently owned a business in Greensboro and leased a building. They purchased the property to move the business to that location. The business provided cleaning and janitorial supplies to healthcare and hospitality clients, including restaurants, motels, and nursing homes. The business operated a warehouse with three employees. The operations usually ran from 8:00 a.m. to 5:00 p.m. There was one truckload per week and vans to deliver the products.

Dr. Bui asked if there would be a new driveway or if it would remain gravel. Mr. Rochester stated they would add at least a driveway to access the property and were prepared to go through the required site plan review process. Mr. Hardin reported that a new NCDOT Driveway Permit would have to be filed. The site plan review would include watershed and soil and erosion, which would look at factors outside the planning realm.

Mr. Amick stated that they did not directly deal with the public, so the only traffic would be their few employees.

Chair Donnelly asked if any outreach was done to the neighbors.

Brian Saunders, 6607 Monnett Rd, stepped to the podium and reported that Mr. Rochester had delivered information by hand to residents. One call was received from someone asking for clarification. Once the business was described, the person had no issues.

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Chair Donnelly opened public comment for anyone wishing to speak in opposition to the request. Seeing none, the Chair closed the public hearing.

Mr. Gullick said he supported the rezoning.

Dr. Bui asked whether the property would have difficulty in a fire due to its size. Mr. Townsend stated that they had handled properties of the same size and were prepared to address those situations. Fire was also included on the site plan review.

Mr. Stalder moved to approve the zoning map amendment for Conditional Rezoning Case #26-09-PLBD-00038, located on Guilford County Tax Parcel #115370 from PI to CZ-LI and to amend the Future Land Use Map: Northeast Quadrant from Residential to Industrial/Innovation Center based on the following: The requested rezoning to CZ-LI is inconsistent with the Future Land Use Map classification of Residential, as the residential district generally consists of low-density residential uses. The proposed conditional rezoning to CZ-LI would be consistent with the FLUM classification of Industrial/Innovation Center because it allows industrial uses, including warehouses and light Wholesale Trade, consistent with the classification's description.

Mr. Stalder stated the requested rezoning is consistent with the following goals, policies, and action items of the Guilford County 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.
The request to conditionally rezone the subject property from PI, Public and Institutional, to CZ-LI, Conditional Zoning – Light Industrial, is reasonable because of the following:

- Excludes (as proposed) potential incongruous land uses with adjacent properties.
- Consistent with the current zoning uses and conditions placed on the abutting CZ-LI, Conditional Zoning – Light Industrial, property.
- Generated traffic by the four (4) proposed uses will have direct access to Rankin Mill Road (minor thoroughfare).
- The project aligns with the development pattern and character of the surrounding area, which includes nearby landfills, a large correctional facility, and industrially zoned property.
- Supports the goals and policies of the Guiding Guilford Moving Forward Together Comprehensive Plan to support small businesses and foster an economic climate that attracts and retains job-generating businesses.
- Encourages the creation of job-generating businesses.

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The motion was seconded by Dr. Bui. The Board voted, 5-0, in favor of the motion. (Ayes: Bui, Donnelly, Gullick, Littrell, and Stalder. Nays: None.)

A five-minute break was taken at 8:01 p.m. The chair called the meeting back to order at 8:07 p.m.

D. CONDITIONAL REZONING CASE #26-09-PLBD-00039: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL: 836 GALLIMORE DAIRY ROAD

Mr. Bass presented Conditional Rezoning Case #26-09-PLBD-00039, a request to rezone the subject property from AG (Agricultural) to CZ-LI (Conditional Zoning – Light Industrial). The subject property is located at 836 Gallimore Dairy Road (Guilford County Tax Parcel #169779 in Deep River Township), approximately 1350 feet south of the intersection of Thorndike Road, Krista-Kim Drive, and Gallimore Dairy Road, and comprises approximately 13.44 acres. Appropriate notice and signs were posted in advance of the meeting. There was no history of denied cases.

This is a request to rezone the subject property from AG, Agricultural, to CZ-LI, Conditional Zoning – Light Industrial, subject to the following conditions:

The following uses are to be prohibited: (1) Homeless Shelter; (2) Athletic Fields; (3) Batting Cages, Outdoor; (4) Country Club with Golf Course; (5) Golf Course; (6) Paintball Field; (7) Public Park or Public Recreation Facility (incl. Indoor Batting Cages); (8) Swim and Tennis Club; (9) Amusement or Water Parks, Fairgrounds; (10) Auditorium, Coliseum or Stadium; (11) Go-cart Raceway; (12) Shooting Range, Indoor; (13) Place of Worship; (14) Daycare Centers in Residence (In Home) (12 or Less); (15) Daycare Center (Not In-Home); (16) Emergency Services; (17) Fraternity or Sorority (University or College Related); (18) Manufactured Home Sales; (19) Cemetery or Mausoleum; (20) Truck Stop; (21) Beneficial Fill Area; (22) Heliport; (23) Radio or TV Station; (24) Construction or Demolition Debris Landfill, Minor; (25) Land Clearing & Inert Debris Landfill, Minor; (26) Recycling Facilities, Outdoors; (27) Laundry or Dry-Cleaning Plant; (28) Laundry or Dry-Cleaning Substation; (29) Car Wash; (30) Railroad Terminal or Yard; (31) Taxi Terminal; (32) Solar Collectors Principal; and (33) Other Outdoor Uses Not Listed.

The following uses are to be allowed: (1) Animal Services (Livestock); (2) Animal Services (Other); (3) Horticultural Specialties; (4) Caretaker Dwelling (Accessory); (5) Physical Fitness Center; (6) Vocational, Business or Secretarial School; (7) Government Office; (8) Post Office; (9) Office (General); (10) Medical or Professional Office; (11) Personal Service; (12) Advertising, Outdoor Services; (13) Bank or Finance without Drive- through; (14) Bank or Finance with Drive-through; (15) Boat Repair; (16) Building Maintenance Services; (17) Furniture Stripping or Refinishing (including Secondary or Accessory Operations);

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(18) Insurance Agency (Carriers and OnSite Claims Inspections); (19) Kennels or Pet Grooming; (20) Landscape and Horticultural Services; (21) Motion Picture Production; (22) Pest or Termite Control Services; (23) Research, Development or Testing Services; (24) Studios-Artists and Recording; (25) Automobile Rental or Leasing; (26) Automobile Repair Services; (27) Building Supply Sales (with Storage Yard); (28) Convenience Store (with Gasoline Pumps); (29) Equipment Rental and Repair, Light; (30) Fuel Oil Sales; (31) Garden Center or Retail Nursery; (32) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (33) Service Station, Gasoline; (34) Tire Sales; (35) Restaurant (Without Drive-thru); (36) Wholesale Trade-Heavy; (37) Wholesale Trade-Light; (38) Automobile Parking (Commercial); (39) Automotive Towing and Storage Services; (40) Equipment Rental and Leasing (No Outside Storage); (41) Equipment Rental and Leasing (with Outside Storage); (42) Equipment Repair, Light; (43) Truck and Utility Trailer Rental and Leasing, Light; (44) Truck Tractor and Semi-Rental and Leasing, Heavy; (45) Bus Terminal and Service Facilities; (46) Courier Service, Central Facility; (47) Courier Service Substation; (48) Moving and Storage Service; (49) Trucking or Freight Terminal; (50) Communication or Broadcasting Facility; (51) Wireless Communication Tower – Stealth Camouflage Design; (52) Wireless Communication Tower – Non-Stealth Design; (53) Small Cell Wireless Tower; (54) Utilities, Major; (55) Utilities, Minor; (56) Utility Company Office; (57) Utility Equipment and Storage Yards; (58) Septic Tank Services; (59) Warehouse (General Storage, Enclosed); (60) Warehouse (Self-Storage); (61) Welding Shops; (62) Manufacturing Light; and (63) Temporary Events/Uses.

There were no proposed development conditions.

The subject property is within the Airport Overlay District and is subject to both the Airport Heights Limits and the Noise Compatibility requirements.

This vicinity of the subject property is characterized by a mix of single-family detached residential properties, conditionally zoned Light Industrial county properties, and City of High Point zoned properties (Conditional EC, Employment Center, and Conditional LI, Light Industrial). 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.

The existing land use is undeveloped, and surrounding uses include single-family detached residential; Conditional EC and Conditional LI properties, including the Gallimore Industrial Center, which includes warehouses and general industrial buildings for furniture manufacturers, medical linen, commercial laundry operations, and speculative industrial buildings.

The property was in the Deep River Fire Protection District and was approximately three miles from the fire station.

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The property had a private well and septic system and was not within a service area.

Gallimore Dairy Road is an existing Minor Thoroughfare in the High Point MPO's Comprehensive Transportation Plan. The Annual Average Daily Traffic for Gallimore Dairy Road is 2,518 vehicles per the 2025 NCDOT traffic count. No road improvements were provided for the area. Any new development would require an NCDOT driveway permit and any other required approvals.

Per the USDA-NRCS Web Soil Survey, the subject parcel's topography is nearly level and gently to strongly sloping. There is no regulated floodplain on the property based on the Flood Insurance Rate Map. The National Wetlands Inventory shows no mapped wetlands on the property. There is a mapped stream on the property per the NRCS Soil Survey maps of Guilford County. The property is in the High Point WS-IV, General Watershed Area.

This requested conditional rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Rural Living. The Rural Living designation typically includes lots for low-density residential uses, typically single-family detached homes. The proposed conditional rezoning to CZ-LI would be consistent with the Land Use Classification of Industrial/Innovation Center. The Industrial/Innovation Center classification comprises land that supports concentrated employment clusters in Guilford County. This classification supports single-tenant industrial uses, warehouses, distribution centers, flex building spaces, and large-scale multi-tenant properties, all of which are consistent with the allowed uses in the LI zoning district.

While inconsistent with the current land use designation of Rural Living, the requested conditional rezoning is consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan: The Planning Theme of Resilient Economy, which aims 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. It also aligns with Policy 1, Action E1.5, to locate jobs near municipalities where housing is most concentrated and near employment centers outside environmentally sensitive areas to reduce impacts on those areas, as well as carbon footprint, traffic, and commuting times.

The request to conditionally rezone the parcel from AG to CZ-LI is reasonable because of the following:

- Consistent with the surrounding development pattern of Light Industrial uses with access from Gallimore Dairy Road.

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- The proposed uses eliminate many allowed uses within the Light Industrial zoning district, which would be incongruous with the surrounding residential properties, leaving uses that harmonize with the adjacent industrial center and past Light Industrial rezonings within Guilford County and the City of High Point.
- Supports the goals and policies of the Guiding Guilford Moving Forward Together Comprehensive Plan to support small businesses and foster an economic climate that attracts and retains job-generating businesses.
- Encourages the creation of job-generating businesses.

Staff recommended that the applicant consider additional exclusions to address potential land-use incompatibilities with the surrounding area. Along Gallimore Dairy Road, several single-family houses separate the subject property from the industrial properties. Although the subject property is contiguous to other industrial properties, the rezoning would expand the LI zone footprint westward into an area with a clear, distinct transition from industrial to residential and agriculturally zoned properties. Because no rezoning sketch plan was submitted, Staff could not determine the extent to which the property would be used for industrial purposes. For this reason, staff recommended that the applicant consider additional exclusions to address these potential land use incompatibilities. It was recognized that the area was transitioning to more industrial uses, but staff was not supportive of all of the proposed uses listed.

Mr. Bass noted five uses that Staff had concerns with: (33) Service Station, Gasoline; (39) Automotive Towing and Storage Services; (41) Equipment Rental and Leasing (with Outside Storage); (45) Bus Terminal and Service Facilities; and (49) Trucking or Freight Terminal. The land's general characteristics for those uses would further impact adjacent properties. Additional buffers could help mitigate some of the issues. Staff recommended approval, provided the applicant addresses those uses.

The proposed conditional rezoning is inconsistent with the subject property’s current Future Land Use Map (FLUM) classification of Rural Living. If the request is approved, an amendment to the Industrial/Innovation Center classification will be required.

Mr. Littrel asked if those five items were discussed with the applicant. Mr. Bass confirmed that they had discussed concerns about some uses but had not discussed those specific items.

Chair Donnelly said he appreciated the Staff taking an additional look at the case and the areas that could be of particular concern.

Chair Donnelly opened the public hearing and invited individuals in favor of the rezoning to the podium.

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Attorney Nathan Duggin, 400 Bellemeade St, representing the applicant, stepped to the podium. He reported that they had discussions and were okay with removing (33) Service Station, Gasoline; and (45) Bus Terminal and Service Facilities. He assured the Board that nothing similar to what was present in the nearby LI districts would be built. He noted that they had not decided on the property's use, but it would likely be construction-related. Attorney Duggin noted potential uses could include HVAC, electrical, or plumbing-related businesses. They were wary of limiting some of the uses, such as (36) Wholesale Trade-Heavy; (44) Truck Tractor and Semi-Rental and Leasing, Heavy; and (39) Automotive Towing and Storage Services. It was not anticipated to be an outdoor storage facility, but they wanted to allow the land to be used to store a truck if needed. They did not want to prohibit any items that would limit the future business. The area was converting to a LI use.

Attorney Duggin discussed neighborhood outreach and reported that they sent notice to people within 300 feet of the property. A few neighboring property owners attended the community meeting within the last week. One question was about annexation into High Point, and it was explained that it would not be part of the rezoning. Attendees also raised concerns about traffic, and Attorney Duggin noted that any use would be light and would likely generate some morning and early evening traffic. Concerns were also raised about mosquitoes from any water, but the site plan review process would address them. The NCDOT had plans to widen the nearby road, and that information was also provided to the neighboring property owners.

Mr. Gullick noted that some uses would likely generate consistent traffic. He raised concerns about tractor-trailers and semi-rentals. Attorney Duggin stated that the parcel size would limit some uses and that they were trying to balance not giving up too many potential uses. Mr. Gullick noted that the trucking or freight terminal could also be an issue. Attorney Duggin noted that it would be difficult to fit a freight terminal on the approximately 12-acre property, and the required buffers, well and septic would also limit use. Attorney Duggin stated that his client is willing to give up semi rentals without knowing all it entails.

Mr. Hardin clarified that not having renting tractor-trailers as an allowed principal use would not prevent a tractor-trailer from being parked.

Chair Donnelly noted that they could amend the list of allowed uses. He noted that the north and south sides of the lots would clearly have buffers from adjacent uses. He noted that the west side would have a street buffer and asked Attorney Duggin whether they would be willing to provide a larger buffer to protect Gallimore Dairy Road from certain uses.

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Mr. Bass noted that a street buffer was eight feet. The north and south had 40-foot buffers. The largest the buffer could be on the street side was 25 feet.

Chair Donnelly opened the public hearing to anyone wishing to speak in opposition to the rezoning case.

David Redeker, 822 Gallimore Dairy Rd, stepped to the podium. He reported that he owned 7.22 acres of property and showed its location on the map. He noted that he had not received a letter for the community meeting, perhaps because he was not within 300 feet. He stated that he had called the office after seeing a sign. Mr. Redeker reported that Pella (Pella Windows and Doors Showroom of Greensboro, NC) had dug 20 feet down to level the side. He noted that the property was long and skinny. He said he opposed most of the proposed uses. Mr. Redeker raised concerns about the lights and semi-trailers that backed into the Pela development. He believed that the provided road count was severely underestimated. He asked for clarification on the property's planned uses. He stated that everyone near the property was on well and septic, and he was told he would not be able to get High Point utilities. He stated that he did not understand how the area could be rezoned and receive High Point utilities when his property was closer and he was told no. He raised concerns about a trucking and freight terminal.

Chair Donnelly clarified that the applicant was not planning to be on High Point utilities. Mr. Hardin stated that public utilities were not required to rezone to LI.

Dr. Bui asked what Mr. Redeker’s main concerns were regarding the property.

Mr. Redeker said his biggest worry was having a place where semi-trucks could fuel up, such as a trucking or freight terminal. He said he had many other concerns and businesses he would not like to see on the property, but semis and semi parking would be devastating.

Dr. Bui asked for Staff to clarify whether David Redeker was one of the properties that received a notice for the public hearing. Staff confirmed he would have received notice since he was an adjacent property. The signs were posted on October 1, 2026, and so the notice would have been sent on September 30, 2026.

Chair Donnelly noted that both the County and the applicant provided notice. He asked Mr. Redeker if he received notice from either party.

Mr. Redeker reported that he had not received any notice.

Mr. Hardin clarified that the notice was sent to the mailing address listed for the Guilford County tax parcel, which was in Glen Allen, Virginia. Mr. Redeker noted that the property address was incorrect.

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Chair Donnelly welcomed rebuttal comments.

Attorney Duggin noted that he appreciated the comments about the utility. He stated that he did not work for the county, but he was fairly certain that you could obtain Light Industrial without a municipal utility. He emphasized that Mr. Philips and their development company were trying to create an opportunity to grow the economy. The use was needed by the community, and the location was good. The traffic information Mr. Bass provided, indicating approximately 2,400 cars per day, matched the information they had and the information NCDOT had. He acknowledged that 2,400 cars was not insignificant, but it would not be unsafe, and NCDOT would control it. Attorney Duggin stated that they were more than willing to remove fuel oil sales. In conclusion, they believed that it was a great use, and Attorney Duggin requested approval for the Light Industrial use.

Chair Donnelly stated that an eight-foot buffer put the property in a position where it shifted the parcel's capability relative to the surrounding area. He said he appreciated the goal of maintaining flexibility in what could be put on the property, but they wanted to provide visual shielding so some uses would be shielded from the view of the community. That is a trade off that is important to the community.

Chair Donnelly noted the uses that the applicant was willing to remove: trucking and freight terminal, bus terminal and facilities, service station, and fuel oil sales. Attorney Duggin confirmed that those were correct.

Attorney Duggin noted that the buffer would not help with Mr. Redeker’s property. Attorney Duggin said they were a bit wary of the buffer and wanted to move forward with what was required.

Chair Donnelly welcomed any additional comment or clarification from Mr. Redeker.

Mr. Redeker stated that, whichever way the decision went, it could affect him positively or negatively.

Chair Donnelly closed the public hearing.

Chair Donnelly moved to remove the four potential uses from the allowed category to the prohibited category for Rezoning Case #26-09-PLBD-00039: (30) Fuel Oil Sales; (33) Service Station, Gasoline; (45) Bus Terminal and Service Facilities; and (49) Trucking or Freight Terminal. The motion was seconded by Mr. Littrell. The Board voted, 5-0, in favor of the motion. (Ayes: Bui, Donnelly, Gullick, Littrell, and Stalder. Nays: None.)

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Chair Donnelly stated that the case seemed to have two important aspects to consider: whether the land use was reasonable given the surrounding areas. The land was on the edge, with heavy development in some directions and a more rural area in others. He stated that a case could be made that some LI development was reasonable, and that some conditions limited it. He stated that this is an intrusion of LI into an area of AG. The second part was the amendment of the Future Land Use Map (FLUM), and he asked what the compelling reason was to change the FLUM. He stated that he would want some ability to protect, from a visual standpoint, from the LI use to the rural living section along Gallimore Dairy Road. He stated that as they began to apply the comprehensive plan, they should aim to follow it as closely as they could and was not sure he was ready to make this type of exception.

Mr. Gullick stated that he agreed with Chair Donnelly.

Mr. Stalder commented that he knew the area would move toward LI at some point, but he would like to see it done more gradually, and some uses would be a big shock to the area. He noted that he was very close to the middle on the case but is closer towards not.

Dr. Bui stated that she had read through the case a couple of times and drove to the property and could not see it being in harmony with the area. She said she was finding it difficult to justify changing the area to LI.

Mr. Littrell commented that it seemed they were heading that direction and that it should come sooner. He asked whether there was a different approach, rather than a buffer, such as an entryway. He noted that he would be in favor of the rezoning.

Mr. Gullick moved to deny this zoning map amendment located on Guilford County Tax Parcel #169779 from AG to CZ-LI because the amendment is not consistent with the Comprehensive Plan; it could hurt public health and safety; the current zoning better serves the public interest; the amendment is not reasonable because of concerns about what the district would become and that it could create incompatibility with surrounding zoning uses, change the character of the area, and conflict with the current future land use map. The motion was seconded by Dr. Bui. The Board voted, 4-1, in favor of the motion. (Ayes: Bui, Gullick, Stalder, and Donnelly. Nays: Littrell.)

Chair Donnelly confirmed that the request is denied and noted that there was an opportunity to appeal to the Board of County Commissioners, and the appeal must be filed within 15 days.

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E. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-09-PLBD-00036: AN AMENDMENT TO ARTICLE 3 (PERMITS AND PROCEDURES); ARTICLE 4 (ZONING DISTRICTS); ARTICLE 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES); ARTICLE 6 (GENERAL DEVELOPMENT STANDARDS); ARTICLE 8 (SUBDIVISIONS AND INFRASTRUCTURE STANDARDS); ARTICLE 9 (ENVIRONMENTAL REGULATIONS); ARTICLE 12 (DEFINITIONS); AND APPENDIX 2 – MAP STANDARDS OF THE UDO TO REMOVE OFF-STREET PARKING REQUIREMENTS AND ALIGN WITH RECENT CHANGES TO NCGS 160D-702 PER NC HOUSE BILL 162/SESSION LAW 2026-39 TO BE EFFECTIVE JANUARY 1, 2027

Mr. Hardin presented the staff report on the proposed text amendment. This proposed Text Amendment to the Guilford County Unified Development Ordinance (UDO) amends Article 3 (Permits and Procedures); Article 4 (Zoning Districts); Article 5 (Development Standards for Individual Uses); Article 6 (General Development Standards); Article 8 (Subdivisions and Infrastructure Standards); Article 9 (Environmental Regulations); Article 12 (Definitions); and Appendix 2 – Map Standards. The proposal was initiated in response to the adoption of House Bill 162/Session Law 2026-39 on July 6, 2026, with an effective date of January 1, 2027. The bill revised NCGS 160D-702 to eliminate North Carolina local governments' authority to require a minimum number of off-street parking spaces for any development, regardless of use. Therefore, this amendment removes the minimum parking requirements found throughout the Guilford County UDO. The UDO had specific parking standards for different uses, based on square footage or units. Those standards were no longer required due to the bill. The UDO mentioned minimum parking standards throughout, and the amendment repealed them. For all the uses and sections, the language regarding minimum parking was removed. In Section 6.1.D., the load impact design standards required a state program from 20+ years ago that is no longer active. After consultation, it was suggested that the language be removed since it was not a standard that had been followed for over 20 years. The Board packet also included additional information on House Bill 162/Session Law 2026-39. Additionally, clerical revisions to various UDO sections are proposed, which include technical corrections and clarifications. They did not affect the substance of the UDO.

Chair Donnelly asked that if the vast majority of changes being proposed were not made, they would be out of compliance with state law. Mr. Hardin stated that including the language in the UDO was not a violation, but enforcing it would be.

Chair Donnelly noted that their only action was to recommend the measure to the County Commissioners.

Mr. Hardin noted that Staff recommended approval.

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Chair Donnelly opened the public hearing.

There were no public comments.

Chair Donnelly closed the public hearing.

Mr. Gullick moved to recommend approval of Proposed Text Amendment to the Guilford County Unified Development Ordinance (UDO). This proposed Text Amendment is consistent with the following elements of the Guiding Guilford Moving Forward Together Comprehensive Plan: Planning Theme: Diversified Transportation and Mobility: Policy 3, Action T3.1: Consider evaluating parking and land use development requirements to reflect the future land uses identified in the FLUM to respond to changing development patterns and mobility needs; Planning Theme: Community Character Policy 3, Action C3.2: Focus on creating active, walkable, and universally accessible public realms in all new Activity Centers. Incentivize existing activity centers and private developments to retrofit accessibility features; and Planning Theme: Attainable Housing-Policy 1, Action H1.4: Incentivize development of housing located within ¼ mile of transit services, such as a simplified review process, reductions in required parking, or additional height allowances. The motion was seconded by Mr. Stalder. The Board voted, 5-0, in favor of the motion. (Ayes: Bui, Donnelly, Gullick, Littrell, and Stalder. Nays: None.)

VIII. Other Business

A. 2027 Planning Board Meeting and Submittal Schedule

Chair Donnelly reported that the proposed meetings were provided. The November meeting will be held on Tuesday, November 10, 2026, instead of November 11, 2026. The 2027 calendar remained unchanged, with all meetings held on the second Wednesday of each month.

Mr. Gullick moved to adopt the 2027 calendar. The motion was seconded by Mr. Stalder. The Board voted, 5-0, in favor of the motion. (Ayes: Bui, Donnelly, Gullick, Littrell, and Stalder. Nays: None.)

IX. Adjourn

There being no further business before the Board, the meeting adjourned at 9:29 p.m.

The next regular meeting of the Guilford County Planning Board is scheduled for November 10, 2026, at 6 p.m. in the Board of Commissioners Chambers, located on the second floor of the Old County Courthouse, 301 W Market St, Greensboro, NC 27401.

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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: 8/4/2026 Receipt # REC-036537-2026 Case Number 26-08-PLBD-00033

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

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

Said property is located at 7150 HOWERTON RD, 6215 NC HIGHWAY 61 N, 7245 HOWERTON RD, 7255 HOWERTON RD, 6100 NC HIGHWAY 61 N, 7240 HOWERTON RD

in 01- Washington Township; Being a total of: ~~234.82~~ 233.46 JH acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 243764 Tax Parcel # 243763

Tax Parcel # 243718 Tax Parcel # 243713

Tax Parcel # 243708 Tax Parcel # 243700

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).

Use Conditions

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

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

2)

3)

4)

Development Conditions

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

1) See attached Document

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)
Shawn Cummings	Scott Krusell
Name	Name
1141 Jay Lane	1141 Jay Lane
Mailing Address	Mailing Address
Graham NC, 27253	Graham NC, 27253
City, State and Zip Code	City, State and Zip Code
743-205-3912	704-467-0983 skrusell@vennterra.com
Phone Number Email Address	Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

Use Conditions

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

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

2)

3)

4)

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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):

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

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Respectfully Submitted,

Property Owner Signature

Brandon Holt - JM Holt and Associates

Name

2345 Walter Andrews Road

Mailing Address

Graham NC, 27253

City, State and Zip Code

Phone Number Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Scott Krusell

Name

1141 Jay Lane

Mailing Address

Graham NC, 27253

City, State and Zip Code

704-467-0983 skrusell@vennterra.com

Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

VennTerra

August 3, 2026

RE: FOLLOW-UP COMMUNITY MEETING FOR PROPOSED REZONING OF 6215 NC HIGHWAY 61 N, 7150 HOWERTON RD, 7245 HOWERTON RD, 7255 HOWERTON RD, 6100 NC HIGHWAY 61 N, AND 7240 HOWERTON RD

Dear Neighbor,

We hope this letter finds you well. We are writing to you on behalf of VennTerra, a land development company dedicated to developing community-responsive residential projects. We are currently pursuing a rezoning of the above listed from AG to CZ-RS-30. The site is approximately 235 acres, on which we are proposing a maximum 130-lot single-family neighborhood with minimum 40,000sf lots, resulting in a density of roughly 0.55 lots per acre.

We held our first community meeting on January 9, 2025 and have since received helpful feedback from neighboring property owners and Guilford County planning staff. We have been working with a community subcommittee, and we believe that their feedback has reshaped the proposal to better align with the expectations and preferences of existing property owners in the area.

The revised proposal will include newly added zoning conditions intended to address many of the concerns we heard from the community and County officials, including density, lot size, housing product, lighting, open space, wildlife/birds conservation, Mountains to Sea trail, viewsheds and landscaping. These added conditions will be reviewed and discussed at an upcoming community meeting (information below). If you are unfamiliar with the project or are interested in learning more about updates from our prior submittal, this community meeting will provide helpful information.

We are preparing to resubmit the revised application and currently anticipate presenting the project to the Planning Board on September 9, 2026, though that date must be confirmed by Guilford County. Because this is a conditional rezoning, the proposed zoning conditions are binding on the property and can be revised and supplemented after the application is filed and up through the public hearings — the input we receive at this community meeting can still change what we bring forward.

This informational community meeting referenced above will be held on Wednesday, August 19th from 6:00 pm to 7:30 pm at the Gibsonville Community Center located at 314 10th St, Gibsonville, NC 27249. We will review the current proposal and the added conditions, answer questions, and receive input.

We are committed to maintaining an open line of communication with you throughout this process, and we want the project to take the concerns of the community into consideration. If you cannot attend the community meeting but would still like to share input or hear about the project, please email the engineer of record for the project, Scott Krusell, at skrusell@vennterra.com. We look forward to seeing you and hearing your thoughts, and we thank you for your time.

Best Regards,
VennTerra

1141 Jay Lane
Graham, NC 27253

Development Conditions:

1) Except for Minimum Lot Width @ Building Line (100') and Minimum Local or Collector Side Street Setback (20'), RS-40 Lot Standards - Section 4.2.2.B Dimensional Requirements shall apply, including but not limited to:
    a) Minimum Lot Size shall be 40,000sf
    b) Minimum Front Street Setback shall be 40'
    c) Minimum Minor Thoroughfare Street Setback shall be 45'
    d) Minimum Major Thoroughfare Street Setback shall be 50'
    e) Minimum Interior Side Setback shall be 15'
    f) Minimum Interior Rear Setback shall be 30'
    g) Maximum Structure Height shall be 50'
    h) Maximum Building Coverage shall be 30%
    i) Accessory Structures shall comply with standards in Section 4.2.2.B
2) A maximum of 130 lots shall be allowed.
3) A Street Planting Yard per Guilford County UDO Table 6-2-1 shall be provided along the entirety of the lot frontage along NC Hwy 61. The Street Yard shall be located entirely within the common area and maintained by the Homeowner's Association (HOA). The planting rate will be increased to be 3 canopy trees, 3 understory trees and 20 shrubs per 100lf instead of the UDO listed minimum planting rates of 2 canopy trees and 17 shrubs per 100lf.
4) Street lighting will be full cutoff type fixtures on decorative poles offered by Duke Energy.
5) A minimum of 50 acres of open space will be provided, which may include areas for wildlife easements, recreation easements, community septic and wells, streams and wetlands. All designated open space shall be owned and maintained by the Homeowner's Association (HOA).
6) Will provide a perpetual dedicated easement outside of the existing right-of-way that can be used for the Mountains to Sea Trail so the trail does not have to be on Howerton Road. The location is to be reviewed and approved by Guilford County.
7) A minimum of 6 acres that is contiguous to the Guilford County – County Farm Park will be dedicated for a wildlife conservation easement. The land shall be owned and maintained by the Homeowner's Association (HOA).
8) Vegetative cover within the community septic areas shall be maintained as follows:
    a) Vegetation directly over designated septic drain lines shall be maintained in a condition that allows visual inspection and operation of the system. Routine mowing may be performed as necessary, but vegetation shall generally be maintained between 8 and 15 inches. Vegetation within 2' of any above ground septic apparatus shall be maintained to be visually evident.
    b) Areas outside of septic drain lines shall be managed as native grassland habitat and shall generally be maintained at a mature height of approximately 24 to 30 inches, including repair areas not utilized.

c) Mowing in all areas shall be prohibited generally between April 1 and August 15, with exception of when required under condition 8a, as this is the normal nesting habitat period, except: for emergency repairs to the septic system or utilities; to control noxious or invasive vegetation; or as otherwise required by the Guilford County Environmental Health Department or System Operator.
d) Herbicides shall be limited to spot treatment of invasive or noxious plant species.
e) If mowing is performed, vegetation shall not be mowed below a height of 8 inches.
f) The Homeowner's Association (HOA) will be responsible for all maintenance of these areas as well as enforcement of this section with all homeowners.

Items that GC can't accept as conditions that we would still voluntarily commit to:

1. *Dwellings located immediately to the north of Summer Glen Subdivision (both south of Howerton Road and west of NC61) shall have a Declaration of Covenants, Conditions and Restrictions (DCCRs) that shall, at a minimum, meet the binding DCCRs as shown in Plat Book 6005 Pages 2834-2839 for Summer Glen, Phase* 2. [per GC: As covenants are not enforceable by government entities, this would not be allowed to be a zoning condition. Recommend listing desired design elements for dwellings. Note: Setting minimum square footage of structures is not allowed per 160D-702.; we are still committing to this with the Summer Glen Subdivision should the rezoning be approved]
2. *Will donate $7,500 to Guilford County for the procurement and installation of a motus station at the Prison Farm to help with the monitoring and tracking of bird migration.* [per GC: This would not be allowed to be a zoning development condition.; we are still committing to making this offer of donation should the rezoning be approved]
3. [For Condition #8: After multiple communications with the Audubon Society (state office and local T. Gilbert Pearson Audubon chapter), including their ground cover recommendations, we offered the following language for Condition #8 to help establish cover for grassland birds on the septic areas. GCEH was unable to accept this condition and referenced the following state regulations: 15A NCAC 18E.1301 (e) The site for the wastewater system shall be accessible for monitoring, maintenance, inspection, and repair, and, 15A NCAC 18E. 1303 (6) site-specific vegetation shall be established and maintained over the wastewater system and repair area to stabilize slope and control erosion. Should the rezoning be approved we will continue working with GCEH through the plan review process to try and find opportunities to establish some of this ground cover, particularly on repair areas.]
    8. *Vegetative cover within the community septic areas shall be a native perennial bunch-forming grass mix, selected to provide cover suitable for grassland birds, established and maintained in general conformance with the following standards:*
        a) *Native Grass Habitat Planting Standard Purpose: The purpose of this planting standard is to establish and maintain native grass habitat that provides food and cover for birds and pollinators while protecting the functionality and accessibility of community septic drainfields. Nothing herein shall restrict access or maintenance activities required by the Health Department, regulatory agencies, or the approved system operator for inspection, repair, or proper operation of the septic system.*
        b) *Planting Requirements*
            i) *All designated habitat areas shall be seeded with a native herbaceous seed mix consisting of:*
                a) *A minimum of 70 percent native perennial grasses by seed weight.*
                b) *A minimum of 15 percent native perennial wildflowers (forbs) by seed weight.*

c) *No more than 15 percent temporary annual cover crop for establishment.*

ii) *The grass component shall include at least three native grass species selected from the following:*
   a) *Little Bluestem (Schizachyrium scoparium)*
   b) *Sideoats Grama (Bouteloua curtipendula)*
   c) *Purple Lovegrass (Eragrostis spectabilis)*
   d) *Purpletop (Tridens flavus)*
   e) *Dropseed (Sporaobolis spp)*
   f) *Red/Pink/Purple Muhly (Muhlenbergia capillaris)*
   g) *Virginia Wild Rye (Elymus virginicus)*
   h) *Other native Piedmont grasses approved by the Engineer.*

iii) *The wildflower component shall include at one species selected from the following:*
   a) *Purple Coneflower(Echinacea purpurea)*
   b) *Butterfly Milkweed (Asclepias tuberosa)*
   c) *Black-eyed Susans (Rudbeckia hirta or Rudbeckia fulgida)*
   d) *Aromatic Asters (Symphyotrichum oblongifolium)*
   e) *Other native Piedmont wildflower approved by the Engineer.*

iv) *The seed mix shall be designed so that the mature vegetation generally maintains a height of 24 to 30 inches under normal growing conditions. The seed mix shall emphasize warm-season, bunch-forming grasses that maintain open ground structure beneficial to ground-nesting birds.*

v) *Woody vegetation, including trees, shrubs, invasive vines, and ornamental grasses not included in the approved seed mix, shall not be permitted within the habitat area.*

c) *Maintenance*

i) *Vegetation directly over designated septic drain lines shall be maintained in a condition that allows visual inspection and operation of the system. Routine mowing may be performed as necessary, but vegetation shall generally be maintained between 8 and 15 inches. Vegetation within 2' of any above ground septic apparatus shall be maintained to be visually evident.*

ii) *Areas outside of septic drain lines shall be managed as native grassland habitat and shall generally be maintained at a mature height of approximately 24 to 30 inches, including repair areas not utilized.*

iii) *Mowing in all areas shall be prohibited between April 1 and August 15 as this is the normal nesting habitat period, except: for emergency repairs to the septic system or utilities; to control noxious or invasive vegetation; as otherwise required by the Health Department or System Operator.*

iv) *Herbicides shall be limited to spot treatment of invasive or noxious plant species.*

v) *If mowing is performed, vegetation shall not be mowed below a height of 8 inches.*

26-08-PLBD-00033
Attached Use Matrix

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
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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
	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~~							
Household Living	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										

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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	*	*	*	*	*	*	
	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
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	Adult-Oriented Establishments																					S

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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	*	*	*	*	*	*	
(Heavy)	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		
	~~Place of Worship~~		~~P~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~P~~	~~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~~									
Civic, Educational, and Institutional	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~~	~~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~~	~~P~~
	Community or Social Service Agencies												P	P	P	P	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	*	*	*	*	*	*	
	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			
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			

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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	*	*	*	*	*	*	
	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		
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

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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	*	*	*	*	*	*	
	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 Internment 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			
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

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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	*	*	*	*	*	*	
	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
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

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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	*	*	*	*	*	*	
	Utility Equipment and Storage Yards																				P	P
	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
Waste-Related Uses	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

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		
			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	*	*	*	*	*	*	
	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																			

WRITTEN CONSENT TO ACTION BY
ALL OF
THE SHAREHOLDERS AND ALL OF THE DIRECTORS
OF
J. M. HOLT & ASSOCIATES, INC.
(the "Company")

March 5, 2026

The undersigned, being the sole shareholder, officer and director of the Company, does hereby waive all time, place, or notice requirements in calling a meeting of the shareholders or board of directors and adopt the following resolutions, this action in lieu of a special meeting of the shareholders and directors for such purposes:

WHEREAS, the undersigned is the President of the Company, the sole shareholder of the Company and the sole director of the Company; and

WHEREAS, the undersigned has determined that at this time it is in the best interest of the Company that the undersigned step down as President, and that Brandon M. Holt serve as President of the Company until such time as he resigns or is removed as the president of the Company as provided by the Company's bylaws; and

WHEREAS, Brandon M. Holt has agreed to serve as President of the Company until such time as he resigns is removed as the president of the Company as provided by the Company's bylaws; and

NOW, THEREFORE, BE IT RESOLVED, that Darrell M. Holt, hereby resigns as President of the Company, and shall remain as the sole director and shareholder of the Company; and

RESOLVED, FURTHER that Brandon M. Holt, hereby is appointed to serve as President of the Company, with full power and authority as provided in the Company's By-laws and by the statutory law of the state of North Carolina; and

RESOLVED, FURTHER that Brandon M. Holt, is specifically authorized and directed to negotiate, execute and deliver in the name of the Company such documents, instruments and papers reasonably required in connection with the refinancing of the Company's real property by United Bank (the Refinancing Transaction") and to do such other matters that are in the best interest of the Company and its shareholder, and to perform such acts as may be legally, properly and reasonably required or necessary for or incidental to the effectuation of the Refinancing Transaction described herein and that such execution shall be solely effective to bind the Company under the terms thereof; and

RESOLVED, FURTHER, that this Written Consent to Act may be executed in one or more counterparts and by electronic signature (whether facsimile, portable format (.pdf) or original), each of which shall be deemed an original, but all of which together shall constitute one and the same instrument; and

RESOLVED, FURTHER, that all transactions by any officers, position-holders, representatives, agents, or employees of the Company on its behalf and in its name prior to delivery of the foregoing resolutions are in all respects, hereby ratified, confirmed and adopted; and

RESOLVED, FURTHER, that there is no provision in the articles of incorporation, bylaws or other organizational documents of the Company limiting the power of the shareholders and directors to pass the foregoing resolutions, and that the same is in conformity with the provisions of such documents or such documents are hereby deemed modified and amended with regards to same in order to so conform herewith without any further action by any party.

EXECUTED this Written Consent to Action by All of the Shareholders and All of the Directors of the Company by the undersigned to be effective as of the date above first written:

SHAREHOLDER:

Darrell M. Holt

DIRECTOR :

Darrell M. Holt

I, Brandon M. Holt, hereby accept appointment as President of the Company.

Brandon M. Holt

Date: 3/5/2026

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Elaine F. Marshall

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Limited Liability Company

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- Online Filing
- Order a Document Online
- Add Entity to My Email Notification List
- View Filings
- Print a Pre-Populated Annual Report form
- Print an Amended a Annual Report form

Legal name: Venn 6200 Hwy 61 LLC

Secretary of State Identification Number (SOSID): 2589993

Status: Current-Active

Citizenship: Domestic

Date formed: 3/7/2023

Registered agent: Shawn C Cummings

Principal Office address

1141 Jay Lane
Graham, NC 27253

Registered Office address

1141 Jay Lane
Graham, NC 27253

Mailing address

PO Box 477
Graham, NC 27253

Registered Mailing address

PO Box 477
Graham, NC 27253

Company officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

- **Manager**

  Lisa J Brewer

  3041 S Church St
  Burlington NC 27215-5154

- **Managing Member**

  Shawn Cummings

  PO Box 477
  Graham NC 27253

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- View Filings
- Print a Pre-Populated Annual Report form
- Print an Amended a Annual Report form

Legal name: J. M. Holt & Associates, Inc.

Secretary of State Identification Number (SOSID): 0070170

Status: Current-Active

Citizenship: Domestic

Date formed: 9/11/1984

Fiscal month: September

Registered agent: Darrell Holt

Mailing address

2345 Walter Andrews Rd
Graham, NC 27253

Principal Office address

2345 Walter Andrews Rd
Graham, NC 27253

Registered Office address

2345 Walter Andrews Rd
Graham, NC 27253

Registered Mailing address

2345 Walter Andrews Rd
Graham, NC 27253

Officers

- **President**

  Darrell Holt

  2345 Walter Andrews Rd
  Graham NC 27253

Stock:

- **Class:** COMMON

  Shares: 200000

  Par value: 1

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CONDITIONAL REZONING CASE #26-08-PLBD-00033: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD

Property Information

The subject properties are located at 6215 NC Highway 61 N, 7150 Howerton Road, 7245 Howerton Road, 7255 Howerton Road, 7240 Howerton Road, 6100 NC Highway 61 N (Guilford County Tax Parcels #243764, #243718, #243708, #243763, #243713, and #243700 located in Washington Township) located at the intersection of NC Highway 61 N and Howerton Road. The subject properties comprise approximately 233.46 total acres.

Zoning History of Denied Cases: Case #26-02-PLBD-00009 was previously denied at the March 25, 2026, Guilford County Planning Board Special Meeting by a vote of 8-0 in favor of denial.

Nature of the Request

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

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

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

Uses to be permitted on the subject properties are identified on the attached use matrix, as follows: Single-Family Detached Dwelling, Home Occupations, Accessory Apartments/Dwelling Units, Subdivision (Minor) - Residential, Subdivision (Major) – Residential (6 or more lots).

At the September 9, 2026 Planning Board meeting, the applicants requested to remove the following two uses from the list of allowed uses:
1. Temporary Family Healthcare Structures
2. Bed and Breakfast Home for 8 or Less Guest Rooms (Requires Special Use Permit).

The attached use matrix identifies the following uses to be prohibited: Family Care Facility, Mfgr. (HUD)/Mobile Home Dwelling (Class A & B – Requires Manufactured Housing Zoning Overlay), Athletic Fields, Club or Lodge, Country Club with Golf Course, Golf Course, Public Park or Public Recreation Facility (incl. Indoor Batting Cages), Swim and Tennis Club, Place of Worship, Elementary School, Secondary

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School, Daycare Centers in Residence (in-home) (12 or less), Emergency Services, Cemetery or Mausoleum, Beneficial Fill Area, Wireless Communication Tower – Stealth Camouflage Design, Utilities – Major, Utilities – Minor, Construction or Demolition Debris Landfill – Minor, Land Clearing and Inert Debris Landfill – Minor, Temporary Events/Uses.

Proposed 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) Except for Minimum Lot Width @ Building Line (100') and Minimum Local or Collector Side Street Setback (20'), RS-40 Lot Standards - Section 4.2.2.B Dimensional Requirements shall apply, including but not limited to:

    a. Minimum Lot Size shall be 40,000 sf
    b. Minimum Front Street Setback shall be 40'
    c. Minimum Minor Thoroughfare Street Setback shall be 45'
    d. Minimum Major Thoroughfare Street Setback shall be 50'
    e. Minimum Interior Side Setback shall be 15'
    f. Minimum Interior Rear Setback shall be 30'
    g. Maximum Structure Height shall be 50'
    h. Maximum Building Coverage shall be 30%
    i. Accessory Structures shall comply with standards in Section 4.2.2.B

2) A maximum of 130 lots shall be allowed.
3) A Street Planting Yard per Guilford County UDO Table 6-2-1 shall be provided along the entirety of the lot frontage along NC Hwy 61. The Street Yard shall be located entirely within the common area and maintained by the Homeowner's Association (HOA). The planting rate will be increased to be 3 canopy trees, 3 understory trees and 20 shrubs per 100lf instead of the UDO listed minimum planting rates of 2 canopy trees and 17 shrubs per 100 lf.
4) Street lighting will be full cutoff type fixtures on decorative poles offered by Duke Energy.
5) A minimum of 50 acres of open space will be provided, which may include areas for wildlife easements, recreation easements, community septic and wells, streams and wetlands. All designated open space shall be owned and maintained by the Homeowner's Association (HOA).
6) Will provide a perpetual dedicated easement outside of the existing right-of-way that can be used for the Mountains to Sea Trail so the trail does not have to be on Howerton Road. The location is to be reviewed and approved by Guilford County.
7) A minimum of 6 acres that is contiguous to the Guilford County – County Farm Park will be dedicated for a wildlife conservation easement. The land shall be owned and maintained by the Homeowner's Association (HOA).
8) Vegetative cover within the community septic areas shall be maintained as follows:

    a. Vegetation directly over designated septic drain lines shall be maintained in a condition that allows visual inspection and operation of the system. Routine

mowing may be performed as necessary, but vegetation shall generally be maintained between 8 and 15 inches. Vegetation within 2' of any above ground septic apparatus shall be maintained to be visually evident.

b. Areas outside of septic drain lines shall be managed as native grassland habitat and shall generally be maintained at a mature height of approximately 24 to 30 inches, including repair areas not utilized.
c. Mowing in all areas shall be prohibited generally between April 1 and August 15, with exception of when required under condition 8a, as this is the normal nesting habitat period, except: for emergency repairs to the septic system or utilities; to control noxious or invasive vegetation; or as otherwise required by the Guilford County Environmental Health Department or System Operator.
d. Herbicides shall be limited to spot treatment of invasive or noxious plant species.
e. If mowing is performed, vegetation shall not be mowed below a height of 8 inches.
f. The Homeowner's Association (HOA) will be responsible for all maintenance of these areas as well as enforcement of this section with all homeowners.

In addition to the eight (8) applicant provided development conditions, staff recommends a 9th development condition that the wetland area identified as WE 1-28 on the 1/24/25 Pilot Environmental study and comprising 1.593 acres shall not be disturbed or encroached upon except as may be approved by Guilford County.

District Descriptions

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

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

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

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Character of the Area

The vicinity of the subject properties consists predominantly of rural residential and agricultural uses on lands zoned AG, Agricultural. Multiple clusters of RS-30 and RS-40 zoning exist adjacent to the property and within a 0.50-mile radius of the subject properties. The neighboring parcel to the east is the Guilford County Farm Park which is zoned Public Institutional (PI).

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

North: Residential and Agricultural
South: Residential and Agricultural
East: Residential and Public Park (Guilford County Farm Park)
West: Residential and Agricultural

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

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

Infrastructure and Community Facilities

Public School Facilities:

6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD from AG to CZ-RS-30 INCLUDING 130 LOT MAXIMUM DEVELOPMENT CONDITION				
School Boundary	**Built Capacity**	**2024-25 20th Day Enrollment**	**Mobile Classrooms**	**Estimated Additional Students**
Gibsonville Elementary School	526	500	12	26-28
Eastern Guilford Middle School	1,194	874	5	12-14
Eastern Guilford High School	1,268	1,149	0	21-23
Remarks: (1) Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms; (2) Fourth grade, fifth grade, middle and high school built capacity assumes 30 students per core academic classroom.				
Source: Guilford County Schools				

Emergency Response:

Fire Protection District: Fire District 28

Miles from Fire Station: Approximately 1.5 miles

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Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Howerton Road is an existing Collector Street and NC Highway 61 is a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan.

The Average Annual Daily Traffic for NC Highway 61 is 3,177 vehicles per the 2025 NCDOT traffic count. The Average Annual Daily Traffic for Howerton Road is unavailable.

Proposed Improvements: There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

Projected Traffic Generation: Data not available.

Environmental Assessment

Topography: Per the USDA-NCRS Web Soil Survey, the topography at parcels #243764, #243718, #243708, #243763, #243713, and #243700 have varying slopes from nearly level to gently sloping and strongly sloping to moderately steep.

Floodplain: There is no regulated floodplain on-site per the FIRM.

Wetlands: There are mapped wetlands on-site per the National Wetlands Inventory.

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

Watershed: The site lies within the NPDES non-water supply watershed area.

Consistency: Land Use Plan & Comprehensive Plan

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

Activity Center/Node: None

The Working Farm/Agriculture Land Use Classification represents land that is actively used for agriculture or forestry activities, including cultivated farmland, livestock, woodlands, or timber harvest. The lands may or may not support the primary residence of the property owner and outbuildings associated with activities

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on the property.

Working Farms and Agricultural Lands may contain both residential and non-residential uses and typically have parcel sizes that are typically larger than five or ten acres.

Consistency: This requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agricultural. The Working Farm/Agriculture designation typically includes parcels with sizes typically larger than five-ten acres which exceeds the minimum requirements of the CZ-RS-30 district. The proposed rezoning of CZ-RS-30 is consistent with the Land Use Classification of Residential. The Residential classification consists of low-density, residential uses which are compatible with the proposed CZ-RS-30 zoning district.

Further, a revision to the Residential classification would account for increased density with the allowance of major subdivisions (dividing any parcel into more than 5 lots) which are permitted in the RS-40 underlying district and not in the current AG district. The Residential classification includes a mixture of low and medium density development, typically consisting of densities of up to four dwelling units per acre.

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

Consistency: While inconsistent with the current land use designation, Guilford County's need for additional housing is acute. Large numbers of new jobs have come to the area, or are coming in the future, which creates an urgent need for additional housing in the county. The requested rezoning thus is consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan:

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

- **Planning Theme: Service Accessibility**
  - **Goal Statement:** Support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks.
  - **Policy 2:** Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods.

- **Planning Theme: Protected Natural Environment and Greenspace**
  - **Action N1.6:** Incentivize trail corridors in new development areas to protect water and air quality, benefit health and home values, and provide needed connectivity to larger trail systems.
  - **Action N2.7:** Incentivize development and redevelopment to address environmental concerns, food risks, and watershed health. Incentivize the

preservation of open space along waterways within future developments.
    - **Policy 3:** Protect Natural Features and Sensitive Areas (Riparian Areas, Floodplains, Vegetation/Tree Cover).
    - **Policy 4:** Emphasize Connectivity for Parks, Greenways, And Broad Open Spaces and Protect Scenic and Environmental Corridors and Buffer Areas.

Staff recognizes that there are competing interests that relate to this proposed rezoning within the Guilford County Comprehensive Plan. While the rezoning request is inconsistent with the Resilient Economy's Policy 4 to "Prioritize the preservation of agricultural uses and working farms as a strategic economic development initiative." and the Protected Natural Environment and Greenspace Policy 1's Action N 1.1: to "Continue promoting the preservation of agricultural lands, which are a declining resource in Guilford County."

The proposed rezoning does align with the Comprehensive Plan's Service Accessibility Goal which is aimed "to support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks." Moreover, the rezoning aligns with the Comprehensive Plan's Service Accessibility Planning Theme, Policy 2, that strives to "Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods."

The subject properties are in close proximity to the Guilford County Farm Park which offers public outdoor recreation opportunities including hiking trails, greenhouses, vineyards, and fishing ponds.

The proposed rezoning application is also consistent with several action items related to the Planning Theme of Protected Natural Environment and Greenspace. More specifically, this includes the following development conditions:

- Condition #5: A minimum of 50-acres of the subject properties to be preserved as open space [promoting natural resource protection];
- Condition #6: An easement to be provided to serve the Mountains-to-Sea Trail [increase trail connectivity for residents]; and,
- Condition #7: A minimum of 6-acres contiguous to the Guilford County Farm Park to be dedicated as a wildlife conservation easement [preserve natural space along waterways and streams].

Reasonableness

See Recommendation below.

Recommendation

Staff Recommendation: Following staff review of the Site Survey Report prepared in September and October 2026 for two parcels (Parcels #243708 and #243763) adjacent to the Guilford County Farm Park, Management Recommendations #1, #2, #3, and #4 (of the 7 provided Management Recommendations located on pages 9 and 10 of the Site Survey Report) are met in whole or in part, based on the conditions in the

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submitted application and illustrated on the concept plan presented by the applicant at the September 9, 2026 Planning Board meeting.

Management Recommendations #1 through #4 are included below with staff commentary included in [brackets]:

Management Recommendation #1: A conservation easement would preserve stream corridors and wetlands, ecosystem services, habitat, connectors and the viewshed along eastern boundary with the Guilford County Farm

[Condition #7 of the applicant's proposed rezoning development conditions includes the dedication of a wildlife conservation easement that is a minimum of 6 acres in size and contiguous to the Guilford County Farm Park. Additionally, per the concept plan the applicant presented at the September 9, 2026 Planning Board meeting, the conservation easement is shown along the northeastern boundary of the subject parcels with the Guilford County Farm Park.]

Management Recommendation #2: Preserve at least a 50-foot wooded buffer along each side of the stream corridor. This will maintain natural replenishment of ground water, mitigate the potential for increased flooding downstream and preserve wetland habitat, mast species and wildlife feeding areas.

[Per the County's Watershed/Stormwater Manager/Engineer, there are several mapped and buffered streams on the subject parcels, including Tickle Creek and other tributaries and streams. The Jordan Lake Riparian Buffer Rules apply to these mapped features. These rules include a 50' Stream Buffer on both sides of the streams measured from the top of the stream bank.]

Management Recommendation #3: If the intermittent stream and its buffers are conserved as wildlife habitat, it is important that connectivity to larger swaths of natural lands is maintained so that terrestrial animals can move freely, without having to cross roads. The northeast corner of the site, on the far side of Tickle Creek, is wooded and looks like the best spot for a wildlife corridor connecting to forested areas to the north and east. I recommend that this area be protected as well as the intermittent stream and its buffers.

[This recommendation applies to the streams that extend from the northeast corner of the subject properties and around Tickle Creek and its tributaries and streams. This recommendation is largely addressed by the required buffers and the proposed wildlife conservation easement conditioned by the applicant as these two items maintain much of the natural vegetation on either side of the waterways and up to the conservation easement area shown on the concept plan presented by the applicants at the September 9, 2026 Planning Board meeting.]

Management Recommendation #4: Preserving large oak and hickory trees along roads (and in the interior of the site where possible) would provide mast species for winter wildlife food, along with shade and a scenic view for future residents and for the public traveling on NC 61 and on Howerton Road approaching the Farm.

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[Condition #3 of the applicant's proposed rezoning development conditions includes a street plating yard to be planted to the rate as described in the Guilford County Unified Development Ordinance's Table 6-2-1 and to be provided along the entirety of the lot frontage along NC Highway 61, and as demonstrated on the concept plan presented by the applicant at the September 9, 2026 Planning Boad meeting. Additionally, this concept plan also shows the preservation of trees along Howerton Road around required stream buffer areas.]

Management Recommendations #5 and #6 address the upland depression swamp forest and an old livestock pond found within that area.

Management Recommendation #5: I recommend preserving the old livestock pond for upland amphibian breeding habitat, or, if that area is to be developed, replace it with a new, similarly-sized scoop pond nearby. Upland amphibians are surprisingly willing to lay eggs in new ponds, even before vegetation is established.

[Management Recommendation #5 refers to a pond located on Parcel 243708 within the upland depression swamp forest, per Figure 4 of the Site Survey Report. Staff recognizes that per an independent report provided by the applicant, this upland depression swamp forest did not meet the three wetland parameters during previous site visits in 2025 by Pilot Environmental. While staff supports the preservation of this existing livestock pond, staff also recognizes that there will be parameters and requirements from the North Carolina Department of Transportation (NCDOT) that will apply to NCDOT's review of any driveway permit or access to the properties from NC Highway 61. With this in mind, staff encourages limiting impacts to this area to the extent possible.]

6. Treat the upland depression swamp forest sensitively if possible, by routing roads and development around the most intact part of it to preserve this plant community that is rare in Guilford County.

[As related to Management Recommendation #5, staff supports limiting development in the area of the upland depression swamp forest identified by the Site Survey Report in an effort to reduce the impact of development on the natural resources in the area on and around the subject parcels.]

7. To preserve water quality, storm water should be directed away from stream channels.

[Management Recommendation #7 will be reviewed and addressed by the Technical Review Committee (TRC), particularly the Watershed/Stormwater Division, during the review of any associated subdivision plats or site plans.]

Development Conditions:
In addition to the initial 8 development conditions provided by the applicant with the rezoning application, staff recommends a 9th development condition that the wetland area identified as WE 1-28 on the 1/24/25 Pilot Environmental study and comprising 1.593 acres shall not be disturbed or encroached upon except as may be approved by Guilford County.

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Staff recommends approval of this application based on review of the Site Survey Report's seven (7) Management Recommendations and an additional development condition that the wetland area identified as WE 1-28 on the 1/24/25 Pilot Environmental study and comprising 1.593 acres shall not be disturbed or encroached upon except as may be approved by Guilford County.

FLUM Quadrant: Northeast

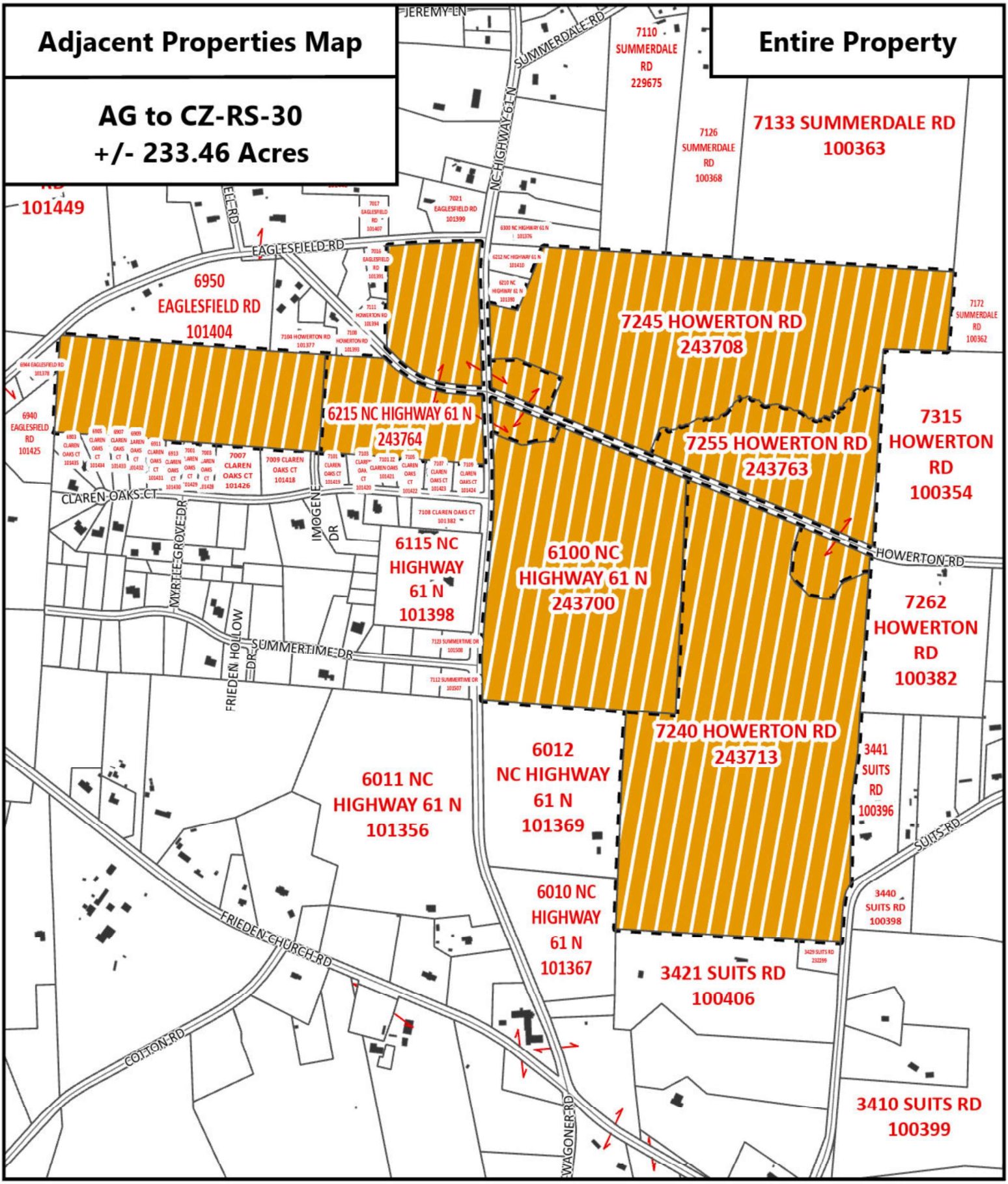
FLUM Amendment Recommendation: The proposed conditional rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Working Farm/Agriculture. If the request is approved, an amendment to the Residential classification will be required.

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Adjacent Properties Map

AG to CZ-RS-30
+/- 233.46 Acres

Entire Property



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-08-PLBD-00033

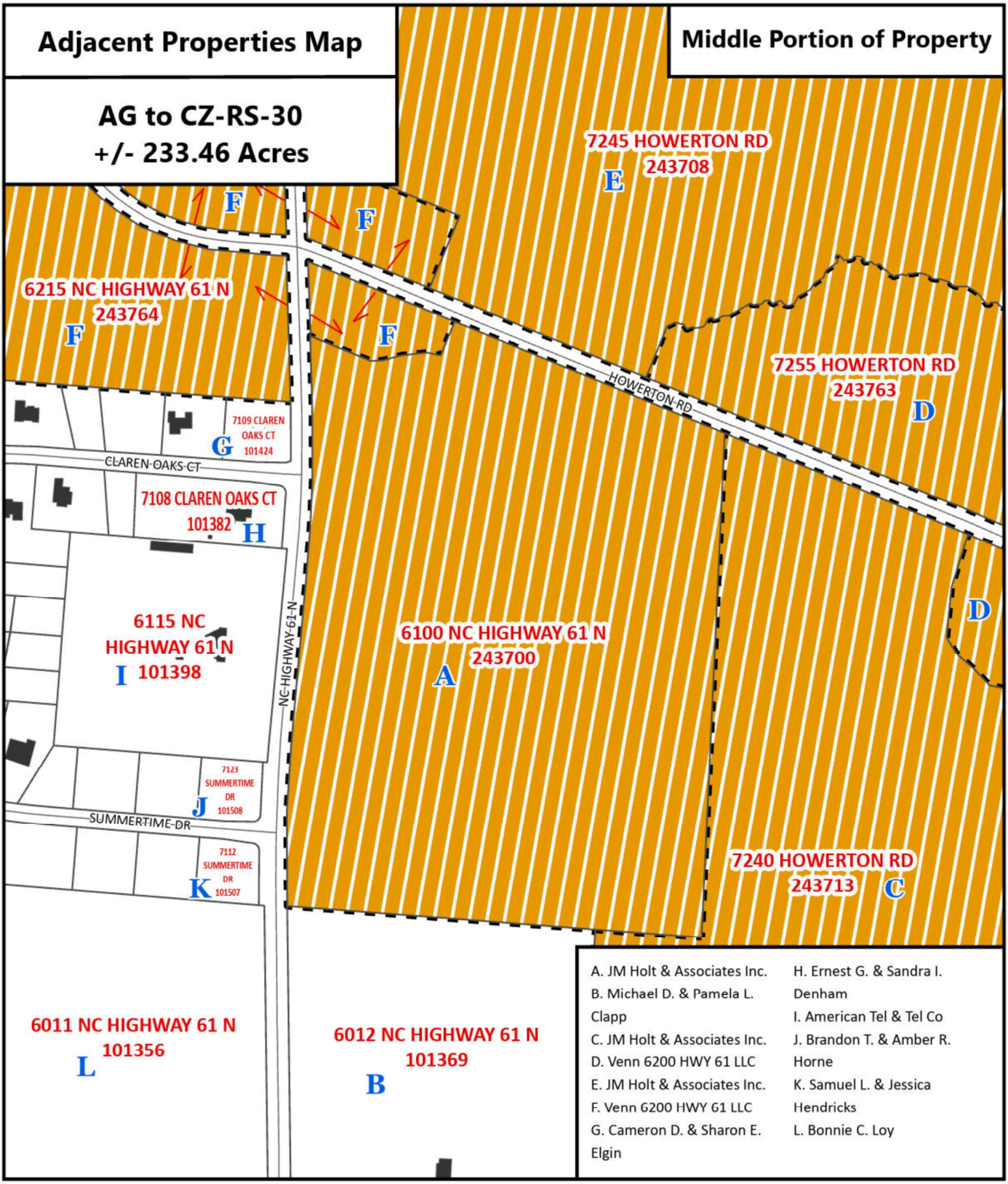
Case Area:
Parcel(s) - 243718~21.3 AC, 243764~27.72 AC, 243708~51.72 AC, 243700~41.32 AC, 243713~69.56 AC, 243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 750 '

Adjacent Properties Map

AG to CZ-RS-30
+/- 233.46 Acres



A. JM Holt & Associates Inc.
B. Michael D. & Pamela L. Clapp
C. JM Holt & Associates Inc.
D. Venn 6200 HWY 61 LLC
E. JM Holt & Associates Inc.
F. Venn 6200 HWY 61 LLC
G. Cameron D. & Sharon E. Elgin
H. Ernest G. & Sandra I. Denham
I. American Tel & Tel Co
J. Brandon T. & Amber R. Horne
K. Samuel L. & Jessica Hendricks
L. Bonnie C. Loy

Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-08-PLBD-00033

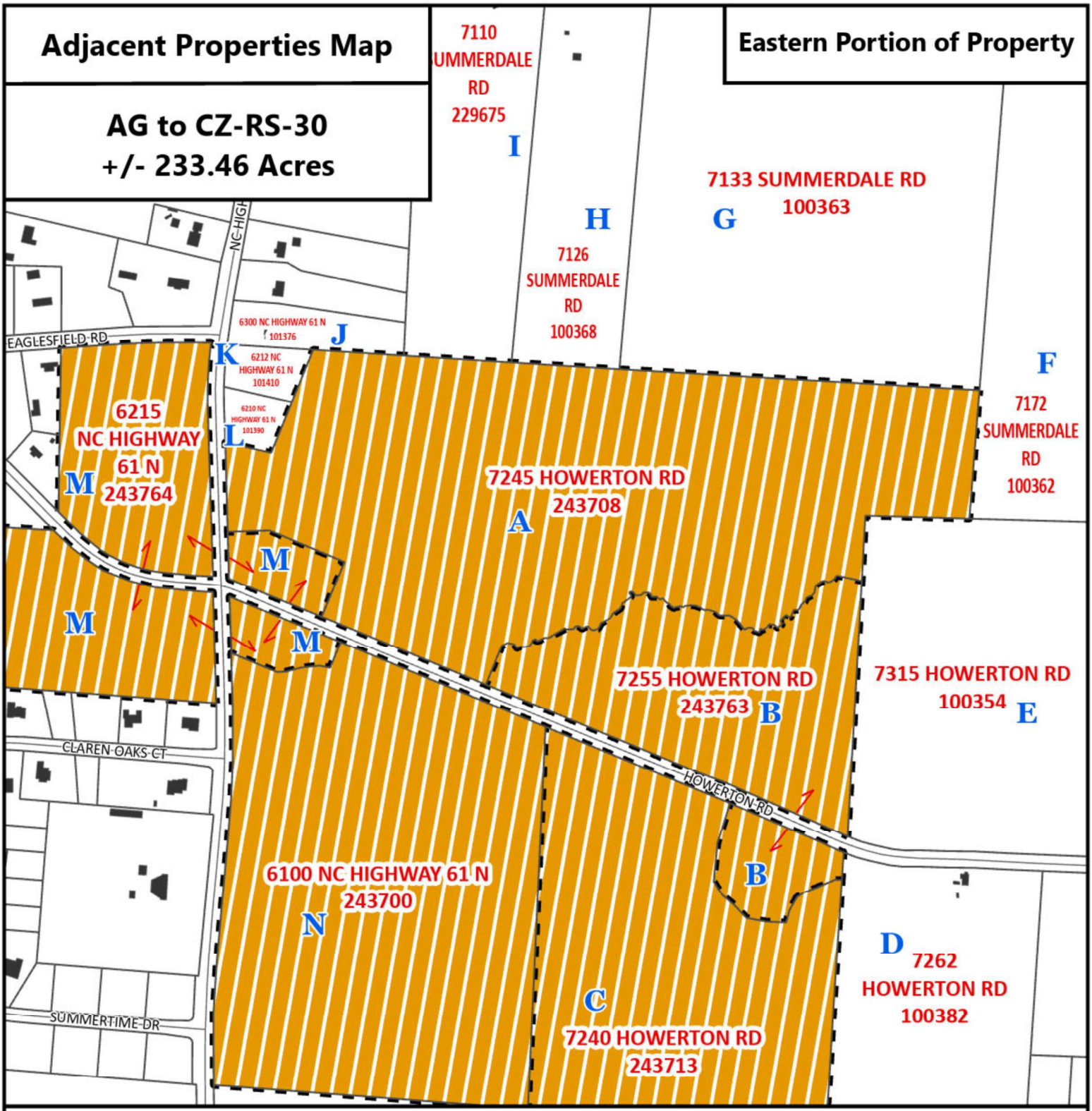
Case Area:
Parcel(s) - 243718~21.3 AC, 243764~27.72 AC, 243708~51.72 AC, 243700~41.32 AC, 243713~69.56 AC, 243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 350 '

Adjacent Properties Map

AG to CZ-RS-30
+/- 233.46 Acres



A. JM Holt & Associates Inc.
B. Venn 6200 HWY 61 LLC
C. JM Holt & Associates Inc.
D. Summers Family Irrevocable Trust
E. Guilford County
F. Janice S. Bradburn, Rodney D. & Terri J. Summers
G. Janice S. Bradburn, Rodney D. & Terri J. Summers
H. Bernice T. James
I. Eric & Amanda Levine
J. William R. & Carla F. Michael
K. JM Holt & Associates Inc.
L. Brittney N. & Chad Durham
M. Venn 6200 HWY 61 LLC
N. JM Holt & Associates Inc.

Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-08-PLBD-00033

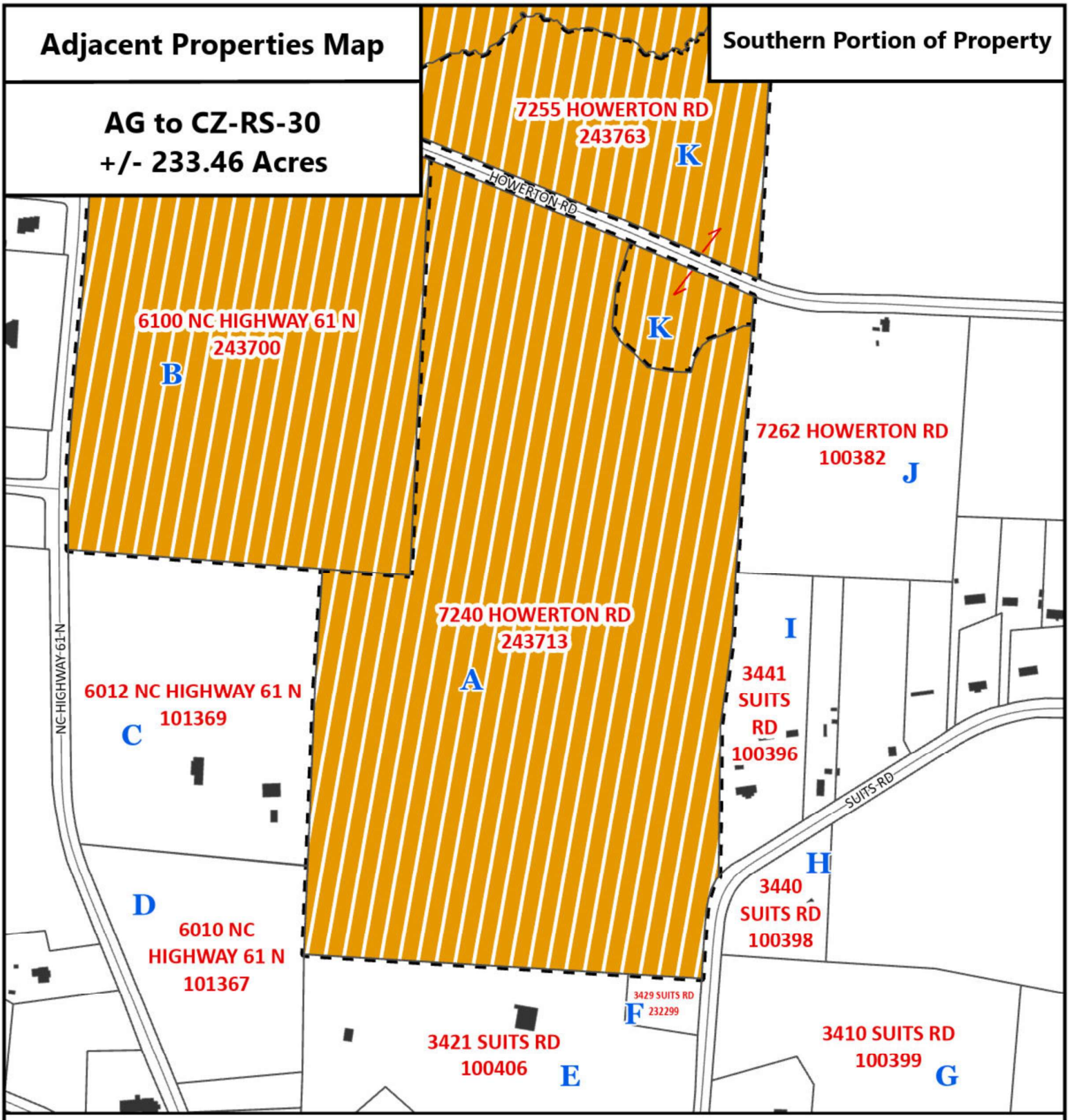
Case Area:
Parcel(s) - 243718~21.3 AC, 243764~27.72 AC, 243708~51.72 AC, 243700~41.32 AC, 243713~69.56 AC, 243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 500 '

Adjacent Properties Map

AG to CZ-RS-30
+/- 233.46 Acres



A. JM Holt & Associates Inc.
B. JM Holt & Associates Inc.
C. Michael D. & Pamela L. Clapp
D. Bonnie C. Loy
E. Robert B. Pyle
F. Robert B. Pyle
G. Richard & Krista Ingle
H. Clapp Family Irrevocable Trust
I. Clapp Family Irrevocable Trust
J. Summers Family Irrevocable Trust
K. Venn 6200 HWY 61 LLC

Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-08-PLBD-00033

Case Area:
Parcel(s) - 243718~21.3 AC, 243764~27.72 AC, 243708~51.72 AC, 243700~41.32 AC, 243713~69.56 AC, 243763~21.84 AC

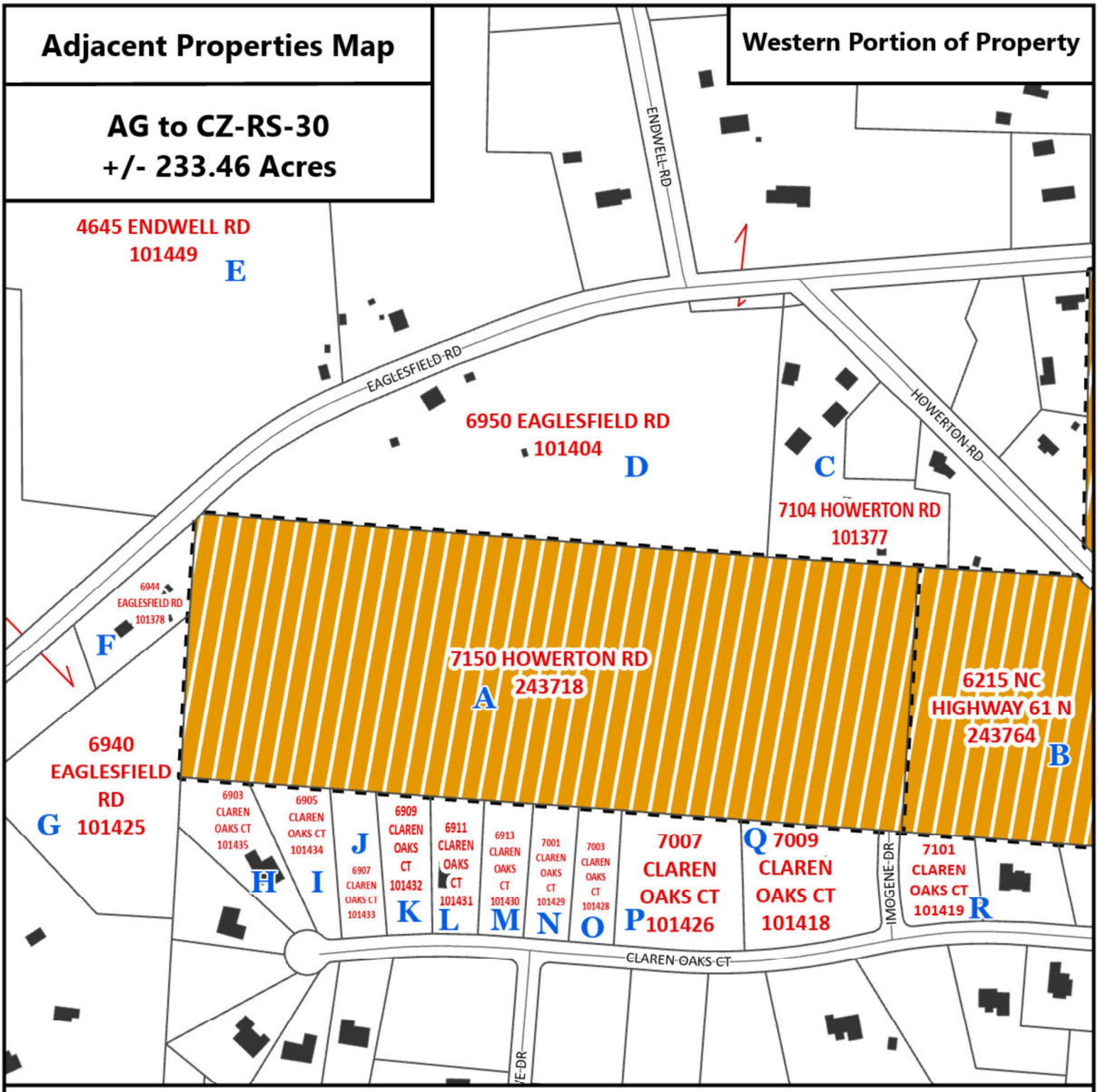
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 450 '

Adjacent Properties Map

AG to CZ-RS-30
+/- 233.46 Acres

Western Portion of Property



A. JM Holt & Associates Inc.
B. Venn 6200 HWY 61 LLC
C. Ronald D. Isley
D. David L. & Carolyn J. Smith
E. Arthur L. Chrismon & Carol J. Allen
F. George Oklesh
G. William R. Langhorne
H. Christopher F. & Carol L. Kirkman
I. Christopher F. & Carol L. Kirkman
J. Jerry N. Brand
K. Debra J. & Kenneth W. Long Jr
L. Heather A. McMahan
M. Benjamin J. Lee Jr & Karri B. Brown
N. Thomas M. & Joyce L. Summers
O. Laura & Matthew D. Kirkman
P. Francine D. & John W. Hancock
Q. Steven R. Doran & Hillary L. Wheeler
R. Doris Y. & Ralph L. Alexander

Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-08-PLBD-00033

Case Area:
Parcel(s) - 243718~21.3 AC, 243764~27.72 AC, 243708~51.72 AC, 243700~41.32 AC, 243713~69.56 AC, 243763~21.84 AC

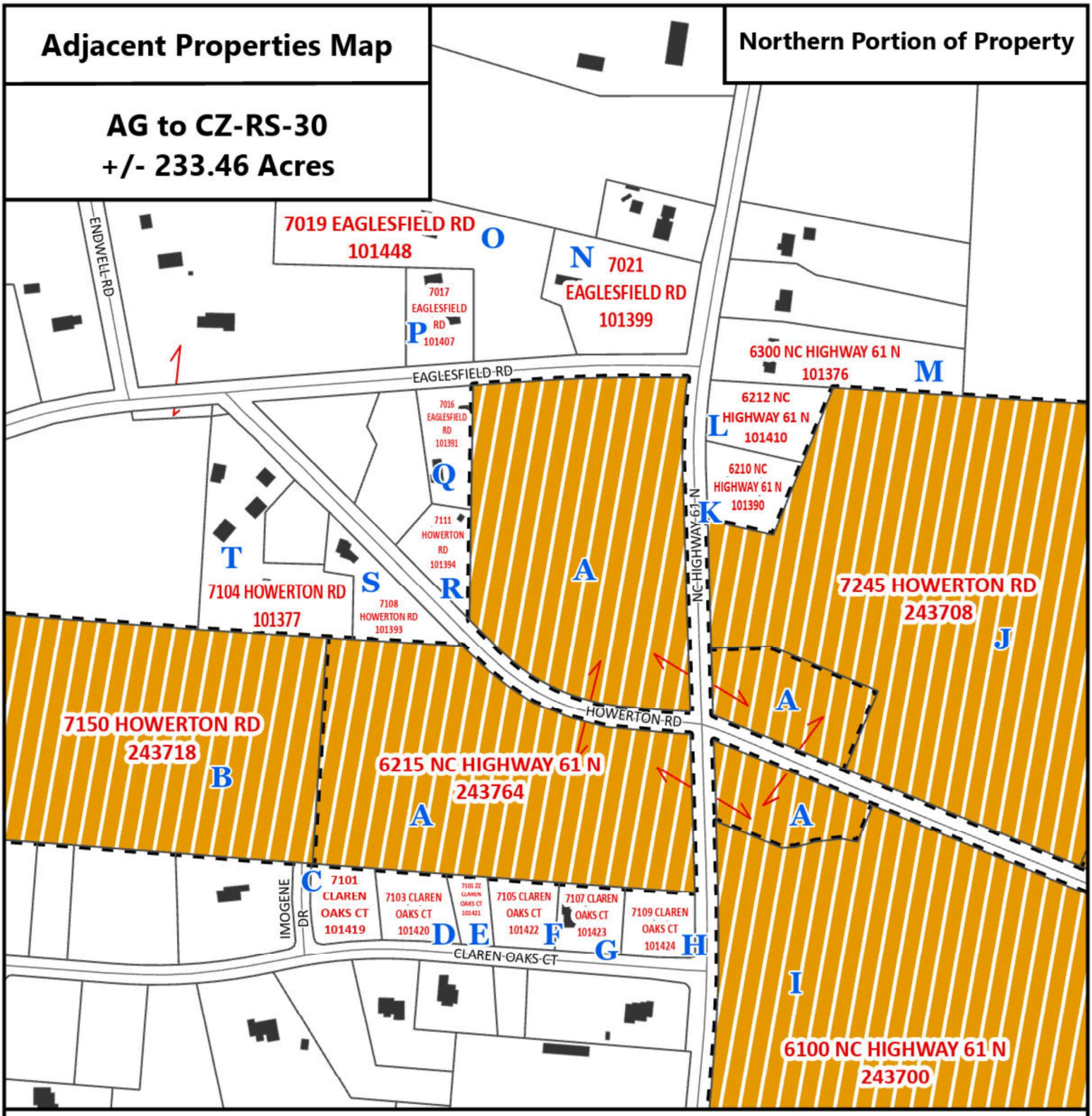
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 300 '

Adjacent Properties Map

AG to CZ-RS-30
+/- 233.46 Acres

Northern Portion of Property



A. Venn 6200 HWY 61 LLC
B. JM Holt & Associates Inc.
C. Doris Y. & Ralph L. Alexander
D. Doris Y. & Ralph L. Alexander
E. FGA INC
F. Catherine & David Lamberton
G. Lauren & Malcolm Osborn
H. Cameron D. & Sharon E. Elgin
I. JM Holt & Associates Inc.
J. JM Holt & Associates Inc.
K. Brittney N. & Chad Durham
L. JM Holt & Associates Inc.
M. William R. & Carla F. Michael
N. Delores I. Murrell & Jennifer I. Allen
O. Brian & Denisa Carden
P. Jeffrey D. Vickie Souther
Q. Sandra Jones
R. Kay C. Hartley
S. Carlos A. S. Ibarra

Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-08-PLBD-00033

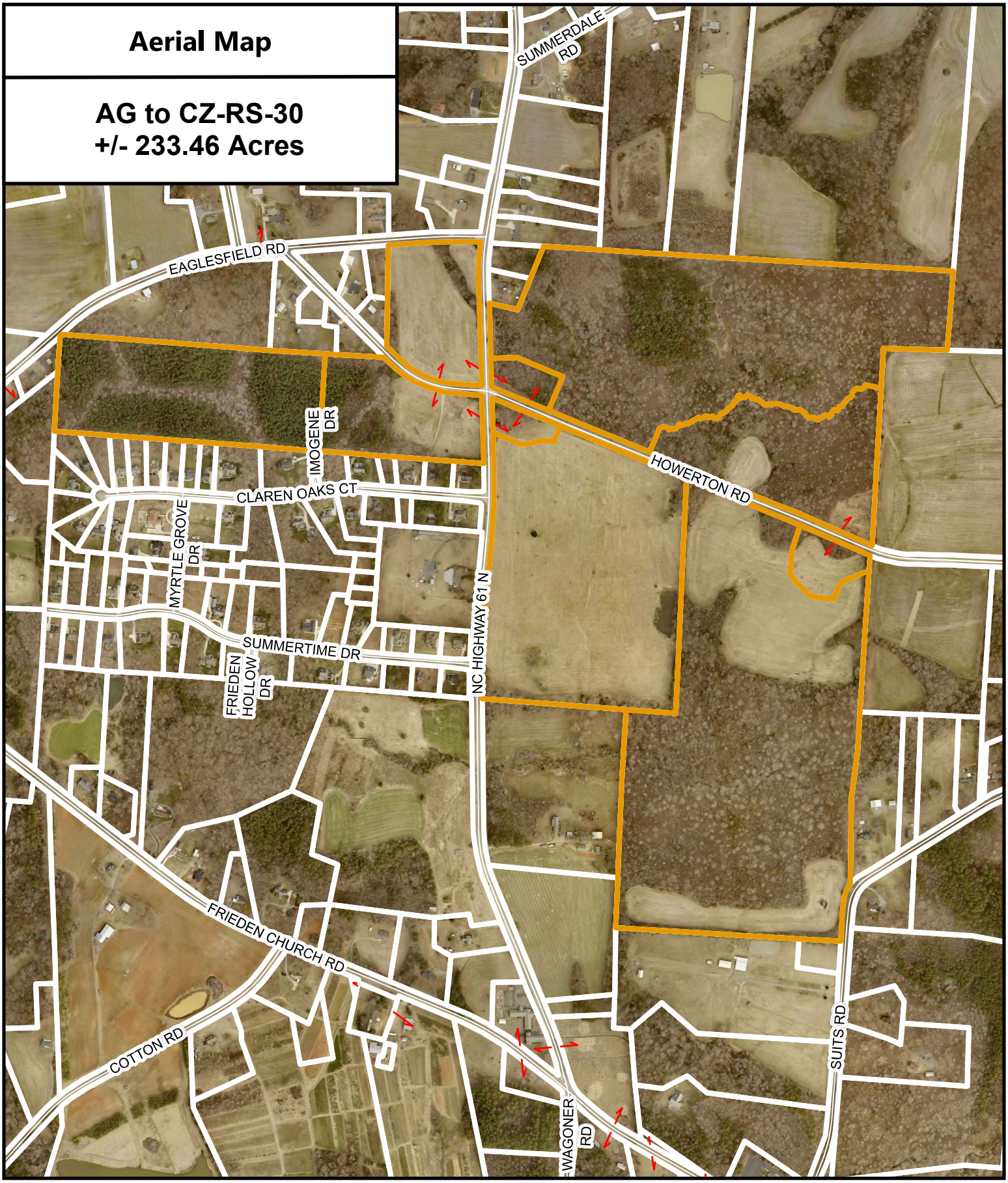
Case Area:
Parcel(s) - 243718~21.3 AC, 243764~27.72 AC, 243708~51.72 AC, 243700~41.32 AC, 243713~69.56 AC, 243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 350 '

Aerial Map

AG to CZ-RS-30
+/- 233.46 Acres



Planning & Development Department

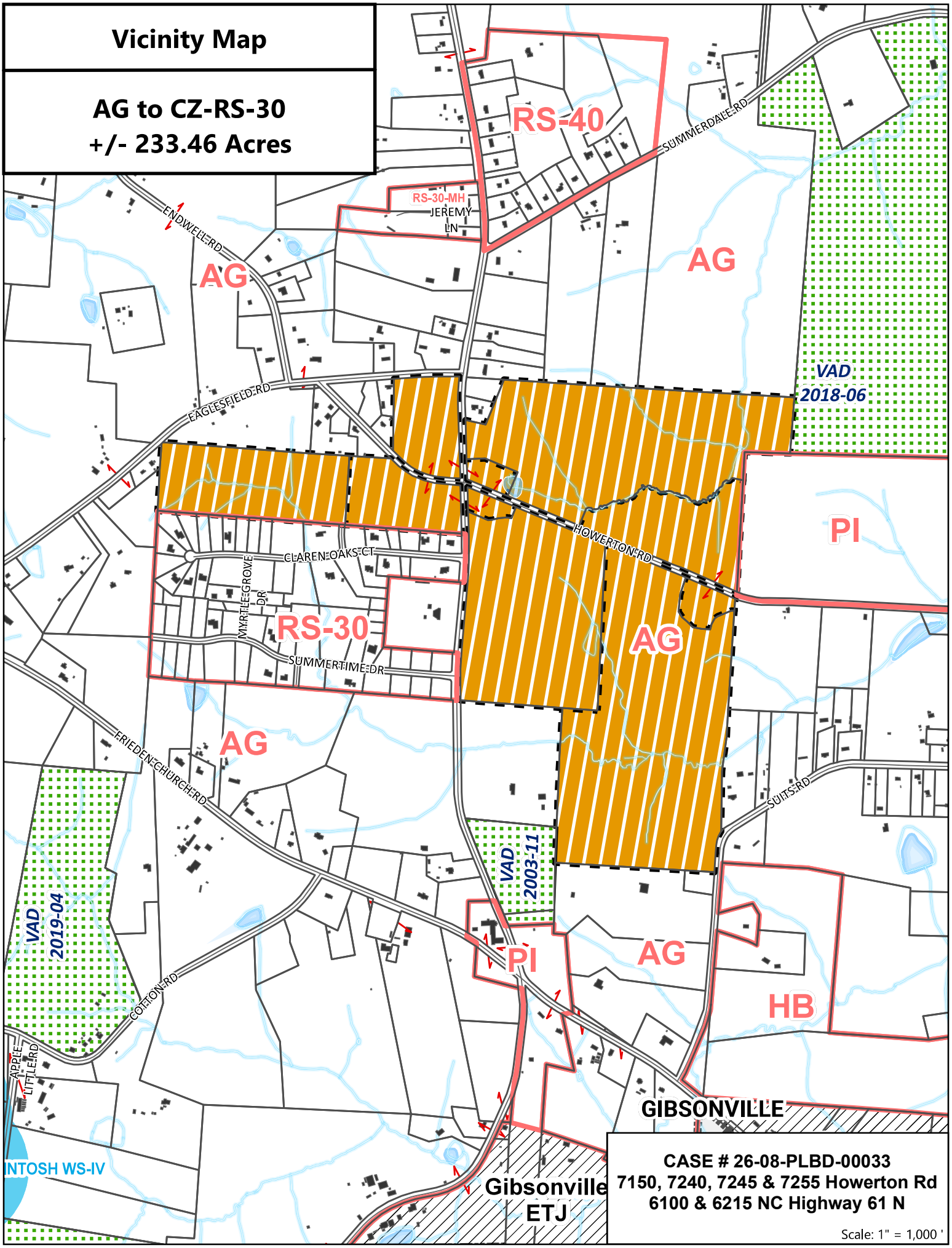
Jurisdiction:
GUILFORD COUNTY

Case Number:
26-08-PLBD-00033

Case Area:
Parcel(s) - 243718~21.3 AC, 243764~27.72 AC, 243708~51.72 AC, 243700~41.32 AC, 243713~69.56 AC, 243763~21.84 AC

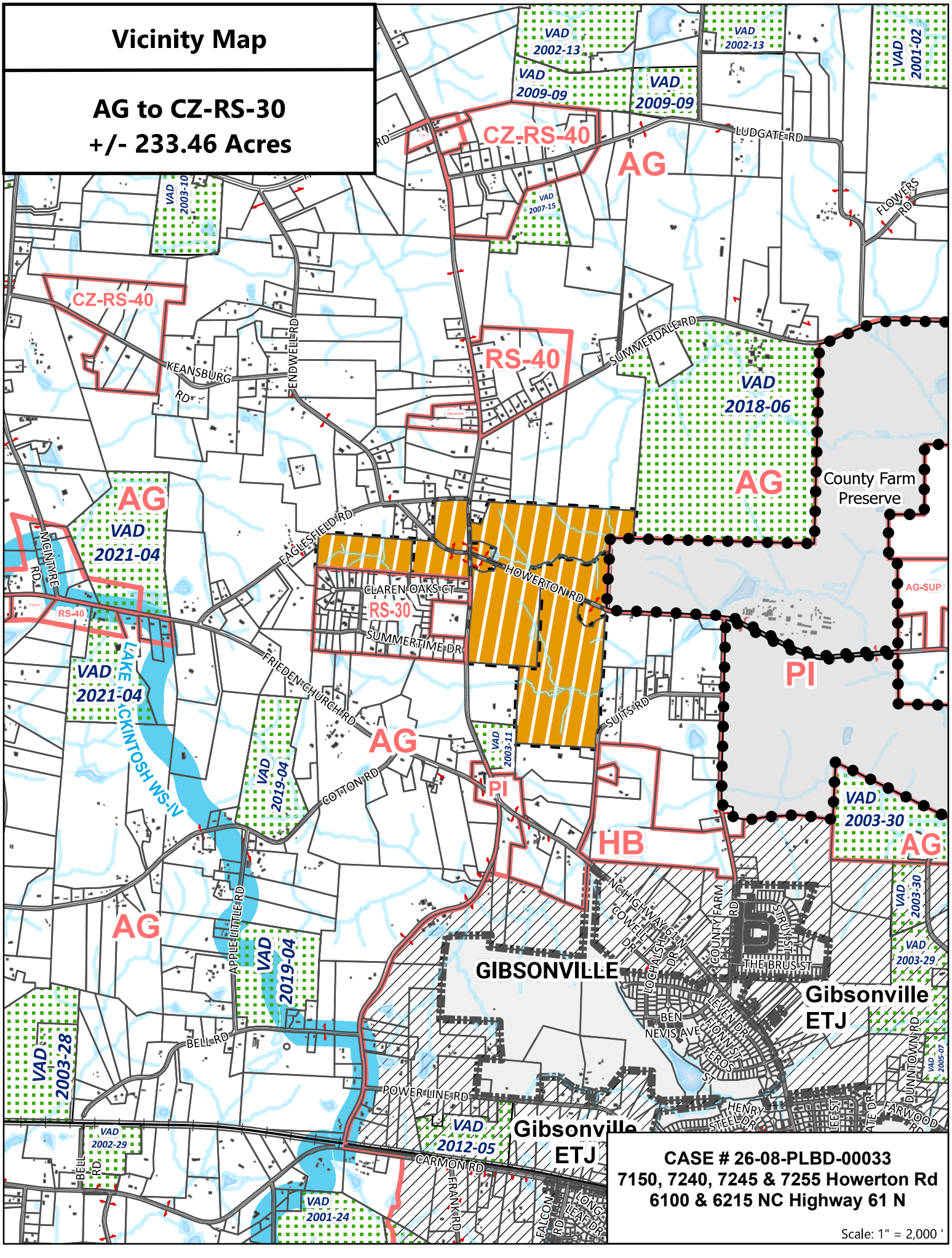
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 750 '


Vicinity Map
AG to CZ-RS-30
+/- 233.46 Acres
RS-40
RS-30-MH
JEREMY LN
SUMMERDALE RD
ENDWELL RD
AG
AG
VAD
2018-06
EAGLESFIELD RD
PI
HOWERTON RD
CLAREN OAKS CT
MYRTLE GROVE DR
RS-30
SUMMERTIME DR
AG
AG
FRIEDEN CHURCH RD
SUITS RD
VAD
2003-11
VAD
2019-04
PI
AG
HB
COTTON RD
APPLE LITTLE RD
GIBSONVILLE
INTOSH WS-IV
Gibsonville ETJ
CASE # 26-08-PLBD-00033
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N
Scale: 1" = 1,000 '

Vicinity Map

AG to CZ-RS-30
+/- 233.46 Acres

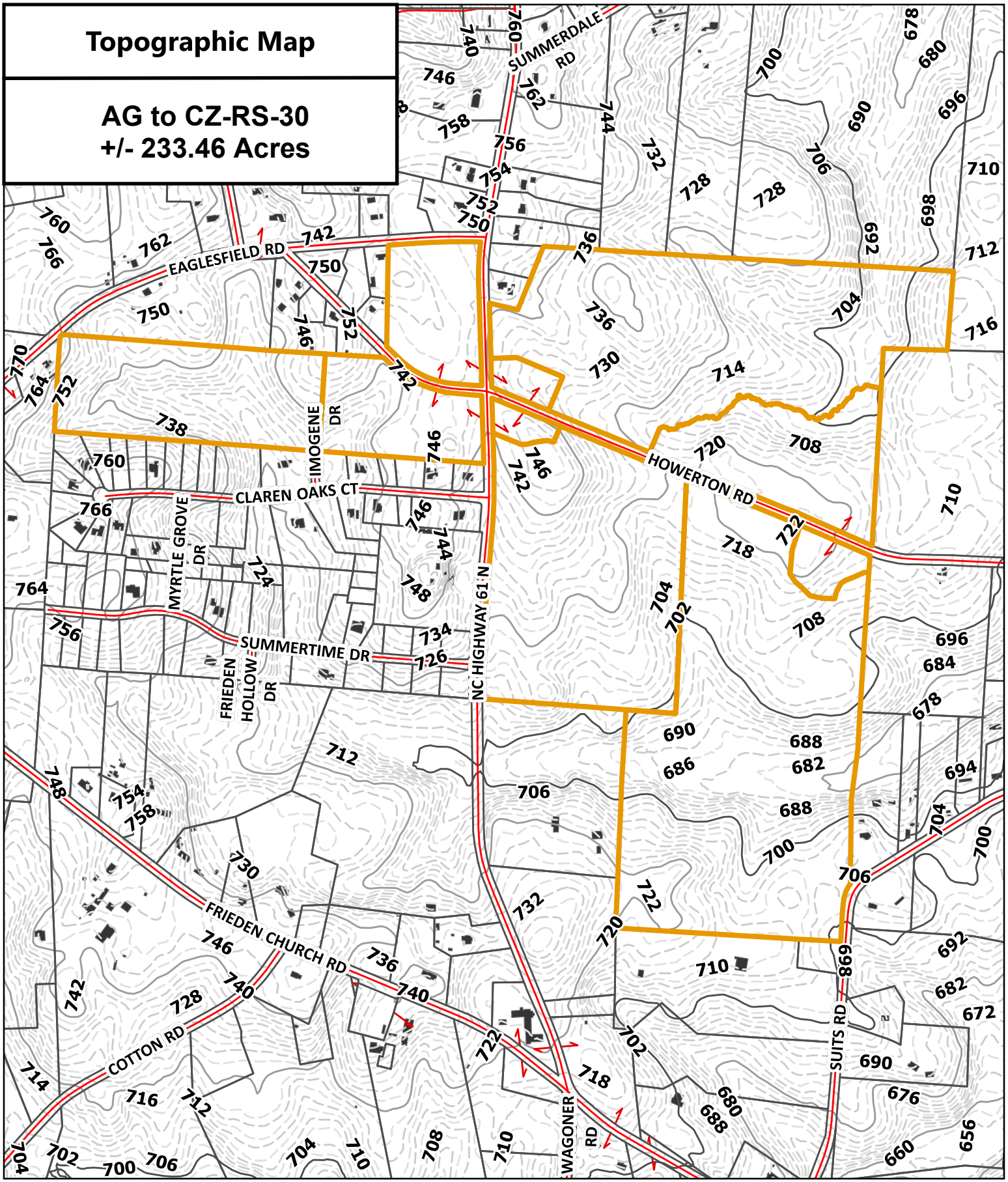


CASE # 26-08-PLBD-00033
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 2,000 '

Topographic Map

AG to CZ-RS-30
+/- 233.46 Acres



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-08-PLBD-00033

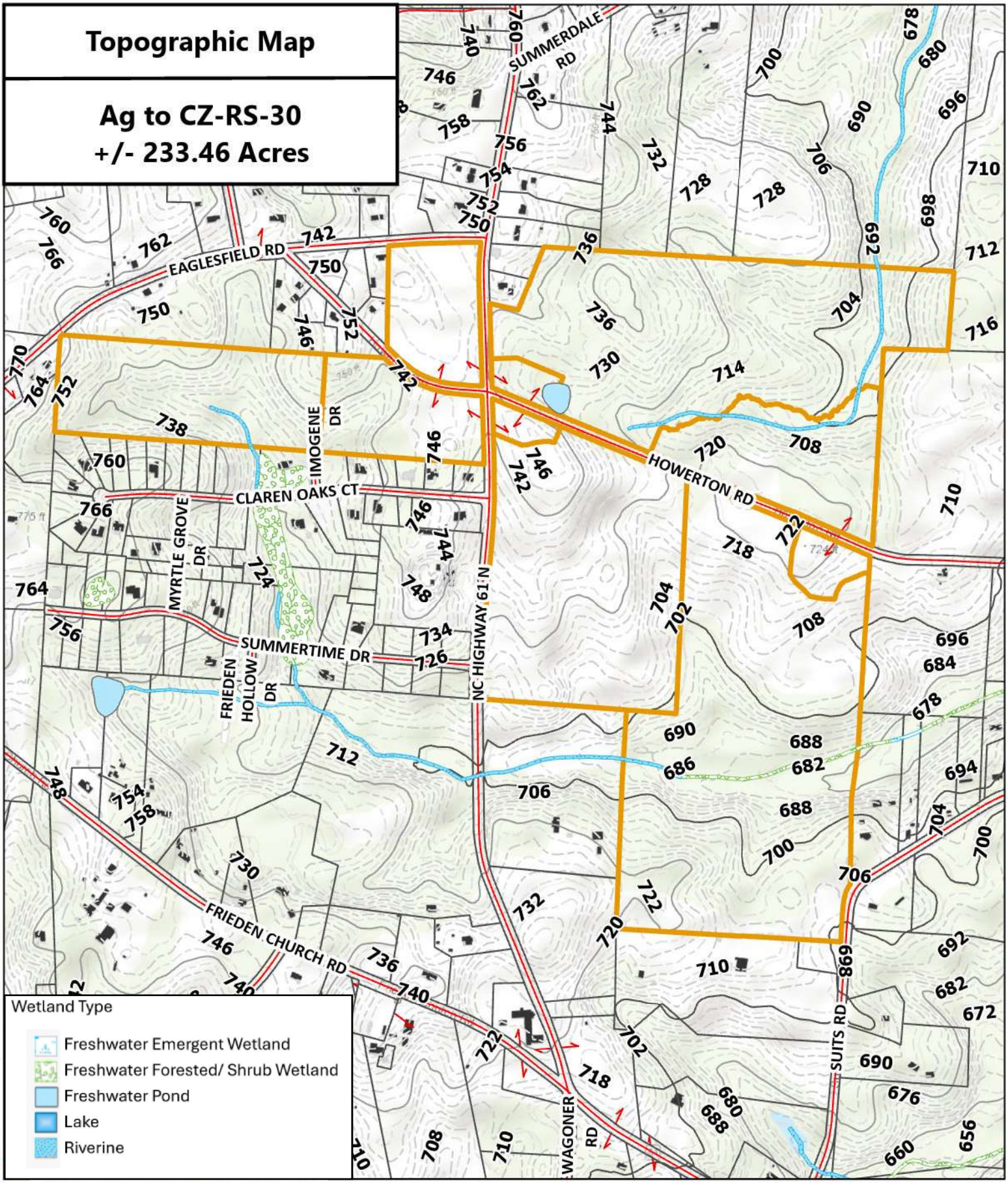
Case Area:
Parcel(s) - 243718~21.3 AC, 243764~27.72 AC, 243708~51.72 AC, 243700~41.32 AC, 243713~69.56 AC, 243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 750 '

Topographic Map

Ag to CZ-RS-30
+/- 233.46 Acres



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-08-PLBD-00033

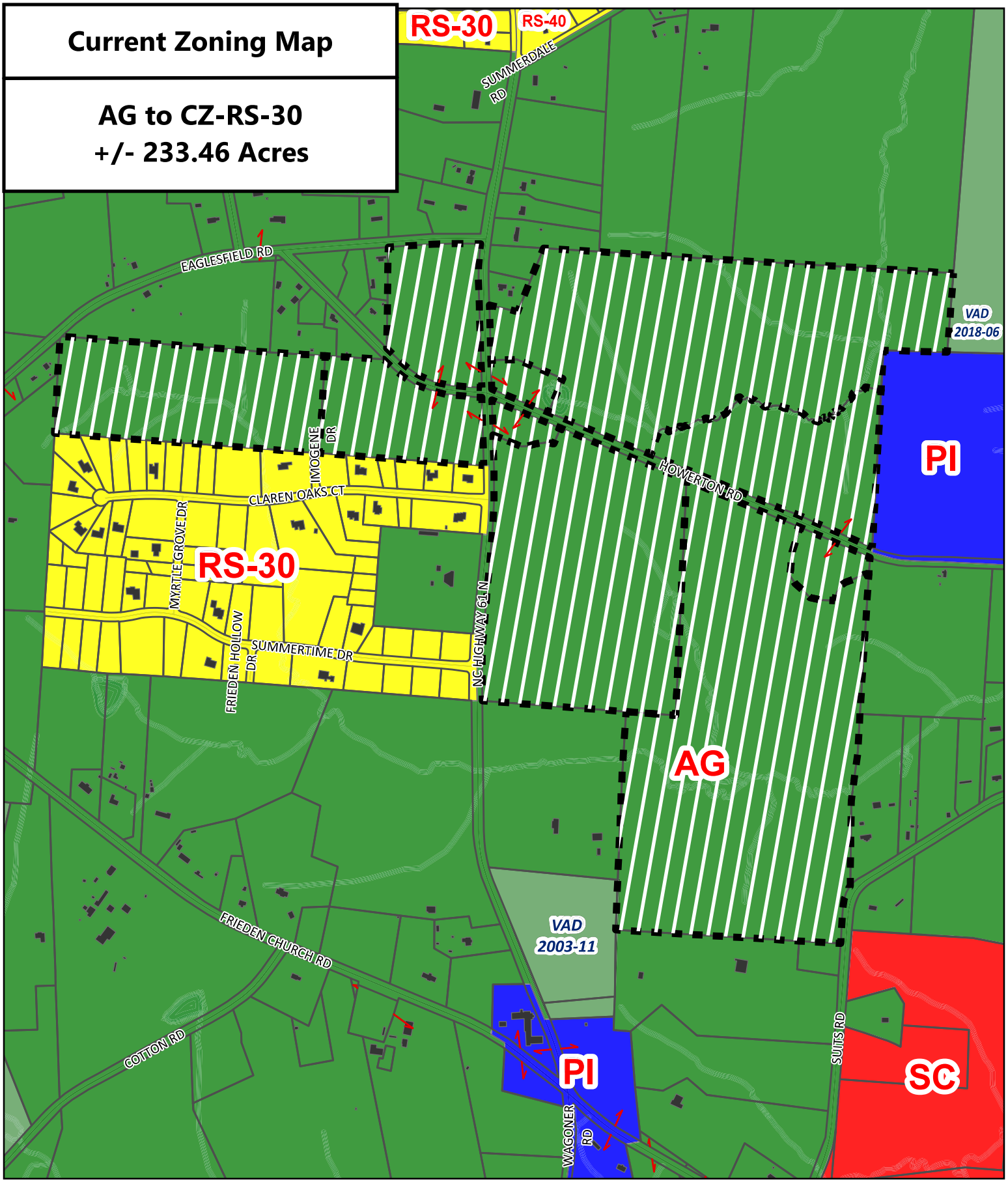
Case Area:
Parcel(s) - 243718~21.3 AC, 243764~27.72 AC, 243708~51.72 AC, 243700~41.32 AC, 243713~69.56 AC, 243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 750 '

Current Zoning Map

AG to CZ-RS-30
+/- 233.46 Acres



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

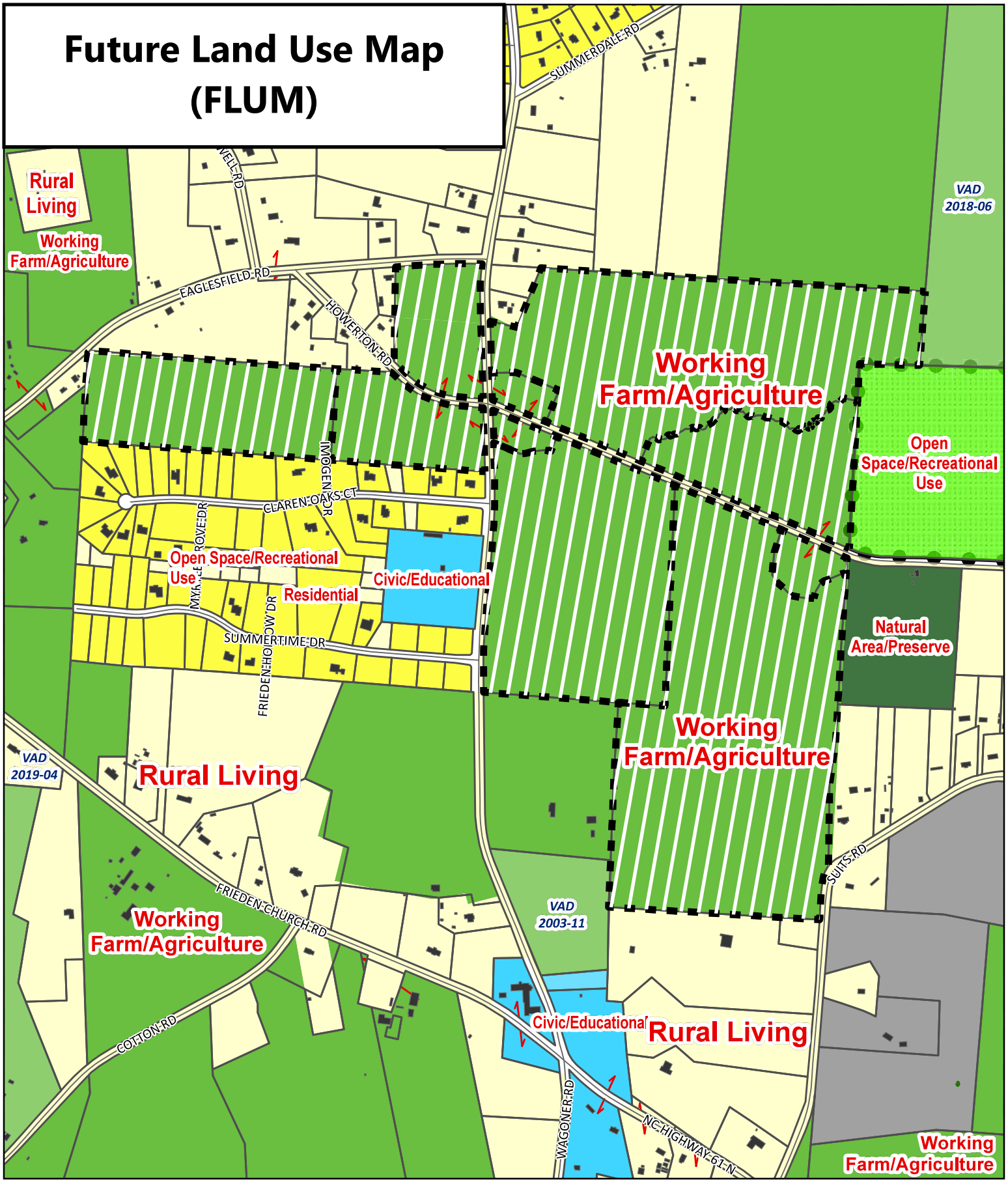
Case Number:
26-08-PLBD-00033

Case Area:
Parcel(s) - 243718~21.3 AC, 243764~27.72 AC, 243708~51.72 AC, 243700~41.32 AC, 243713~69.56 AC, 243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 750 '

Future Land Use Map (FLUM)



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-08-PLBD-00033

Case Area:
Parcel(s) - 243718~21.3 AC, 243764~27.72 AC, 243708~51.72 AC, 243700~41.32 AC, 243713~69.56 AC, 243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 800 '

243700

Zoom to

REID	243700
Owner	J M HOLT & ASSOCIATES INC
Address	6100 NC HIGHWAY 61 N
Legal Description	41.32 AC REMAINDER SEE DEED 8994-2544
FLUM	Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

243764

Zoom to

REID	243764
Owner	VENN 6200 HWY 61 LLC
Address	6215 NC HIGHWAY 61 N
Legal Description	27.72 AC SEE DEED 8994-2544 TR:B
FLUM	Working Farm/Agriculture Working Farm/Agriculture Working Farm/Agriculture Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

243718

Zoom to

REID	243718
Owner	J M HOLT & ASSOCIATES INC
Address	7150 HOWERTON RD
Legal Description	21.3 AC REMAINDER SEE DEED 8994-2544
FLUM	Working Farm/Agriculture Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

243713

Zoom to

REID	243713
Owner	J M HOLT & ASSOCIATES INC
Address	7240 HOWERTON RD
Legal Description	69.56 AC REMAINDER SEE DEED 8994-2544
FLUM	Working Farm/Agriculture Working Farm/Agriculture Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

243708

Zoom to

REID	243708
Owner	J M HOLT & ASSOCIATES INC
Address	7245 HOWERTON RD
Legal Description	51.72 AC REMAINDER SEE DEED 8994-2544
FLUM	Working Farm/Agriculture Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

243763

Zoom to

REID	243763
Owner	VENN 6200 HWY 61 LLC
Address	7255 HOWERTON RD
Legal Description	21.84 AC SEE DEED 8994-2544 TR:D
FLUM	Working Farm/Agriculture Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

SITE SURVEY REPORT FORM
NC Natural Heritage Program

SITE NAME: Headwaters of Tickle Creek Site

DATES VISITED: September 22, 2026; September 25, 2026

INVESTIGATORS: September 22, 2026: Nell Allen and Moni Bates
September 25, 2026: Nell Allen

REPORT AUTHOR: Nell Allen

OWNERS: Tract 1: Venn 6200 Hwy 61 LLC, Graham, NC, Tract 2: J M Holt & Associates Inc, Graham, NC

OWNER CONTACT: Permission granted by landowners through Matthew Wallace, designated contact in Guilford County Parks and Recreation.

COUNTY: Guilford QUAD: Ossipee

SIZE: Tract 1 21.84 acres and Tract 2 51.72 acres, total 73.56 acres

HOW DETERMINED: From tax parcel maps

LOCATION: Located in the northeast quadrant of the crossroads of NC Hwy 61 N and Howerton Road, immediately to the west of the Guilford County Farm (the Farm). From I-40, take NC 61 N through the town of Gibsonville and about 2.5 miles further to Howerton Rd. Turn right onto Howerton Rd., a gravel road, and continue to the first old field on the left to park off road. Address according to Guilford County GIS website is 7255 Howerton Rd. (incorrectly located on Google Maps).

PROVINCE: Piedmont – Carolina Slate Belt WATERSHED: Tickle Creek/Haw River

GENERAL DESCRIPTION: Most of the 73.56-acre Headwaters of Tickle Creek site supports an early successional mixed moisture hardpan forest on level to gentle slopes. The forest is young, with logging debris often spread thickly on the ground, although tree species diversity is surprisingly high. There are scattered large trees, generally oak and hickory, both along the property boundaries and in the interior where individual trees remain that were not suitable for logging. Tickle Creek is a first-order tributary that has its origin in the southwestern corner of the tract, where an old earthen dam can be seen in a wet area. The intermittent stream tends first east, then turns north to exit the parcel at the lower, northeast corner. Just north of the streamhead, a broad, slightly concave area supports remnants of an upland depression swamp forest. An old livestock pond sits within the depression. An electrical transmission line runs along the western property boundary, adjacent to North Carolina Highway 61. This area, and the roadsides along Howerton Road, support herb diversity that includes species that thrive under an open canopy. The highest elevation is a gentle knoll along the northern property line. It supports an old field early successional pine forest. The southern boundary, along Howerton Road, has an open field that was once planted in corn and an old house site with foundations remaining and mature trees surrounding it.

SIGNIFICANCE OF SITE:

1. The intermittent stream and the wetland areas associated with it are a good example of a largely intact headwater drainage that provides many ecosystem services. The stream has well-vegetated banks with few signs of erosion and gravelly or sandy creek bottoms. Preservation of this stream and its buffers will prevent increased runoff from precipitation, allowing for groundwater recharge, water filtration and avoiding erosion.
2. Intact buffers will also preserve the current gradual release of rainwater from large rain events, reducing the frequency and intensity of flooding downstream. This is especially important because the 100-year buffer on Tickle Creek begins just upstream from Tickle Creek's entry onto Guilford County Farm lands, less than a mile downstream from this property. As rain events become more variable over time, upstream bank preservation becomes even more critical for preventing erosion, on the Farm's lands and further and downstream on the lower reaches of Tickle Creek, where flood risks increase as the stream grows larger. See Figure 1, page 16.
3. This high-quality creek corridor provides natural habitat, food and denning sites for many common species of North Carolina mammals, birds and amphibians, and for migratory bird species.
4. The creek corridor contains many active signs of wildlife including small denning sites and mammal tracks. Birds were feeding in a large thicket of Spicebush (*Lindera bezoin*) as I passed. Spicebush is also breeding habitat for rare butterflies, like the spicebush swallowtail. A redtail hawk was hunting in the creek bottom as well.
5. The Headwaters of Tickle Creek site contains a remnant of Upland Depression Swamp Forest, an uncommon plant community type.
6. One new County Record plant species, cypress-swamp sedge (*Carex joorii*) was noted in the Upland Depression Swamp Forest.
7. The northeast corner of the tract preserves a wildlife corridor connecting habitat on this site to other wooded areas to the north and east.
8. An old livestock pond provides a breeding site for upland amphibian species that need breeding habitat free of fish. This may include rare species such as tiger salamander, mole salamander and spotted salamander.
9. This site has large, old oak and hickory trees along Howerton Rd and the boundary with the Farm as well as around the old house site. These trees provide mast such as acorns and hickory nuts, an important winter food source for native wildlife.
10. The mature trees would also enhance human quality of life if a proposed housing development is implemented. The large trees would provide scenic views and a visual buffer. In addition, preservation of these spreading trees, some of which are 30-36" dbh (diameter at breast height) will help mitigate summer temperatures through shade and evapotranspiration, and the trees on the eastern boundary could reduce sound and dust dispersion to the site from agricultural activities at the adjacent Guilford County Farm property.

PHYSICAL DESCRIPTION

ASPECT: Generally south and east facing

SLOPE: Mostly gently sloping to the east, with small areas along an intermittent stream with north or south facing slopes. Parts of the western end are quite level to slightly lower than the surrounding flats, containing remnants of an Upland Depression Swamp Forest.

ELEVATION: This property is located on the Ossipee Topographic Map (USGS). The highest point on the property, near the northwest corner, is about 760 feet above mean sea level (msl) in elevation and the lowest point, near the northeast corner, is about 680 feet above msl. A section of the topographic map is included in Figure 2, page 17.

TOPOGRAPHY: The site slopes gently from west to east, with the largest first order tributary rising from a depression located in the southwest corner of the property near the junction of NC Highway 61 and Howerton Road. It drains from a former pond, located just outside of the area surveyed, where an old earthen dam has been breached. The tributary more or less parallels Howerton Road and then swings north to follow the County Farm boundary and continue north offsite. A slight knoll is located near the northern boundary of the property.

HYDROLOGY AND MOISTURE: The highest elevation is nearly level with a broad area forming a slight depression that presumably holds water during the winter months due to non-porous hard pan soils underneath it. One distinct intermittent first-order stream flows through the site, becoming Tickle Creek downstream. Several smaller first-order streams join the main channel before it exits the site.
The floodplain that borders Tickle Creek supports and mix of wetland and upland species. One old livestock pond in the Depression Swamp Forest area held significant water during the September 22, 2026 visit.

GEOLOGY: On the "Geologic Map of North Carolina, 1985" this property is mapped as part of the Carolina Slate Belt. It shows three rock types in the vicinity of the site: metamorphosed gabbro and diorite; metamorphosed granitic rock and felsic metavolcanic rock. The distinctive dark appearance of the rocks visible on site, the frequency of *Quercus phellos* (Willow oak) and the presence of upland depression swamp forest suggests that most of this property is underlain by the gabbro and diorite.

SOILS: There are five soil types on the Tickle Creek Headwaters property. The flood plain along Tickle Creek is mapped as Wehadkee soils with 0 to 2% slope. These soils are frequently flooded. The slopes that border Tickle Creek are mapped as Enon sandy loam. These areas have 2-10% slopes. Iredell fine sandy loam (0-4% slopes) parallels the stream after it widens and turns north, just beyond the wetland Wedhakee soils found directly adjacent to the stream channel. The slightly higher ground along the northern border of the tract is mapped as Mecklenburg sandy clay loam, 2-10% slopes, moderately eroded. A small portion of the site between the Mecklenburg and Wedhakee soils is mapped as Coronacca clay loam, 2-6% slopes. A copy of the soil map from the USDA Natural Resources Conservation Service is found in Figure 3, page 18.

COMMENTS ON PHYSICAL DESCRIPTION:
The headwaters of Tickle Creek flow through the site, approximately following the south and west boundaries. Land is flat or gently sloping. There are several minor first-order tributaries that flow into Tickle Creek from the northern slopes. The stream morphology of the headwaters of Tickle Creek is in very good condition. Dark-colored mafic rocks are scattered across the site.

A slight knoll along the northern boundary of the property appears to be a former old field. It supports an early successional Virginia pine (*Pinus virginiana*) forest.

The foundations of an old house and associated outbuildings are located immediately to the west of an old corn field along Howerton Road. The vegetation in the vicinity includes invasive species such as common privet (*Ligustrum sinense*), and Russian olive (*Elaeagnus angustifolia*). Several very large oak trees also remain at the house site. Trash dumping has been extensive in the wooded area around the former buildings as well as some places elsewhere on the property.

NATURAL COMMUNITY DESCRIPTION:

There are four natural, or semi-natural, plant community types found on this tract: Mixed Moisture Hardpan Forest, Upland Depression Swamp Forest, Piedmont Headwater Stream Forest and Piedmont Alluvial Forest. See Figure 4 on page 19.

A Mixed Moisture Hardpan Forest covers the largest portion of the site. This forest type contains a mixture of tree species typical of both hydric (wet) and xeric (dry) conditions, occurring on sites with clay-rich soils that have restricted internal drainage or shrink-swell properties. It is often found on Iredell or Enon soils, as it is here. While the trees are mostly small, often measuring 6-12" dbh (diameter at breast height), the tree species composition is still typical of this natural community type. Some areas have been overrun with invasive species, such as common privet (*Ligustrum sinense*) throughout, and Japanese stiltgrass (*Microstegium vimineum*), which forms dense patches in the wetter areas. Willow oak (*Quercus phellos*) is mixed with white oak (*Quercus alba*), post oak (*Quercus stellata*), mockernut hickory (*Carya tomentosa*) and pignut hickory (*Carya glabra*). Other tree species common in the canopy include white ash (*Fraxinus americana*), red cedar (*Juniperus virginiana*), sweet gum (*Liquidambar styraciflua*) and red mulberry (*Morus rubra*).

Understory species include winged elm (*Ulmus alata*), flowering dogwood (*Benthamidia florida*), eastern redbud (*Cercis canadensis*), American holly (*Ilex opaca*), black cherry (*Prunus serotina*) and common elderberry (*Sambucus canadensis*). Many tangled vines like muscadine grape (*Muscadinia rotundifolia*) and roundleaf greenbriar (*Smilax rotundifolium*) also grow in the understory, especially where sunlight falls. Poison ivy (*Toxicodendron radicans*) and the invasive Japanese honeysuckle (*Lonicera japonica*) are common near road and field edges.

The herb layer is variable at different portions of the site. Frequently found species include ebony spleenwort (*Asplenium platyneuron*), forest bedstraw (*Trichogalium circaezans*) and slender woodoats (*Chasmanthium laxum*), along with sedges (*Carex* spp.).

An Upland Depression Swamp Forest is found in a broad shallow depression on high ground east of NC 61. This is an isolated forested wetland with impeded soil drainage. Water stands for part of the year, but wetness is not great enough to prevent a closed tree canopy from developing. This forest type occurs on unusually flat areas with hardpan soils derived from mafic rock. The forest is dominated by willow oak (*Quercus phellos*), with a few sweetgum (*Liquidambar styraciflua*). The swollen bases of the trees and the sparse ground level vegetation indicate this area is frequently flooded. The ground layer of plants is made up almost completely of cypress-swamp sedge (*Carex joorii*), typical of upland depression swamp forests, but uncommon in the Piedmont and not noted before in Guilford County. These sedges and a few mosses show where standing water is frequent. Unlike the Piedmont Headwater Stream Forest to the south, the Depression Swamp Forest does not have an outflow channel. Water in this community type pools during winter rains and evaporates gradually during the spring. While these forests generally have sphagnum moss (*Sphagnum lescurii*) along with the sedges, it was not seen here. Past human activity may have disturbed the drainage enough that it is too dry for sphagnum.

An old farm pond can be seen within the Upland Depression Swamp Forest. It was holding water even in September after a dry summer, attesting to the impermeable hardpan below the soil surface.

A Piedmont Headwater Stream Forest (Hardpan subtype) is found just east of an old earthen dam near Howerton Road. It appears that a pond was present west (uphill) of the dam in the past, however that area was beyond the property line and was not investigated. The Piedmont Headwater Steam Forest extends east from the broken dam, as a low broad basin sparsely forested with willow oak (*Quercus phellos*) and with little ground cover. This area is likely seasonally flooded like the Upland Depression, however it slopes very gently to the east where a stream channel gradually becomes visible and indicates the beginning of Tickle Creek.

As the stream channel continues downhill it becomes more defined and the community type transitions to a Piedmont Alluvial Forest. This type of forest contains a mixture of alluvial and upland species. Here it has more defined banks and the small floodplain has typical floodplain species like river birch *(Betula nigr*a) and beech (*Fagus grandifolia*) growing along with sweetgum (*Liquidambar styraciflua*), red cedar (*Juniperus virginiana*) and white ash (*Fraxinus americana*). Invasives like common privet (*Ligustrum sinense*) and Japanese honeysuckle (*Lonicera japonica*) are common in the understory, along with roundleaf greenbriar (*Smilax rotundifolia*). Plentiful native vegetation was seen along the banks including several species of sedges (*Carex* spp), violets (*Viola* sp.) Piedmont bottlebrush grass (*Elymus hystrix*), goldenrod (*Solidago* sp.), Swamp-nettle (*Boehmeria cylindrica*) and mosses.

An early successional pine forest is growing in an old field that likely had few remaining native plant species at the time of abandonment. This area is on Mecklenburg sandy clay loam, moderately eroded and consists of Virginia pine (*Pinus virginiana*) generally 6 to 10" (max 14") dbh in the canopy, with a few loblolly pine (*Pinus taeda*). Smaller hardwoods characteristic of surrounding areas have seeded in over time. The herb layer is generally sparse, although vines like muscadine grape (*Muscadinia rotundifolia*) and roundleaf greenbriar (*Smilax rotundifolia*) are present. This is not a significant natural area.

The powerline along Hwy 61 is also highly disturbed and supports a mix of native and introduced (i.e. not native to North America) species that require full sun. Many are wetland species such as swamp-nettle (*Boehmeria cylindrica*) and tearthumb (*Persicaria sagittata*). Although this is some of the highest ground on the site, the soil is wet, so the hardpan soils associated with poor drainage found in the site interior appear to extend to this area also.

A small portion of Tract 1 is located on the south side of Howerton Rd. Species along the roadside were included in the species list. Cropland was not surveyed and a patch of early successional forest was noted as being dominated by an invasive tree, tree of heaven (*Ailanthus altissima*).

OTHER NATURAL COMMUNITIES PRESENT: None noted during this brief September survey.

ANIMAL HABITAT FACTORS

HABITAT HETEROGENEITY: Moderate. There is little variation among habitats on the site, although plant diversity increases closer to the stream corridor. Large trees are scattered throughout stands of smaller timber. Snags and fallen snags are fairly common, as are downed woody debris due to former timbering operations. There is narrow floodplain habitat along the banks of Tickle Creek, which appears to be an intermittent stream in this upper part of the watershed.

AMPHIBIAN BREEDING SITES: While an Upland Depression Swamp Forest might be expected to contain breeding pools for amphibians such as marbled salamanders during the winter months, the somewhat degraded nature of this site suggests that there may not be standing water in this depression long enough for amphibians to mature. However a man-made pond, presumably a former stock pond, did contain water at the time of the survey and a large frog population was noted. Due to time constraints, species were not identified. Considerable amphibian species diversity is expected at this upland breeding site. During the September 25, 2026 site visit, pools were noted at intervals in the intermittent stream bed. It had rained for two days prior and the pools are probably temporary, but they may last longer during winter and spring months. No amphibian egg masses were seen in the pools.

DENNING SITES: A stream bank height of one to two feet at the eastern end of the tract provides sites for occasional dens dug into the low banks and various small burrows were observed in the floodplain as well.

BIG TREES/LARGE CAVITIES: Snags and fallen snags are quite common, as is downed woody debris due to former timbering operations. Large mature trees, mostly oaks and hickories, can be seen at intervals along Howerton Road and along the boundary with the Guilford County Farm. There are more mature oaks around the old house site, which is located just west of an old corn field on Howerton Road. The largest tree measured was a white oak, 37” dbh. (diameter at breast height). Poison ivy growing on tree trunks prevented precise measurements in many cases, however a number of trees, especially oaks, were estimated in the 22” to 30” dbh range.

SNAGS AND LOGS: Both standing snags and downed trees were frequently noted.

MAST PRODUCING SPECIES: Abundant; predominantly oaks and hickories that are dominant in the upland habitat. As is typical of tracts that have been timbered repeatedly, large trees are rare on site, but there are some scattered about, usually forked or too crooked to make high-quality logs.

OTHER WILDLIFE FOOD SOURCES: Abundant wildlife food sources were noted, especially soft mast - summer fruits like red mulberry, several species of blackberries (*Rubus* spp.), blueberries (*Vaccinium* spp.), spicebush (*Lindera benzoin*) with birds feeding on the berries and various hardwoods, grasses and flowering plants that produce edible seeds.

NECTAR SOURCES: Several nectar species were noted, mostly along the Howerton roadside and under the electrical transmission line that follows NC Highway 61 along the western boundary of the site. They include tickseed-sunflower (*Bidens aristosa*), New York ironweed (*Vernonia noveboracensis*), wingstem (*Verbesina alternifolia*) and goldenrods (*Solidago* spp.) More nectar plants would be expected during spring and summer visits.

PRESENCE OF WATER: Tickle Creek was dry during the first visit on September 22, 2026, due to a summer of drought. There was no flow during the second visit on September 25, 2026, however the channel was wet and there were a series of puddles in the lower streambed following two days of rain. An old stock pond near the western end of the tract was holding water on September 22, despite the very dry summer.

AQUATIC HABITAT FACTORS

HYDROLOGY (order, flow rate, persistence): A first-order intermittent stream called Tickle Creek rises onsite and several minor first-order tributaries flow into the main channel. No flow was observed during two visits in September after a droughty summer.

DEPTH/WIDTH: The width of the Tickle Creek channel varies from approximately three to six feet along most of its channel, narrower at the upper end. On September 25, 2026, the substrate in the channel was wet and there were a series of puddles in the lower streambed following two days of rain but no active flow.

SUBSTRATE: Mostly gravel and cobbles, a few patches of wet mud.
WATER QUALITY/CLARITY: Puddles in the stream bed were clear, despite two days of rain previously.

BANK CONDITION: The bank condition and sinuosity in the headwaters were very good. The stream banks were not incised and invasive species do not dominate the adjacent floodplain habitat, although privet (*Ligustrum sinense*) was often seen.. At the eastern, lower end of the site, the stream is slightly incised but banks are in generally good condition. Privet (*Ligustrum sinense*), Japanese stiltgrass (*Microstegium vimineum*), and Japanese honeysuckle (*Lonicera japonica*) are all found in some parts of the floodplain.

VEGETATION: The Tickle Creek banks are well-vegetated. Plentiful native vegetation seen along the banks included Swamp-nettle (*Boehmeria cylindrica*), Piedmont bottlebrush grass (*Elymus hystrix*), goldenrod (*Solidago* sp.), several species of sedges (*Carex* spp), violets (*Viola* sp.) and mosses. The invasive Japanese stiltgrass (*Microstegium vimineum*) was also found on the banks in places.

WOODY DEBRIS: There is little woody debris in the upper part of the streambed. There are more fallen trees along the eastern end of the property, including some in the stream channel itself.

SPECIAL STATUS SPECIES PRESENT: One new County Record plant species, cypress-swamp sedge (*Carex joorii*), uncommon in the Piedmont, was noted in the Upland Depression Swamp Forest at the western end of the site. The plants were numerous, but mostly too stunted by lack of moisture to set seed. This appears to be a rather degraded site, without sphagnum moss, which would be expected in this habitat, or perhaps it is simply dry due to summer drought. A visit in the winter could provide more information.

POTENTIAL FOR OTHER SPECIAL STATUS SPECIES: Due to the mafic nature of the soils, the sunny roadsides and electrical transmission line may have Piedmont prairie species that would be visible at other times of year.

OTHER NOTEWORTHY SPECIES OR FEATURES PRESENT: None observed

SITE ECOSYSTEM INTEGRITY: Due to extensive past human activity, the Headwaters of Tickle Creek site is not of major botanical significance, however the upland depression swamp forest is very unusual for Guilford County and this is the first known occurrence of cypress-swamp sedge in the County. The natural community integrity varies across the site, with most areas having been degraded by farming or logging. There are many invasive species on site, especially near the edges of the property.

The intermittent stream, along with its floodplain and buffers, from the headwaters located at the southwest corner near the NC Hwy 61 and Howerton Road crossroad, all the way to the northeast corner where the stream exits this site are surprisingly intact. If development proceeds as has been proposed, this stream corridor is the most important area to protect, both for wildlife habitat and to retain water quality downstream.

DISTURBANCE-SENSITIVE SPECIES: None noted except for cypress-swamp sedge (*Carex joorii*), which would have been eliminated by soil disturbance or draining in the area where it grows.

FIRE REGIME: No evidence of recent fires.

OTHER DISTURBANCES OR IMPACTS

LOGGING: Most of the site has been timbered in the fairly recent past. Second growth tree species are more diverse than usual, with small oaks, hickories and white ash as well as the more common second growth species of sweet gum (*Liquidambar styraciflua*) and red maple (*Acer rubrum*).
FARMING: Several small fields have been recently cultivated.
DITCHES: None noted.
ROADS: There were some traces of old logging and/or farm roads.
ALTERED FLOOD REGIME: Little bank incision was noted despite past land-use practices.
EXOTIC/WEEDY SPECIES: See species list, beginning on page 12 (* denotes invasive species).
UNDERSTORY CLEARING: The southeastern corner of the tract was recently cleared.

DIRECT HUMAN INTRUSION: An old house site sits on Howerton Road west of a corn field. Trash piles were noted in its vicinity, in the wooded area east of the corn field and to a lesser extent elsewhere on the site. Several old deer blinds and other debris are scattered in the forested areas. Traces of old roads can be seen branching from the house site.

Occasional flagging on trees and disturbed soil patches in the early successional Virginia pine (*Pinus virginiana*) stand attest to plans for future development.

LANDSCAPE FACTORS

BOUNDARY INTEGRITY/SHAPE: The property boundary is generally rectangular.

ADJACENT LAND USE/OFFSITE STRESSES: The adjacent land is chiefly agricultural and timber management with some low-density housing. The Guilford County Farm (the Farm) to the east is managed for a mix of farming and public uses.

RELATION/CONNECTION TO OTHER SITES: The Headwaters of Tickle Creek are immediately west of and directly adjacent to the Farm, approximately 720 acres owned and managed by Guilford County. Some parts are leased farmland, while other areas provide hiking trails, greenhouses and other amenities for use by the local community and the public.

DEGREE OF POTENTIAL FOR LAND USE CHANGE: The two parcels that comprise this 73.56-acre site are part of a larger approximately 234-acre development project to be presented to the Guilford County Planning Board at an upcoming meeting. Because these two parcels are directly adjacent to the Farm and are upstream of a floodplain on part of the Farm, Guilford County Parks and Recreation contracted with me to perform a Natural Heritage Program biological survey to document existing site conditions to inform Guilford County Planning Board and staff.

BOUNDARY JUSTIFICATION: The survey included only the two tracts that share a boundary with the County-owned Farm.

RECOMMENDATIONS FOR PROTECTION

PLEASE NOTE: A North Carolina Natural Heritage Program site report documents conditions and makes management recommendations for the purpose of providing information. These recommendations should be viewed as options, not requirements, and can be implemented at various levels. This report does not represent a position for or against the rezoning request.

Protection is recommended to conserve the headwaters of Tickle Creek and its associated wetland areas along with any smaller side drains, to preserve the current level of ecosystem services provided by existing wetlands, along with diverse wildlife habitats and wildlife connectivity to other parts of the natural landscape. The map on page 19 illustrates the area recommended for preservation, which consists of the Piedmont Headwater Stream Forest and the Piedmont Alluvial Forest.

See below for other recommendations.

MANAGEMENT RECOMMENDATIONS:

1. A conservation easement would preserve stream corridors and wetlands, ecosystem services, habitat, connectors and the viewshed along eastern boundary with the Guilford County Farm.

2. Preserve at least a 50-foot wooded buffer along each side of the stream corridor. This will maintain natural replenishment of ground water, mitigate the potential for increased flooding downstream and preserve wetland habitat, mast species and wildlife feeding areas.

3. If the intermittent stream and its buffers are conserved as wildlife habitat, it is important that connectivity to larger swaths of natural lands is maintained so that terrestrial animals can move freely without needing to cross roads. The northeast corner of the site, on the far side of Tickle Creek, is wooded and appears to be a good location for a wildlife corridor connecting to forested areas to the north and east. I recommend that this area be protected as well as the intermittent stream and its buffers.

4. Preserving large oak and hickory trees along roads (and in the interior of the site where possible) would provide mast species for winter wildlife food, along with shade and a scenic view for future residents and for the public traveling on NC 61 and on Howerton Road approaching the Farm.

5. I recommend preserving the old livestock pond for upland amphibian breeding habitat, or, if that area is to be developed, replacing it with a new, similarly-sized scoop pond nearby. Upland amphibians are surprisingly willing to lay eggs in new ponds, even before vegetation is established.

6. Treat the upland depression swamp forest sensitively if possible, by routing roads and development around the most intact part of it to preserve this plant community that is rare in Guilford County.

7. To preserve water quality, storm water should be directed away from stream channels.

NEED FOR FURTHER STUDY:
Field work for this study was conducted on two days during one week in September 2026 after a droughty summer. It should be considered a limited seasonal survey.

Photographs begin on page 20.

REFERENCES

Flood Risk Information System (FRIS) https://fris.nc.gov/ contains digitally accessible flood hazard data, models, maps, risk assessments, and reports that are database driven. Contact: NC Floodplain Mapping Program, 4218 Mail Service Center, Raleigh, NC 27699-4218. Phone: 919-715-5711. Email: frishelp@ncdps.gov

Guilford County GIS Data Viewer https://gisdv.guilfordcountync.gov/Guilford/

NC OneMap, Geographic Data Serving a Statewide Community https://www.nconemap.gov/maps

Schafale, M.P. 2024. Classification of the Natural Communities of North Carolina, Fourth Approximation. North Carolina Natural Heritage Program, NC Department of Natural and Cultural Resources. https://www.ncnhp.org/classification-natural-communities-north-carolina-4th-approximation.

Soil Survey Staff. Web soil survey. U.S. Department of Agriculture, Natural Resources Conservation Service. https://websoilsurvey.sc.egov.usda.gov.

The North Carolina Geological Survey, Philip M. Brown, Chief Geologist. 1985. Geologic Map of North Carolina. State of North Carolina Department of Natural Resources and Community Development, Division of Land Resources. Raleigh, North Carolina.

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Weakley, A.S., and Southeastern Flora Team. 2026. Flora of the southeastern United States Web App. University of North Carolina Herbarium, North Carolina Botanical Garden, Chapel Hill, U.S.A. https://fsus.ncbg.unc.edu/.

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Appendices

PLANT SPECIES OBSERVED

* Denotes invasive species
** Non native but not considered invasive
# wildlife food source
nectar plants

Thoroughness of list: visited two days in September, following a droughty summer. Fairly thorough for woody species. As thorough as possible for grasses and forbs, but necessarily limited due to short time frame and many species not visible or only in flower at other times of year.

CANOPY
Acer rubrum Red Maple
Ailanthus altissima Tree-of-heaven*
Carya glabra Pignut hickory#
Carya ovata Shagbark hickory#
Carya tomentosa Mockernut hickory#
Celtis laevigata Sugarberry
Fagus grandifolia American beech#
Fraxinus americana White ash
Juniperus virginiana Red cedar
Liquidambar styraciflua Sweet gum
Liriodendron tulipifera Tulip poplar
Morus rubra Red mulberry #
Nyssa sylvatica Black gum
Paulownia tomentosa Princess tree*
Pinus taeda Loblolly pine
Pinus virginiana Virginia pine
Platanus occidentalis Sycamore
Quercus alba White oak #
Quercus falcata Southern red oak #
Quercus marilandica Blackjack oak #
Quercus michauxii Swamp Chestnut oak #
Quercus phellos Willow oak #
Quercus rubra Northern red oak #
Quercus shumardii Shumard oak #
Quercus stellata Post oak #

UNDERSTORY
Acer floridanum Southern sugar maple
Benthamidia florida Flowering dogwood
Cercis canadensis Eastern redbud
Chionanthus virginicus Fringe-tree
Diospyros virginiana American persimmon #
Ilex opaca American holly #
Prunus serotina Black cherry #
Rhus copallinum Eastern winged sumac

Sambucus canadensis Common elderberry #
Ulmus alata Winged elm

SHRUB LAYER

Baccharis halimifolia Silverling
Elaeagnus umbellata Silverberry*
Euonymus americanus Strawberrybush
Ligustrum sinense Chinese privet*
Lindera benzoin Northern spicebush #
Nandina domestica Nandina**
Rosa caroliniana Carolina rose #
Rosa multiflora Multiflora rose* #
Sassafras albidum Sassafras
Vaccinium angustifolium A lowbush blueberry #
Vaccinium corymbosum A highbush blueberry #
Viburnum prunifolium Black haw #

VINES
Bignonia capreolata Cross-vine
Campsis radicans Trumpet creeper
Gelsemium sempervirens Carolina jessamine
Hedera helix English ivy*
Ipomoea coccinea Scarlet creeper
Ipomoea lacunosum Small white morning-glory
Ipomoea purpurascens Common morning-glory**
Lonicera japonica Japanese honeysuckle*
Muscadinia rotundifolia Muscadine grape #
Parthenocissus quinquefolia Virginia creeper
Rubus argutus Common blackberry #
Rubus flagellaris Common dewberry #
Rubus occidentalis Black raspberry #
Smilax bona-nox Fringed greenbriar #
Smilax rotundifolium Roundleaf greenbriar #
Toxicodendron radicans Poison ivy
Wisteria xformosa Hybrid Asian wisteria*

HERB LAYER
Acalypha rhomboides Rhombic Copperleaf
Amaranthus retroflexus Common amaranth
Anatherum virginicum Old-field Broomstraw
Antennaria plantaginifolia Plantain Pussytoes
Apios americana Common Groundnut #
Arthraxon hispidus var. hispidus Joint-head Grass
Asplenium platyneuron Ebony spleenwort
Bidens aristosa Tickseed-sunflower ##
Boehmeria cylindrica Swamp-nettle
Carex joorii Cypress-swamp sedge
Carex sp. 1 A tall sedge, stream edge

Carex sp. 2 bunch sedge, stream edge
Carex sp. 3 small sedge, stream edge
Chasmanthium laxum Slender wood oats
Chimaphila maculata Pipsissewa
Cichorium intybus Chicory**
Croton glandulosus Croton
Croton glandulosus var. septentrionalis Northern croton
Cyperus erythrorhizos Redrooted Flatsedge.
Danthonia sericea Silky oatgrass
Daucus carota Queen Anne's lace
Desmodium paniculatum Panicled Tick-trefoil
Dichanthelium clandestinum Deertongue
Dichanthelium clandestinum Deer-tongue grass
Dichathelium sp. A rosettegrass
Digitaria sp. Crabgrass**
Eragrostis spectabilis Purple Lovegrass
Erectites hieraciifolia Burnweed
Erigeron canadensis Horseweed
Erigeron strigosus Daisy fleabane
Eupatorium capillifolium Common dog-fennel
Euphorbia maculata Spotted spurge
Euphorbia nutans Eyebane
Hexasepalum teres Poorjoe
Hypericum drummondii Drummond's St. John's wort
Hypericum hypericoides St. Andrew's cross
Juncus effusus Soft rush
Juncus tenuis Path rush
Kummerowia striata Japanese-clover**
Lespedeza bicolor Shrub lespedeza**
Lespedeza cuneata Sericea lespedeza*
Microstegium vimineum Japanese stiltgrass*
Mollugo verticillata Carpetweed**
Muhlenbergia schreberi Nimblewill
Mutarda nigra Black mustard **
Oenothera biennis Common Evening-primrose
Oxalis sp. A wood-sorrel
Paspalum dilatatum Dallis grass*
Paspalum floridanum Florida paspalum
Perilla scabra Beefsteak plant*
Persicaria maculosa Lady's-thumb **
Persicaria sagittata Tearthumb
Physalis angulata Smooth ground-cherry
Phytolacca americana Pokeweed
Pityopsis graminifolia Silkgrass
Polystichum acrostichoides Christmas fern
Potentilla canadensis Dwarf cinquefoil
Prunella vulgaris Selfheal
Sceptridium biternatum Southern grape fern
Schizachyrium scoparium Little bluestem

Senna hebecarpa Wild senna
Sida rhombifolia Arrowleaf sida
Solidago altissima Tall goldenrod ##
Solidago odora Licorice Goldenrod ##
Sorghastrum nutans Indian grass
Sorghum halepense Johnson grass**
Symphyotrichum pilosum Frost aster ##
Trichogalium aparine A bedstraw
Trichogalium circaezans Woods bedstraw
Tridens flavus Purpletop grass
Trifolium pratense Red clover
Tripsacum dactyloides Gama grass
Verbena urticifolia White vervain
Verbesina alternifolia Wingstem
Vernonia noveboracensis New York ironweed ##
Viola sp. A violet
Xanthium chinense Cocklebur

ANIMAL SPECIES OBSERVED

Thoroughness of list: Casual

Vertebrates

Blue jay
Crow
Eastern wood-peewee
Redtail hawk
Deer
Squirrel
Frogs

Pollinators (seen on roadsides)

Cloudless sulphur butterfly
Pearl crescent butterfly

Figure 1 - Flood Zone Map from North Carolina Floodplain Mapping Program

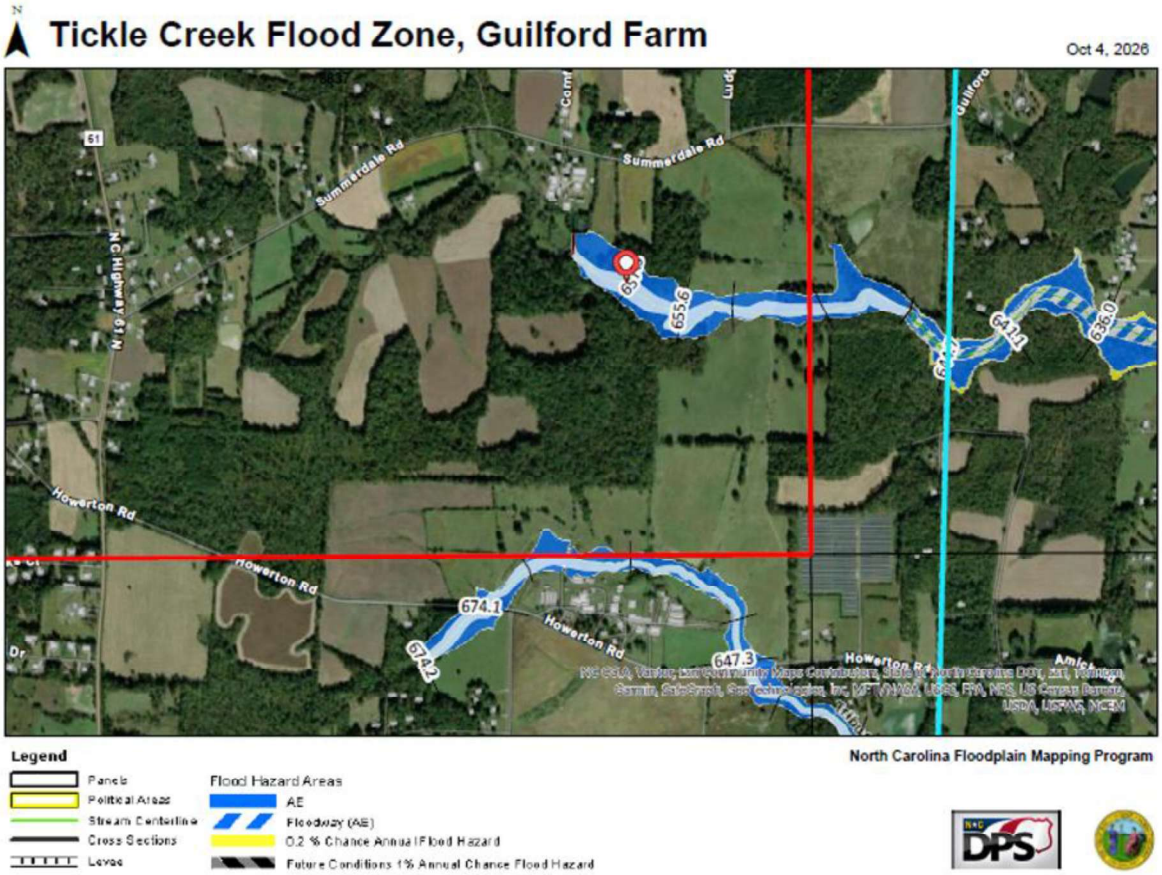


Figure 2 - Topographic Map

Ossipee Quadrangle, North Carolina

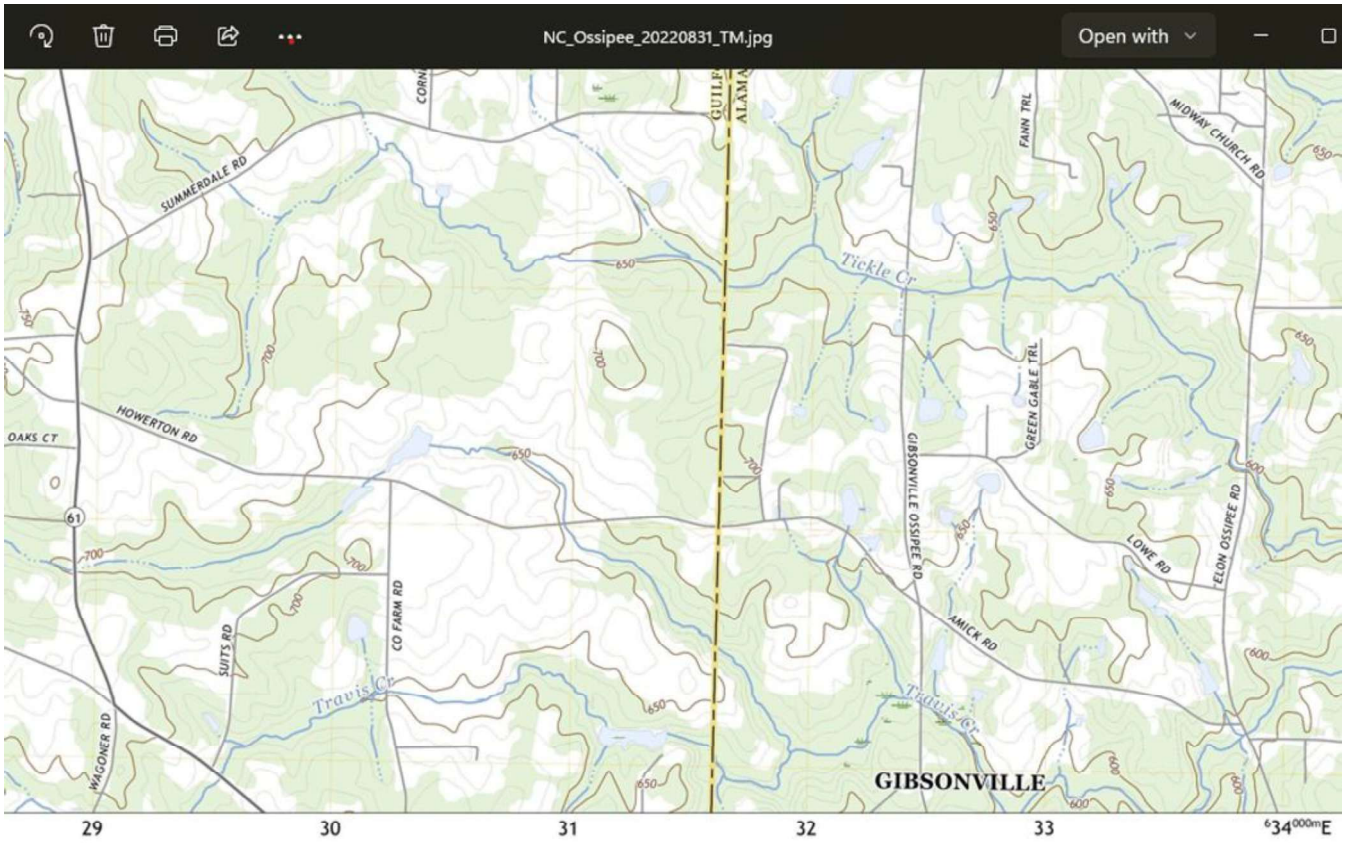


Figure 3 - Soil Map, sourced from NRCS Website

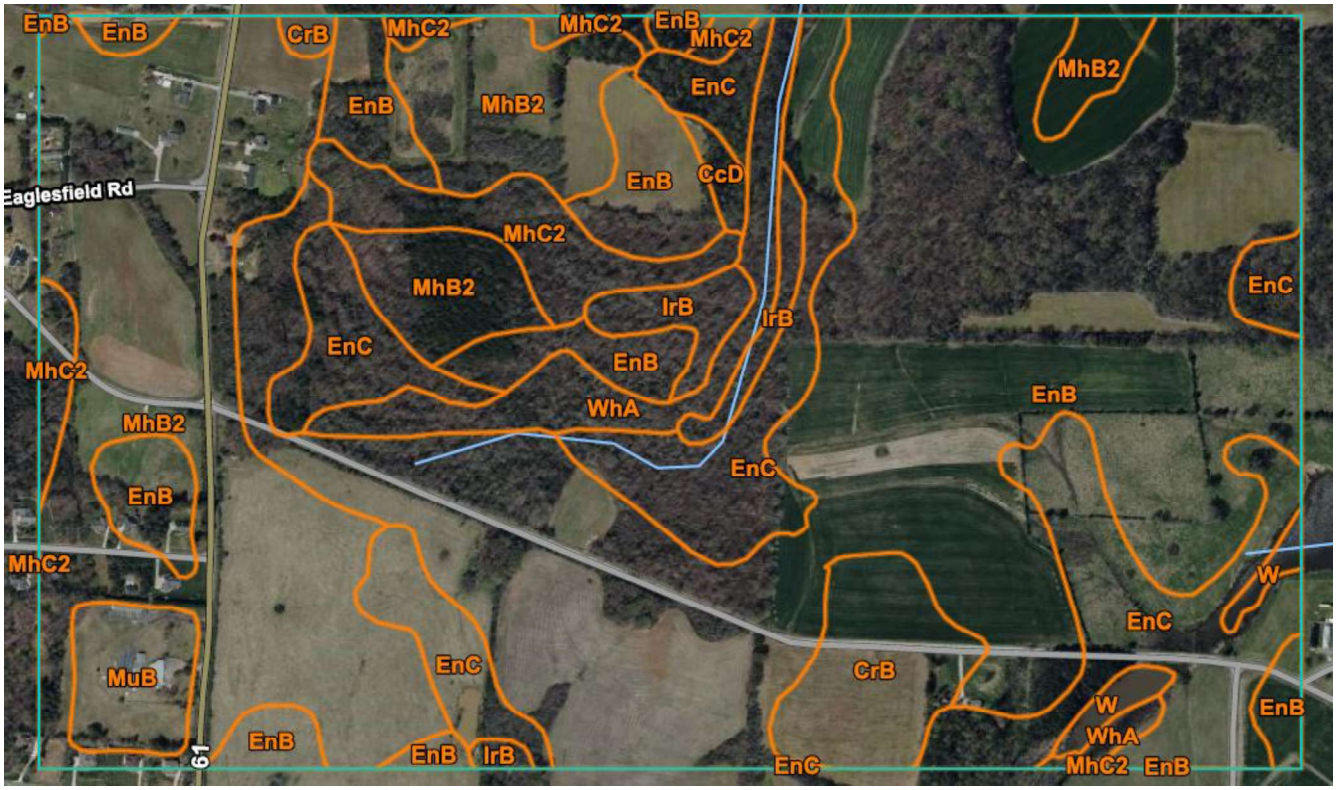
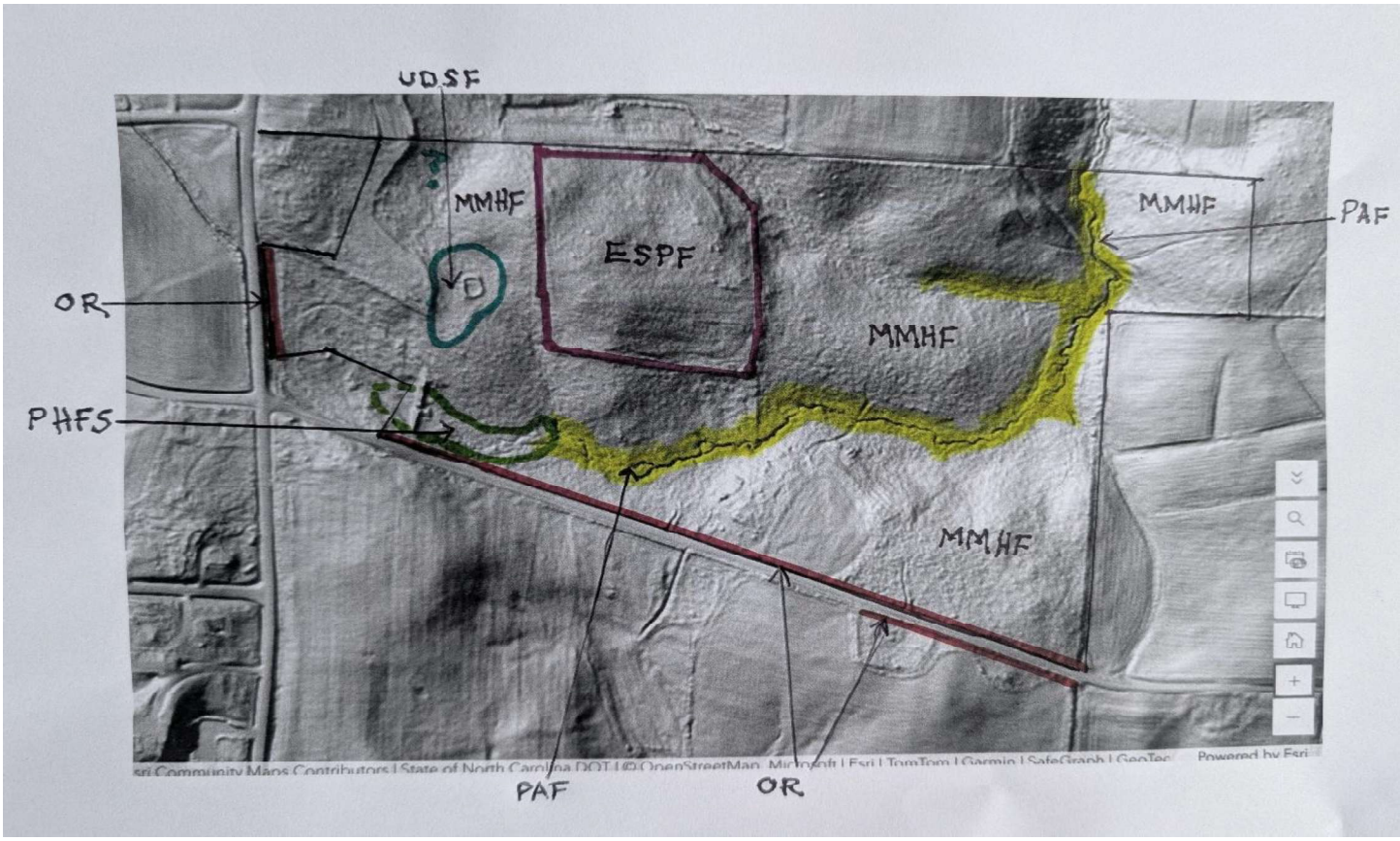


Figure 4 – Map showing approximate locations of plant community types

MMHF Mixed Moisture Hardpan Forest
UDFS Upland Depression Swamp Forest
PHFS Piedmont Headwater Stream Forest
PAF Piedmont Alluvial Forest
ESPF Early Successional Pine Forest
OR Open Roadsides



Photographs – September 22, 2026



Upland depression swamp forest

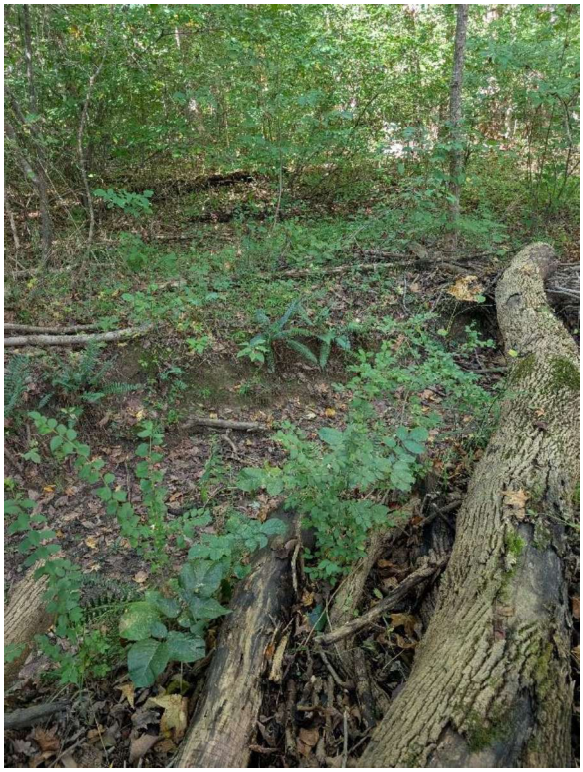


Old livestock pond? Now amphibian breeding area.

Photographs – September 25, 2026



Upper streambed



Lower stream bed



Spicebush



Typical interior view

Samantha Lockwood

From: Marc Isaacson <marc@isaacsonsheridan.com>
Sent: Wednesday, October 28, 2026 9:50 AM
To: J. Leslie Bell; Samantha Lockwood; Ashton Roberts
Cc: Shawn Cummings; Nolan Kirkman; Scott Krusell
Subject: Rezoning Case #26-08-PLBD-00033 (NC Highway 61/Howerton Road)
Attachments: JCA NHP Site Report Review 10.20.26.pdf; Pilot Project 12012_Howerton Rd_Confirmation Letter_10.7.26.pdf; USACE Wetland-Stream Concurrence Email 10.19.26.pdf; Howerton Road-Highway 61-Zoning Condition 9 Illustration-WE 1-28.docx

WARNING *This email originated outside Guilford County's email system.* *WARNING*
Do not click or open unrecognized links and attachments.**When in doubt**, click on the **P**hish **A**lert **R**eport

Hello Leslie, Samantha and Ashton,

Background: Thank you for the corrected site survey report ("NHP Site Report Tickle Creek HW Final 10-26-26," the "Survey"). VennTerra has reviewed it and confirms that it addresses the items in my October 21 email. We appreciate Ms. Allen's prompt attention to them and the County's cooperation throughout this process.

Because my October 21 email responded to the earlier version of the Survey, VennTerra asks that this email and the three attachments noted below be included as VennTerra's written response to the corrected Survey for the November 10 continued hearing.

Attachments:

1. "JCA NHP Site Report Review 10.20.26" — Independent review of the Survey by Dr. J.H. Carter III & Associates, Inc. (JCA), Southern Pines, dated October 20, 2026. JCA conducted its own site visit on October 9, 2026.

2. "Pilot Project 12012_Howerton Rd_Confirmation Letter_10.7.26" — Letter from Pilot Environmental confirming its stream and wetland delineation of the site, with the January 24, 2025 Wetland Delineation report and map attached. The delineation was conducted January 16–22, 2025 (wet season) and covers the stream and wetland features the Survey describes.

3. "USACE Wetland-Stream Concurrence Email 10.19.26" — The U.S. Army Corps of Engineers' October 19, 2026 verification of the Pilot delineation (SAW-2026-01785), with the verified Wetland Map.

Summary: VennTerra would summarize the record as follows:

1. The Survey found no federally or state-listed plant or animal species on the parcels and no designated Natural Heritage Natural Area and concluded that the site "is not of major botanical significance." The revised Survey states that it does not represent a position for or against the rezoning request, that its recommendations are options rather than requirements, and that it should be considered a limited

seasonal survey. JCA, whose senior biologist walked the property made the following findings:, (i) He concurs with the natural communities identified and with the adequacy of the survey effort for its purpose, (ii) Dr. Carter confirms that none of the communities identified, including the Upland Depression Swamp Forest, is a Natural Heritage Program element occurrence or within a Natural Heritage Natural Area, and (iii) that none of the species discussed in either report would impose a regulatory constraint on the rezoning or site design.

2. The stream and wetland features the Survey describes were delineated with GPS by Pilot Environmental in January 2025 (wet season) under the USACE 1987 Manual and Regional Supplement. On October 19, 2026, the U.S. Army Corps of Engineers, Wilmington District, verified that delineation as sufficiently accurate and reliable for permitting actions (SAW-2026-01785). These features will go through the standard USACE and NC DWR permitting process at the design stage, irrespective of this rezoning.

3. The Survey's principal recommendation — a 50-foot wooded buffer along the stream corridor — is already required by the Jordan Lake riparian buffer rules (15A NCAC 02B .0267), which apply to the entire property.

4. The six-acre wildlife conservation easement required by Zoning Condition 7, will be located contiguous to the County Farm in the northeastern portion of the wooded parcels, as illustrated in the conceptual plan presented to the Board on September 9. JCA describes this area as providing "a valuable buffer of the stream channel as well as cover, foraging substrate and a movement corridor for wildlife" and preserving mature boundary trees along the County Farm.

5. JCA's overall conclusion is that, with the conditions offered in VennTerra's application implemented, the proposed development would not have a significant adverse effect on the natural resources or habitats of the adjoining Guilford County Farm.

New Zoning Condition 9:

On October 27, 2026, VennTerra met with Guilford County staff to review the Survey's recommendations in light of the zoning conditions already offered. Staff and VennTerra concluded that the Survey's recommendations are substantially addressed by the existing conditions and by the USACE, NC DWR and Jordan Lake buffer requirements that will apply at the design stage. Staff recommended one addition, which VennTerra accepts and hereby submits as Condition 9 to its conditional rezoning application:

"9. The wetland area identified as WE 1-28 on the 1/24/25 Pilot Environmental study and comprising 1.593 acres shall not be disturbed or encroached upon except as may be approved by Guilford County." Please note that the attached page from our revised Power Point Presentation now includes a reference and illustration of that wetland area (WE 1-28) to be preserved per new zoning condition 9 (see attached page with New Condition 9 illustrated). Subject to Staff's approval of wording, this page will be included in our updated Power Point Presentation.
VennTerra consents to this new zoning condition #9 and asks that Planning Staff confirm the complete list of conditions (Use Conditions and Development Conditions 1 through 9) that will be presented to the Board on November 10, so that VennTerra's presentation matches the staff report.

VennTerra looks forward to the November 10 hearing.

Sincerely,

Marc Isaacson
Counsel for VennTerra LLC

Marc L. Isaacson
Partner
Isaacson Sheridan
804 Green Valley Road, Suite 200
Greensboro, NC 27408
336.609.5134 (direct)
336.273.7293 (fax)
marc@isaacsonsheridan.com

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DR. J.H. CARTER III & ASSOCIATES, INC.
Environmental Consultants
515 F Midland Road • Southern Pines, N.C. 28387
(910) 695-1043 • www.jhcarterinc.com

20 October 2026

Mr. Nolan Kirkman, PE
President
VennTerra Land Development, LLC
1141 Jay Lane
Graham, NC 27253

Dear Mr. Kirkman:

VennTerra Land Development, LLC (VennTerra) is requesting the rezoning of an approximately 233-acre property along Howerton Road (Rd.) (SR 2740), Guilford County, North Carolina (NC), in order to develop it as a residential subdivision. In order to address concerns expressed by the public and the Guilford County Planning Board (County), Guilford County Parks and Recreation hired a biologist to conduct a biological survey and complete a Site Survey Report using protocols and a template used by the NC Natural Heritage Program (NCNHP). The work was conducted on a portion of the property consisting of 2 parcels comprising approximately 73.56 acres that are predominantly north of Howerton Rd. and east of NC Highway 61 North. Dr. J. H. Carter III & Associates, Inc. (JCA) was hired by VennTerra to review the Site Survey Report as a third party and provide additional context, information and recommendations.

1. Site Visit

In order to gain familiarity with the property in question, a site visit was conducted on 9 October 2026 by JCA Senior Biologist and Botanist, Ms. Alicia Jackson. The site was notably dry, with the only standing water seen being in one hole excavated fairly recently (perhaps for soil testing) and in a small isolated manmade pond. Portions of each natural community mapped in the Site Survey Report and the majority of areas mapped as wetlands by Pilot Environmental, Inc. (Pilot), were visited and photographed.

2. Survey effort

Per the Site Survey Report, Ms. Nell Allen and Ms. Moni Bates, both skilled botanists with substantial experience in the region, conducted field surveys on 2 days in September 2026 (Allen 2026). In our opinion, this level of effort is sufficient for the type and amount of data needed in order to complete the report. Since the County's intent was to obtain a summary of the property's natural significance and condition and not to conduct systematic surveys for specific rare species, the time of year was not critical.

Guilford County has been in a drought since September 2025 (Drought.gov 2026). This condition can make determining natural communities more difficult since herbaceous species often used to indicate soil moisture and/or specific natural community types may be reduced or absent. Additionally, upland species can germinate and grow in habitats typically too wet for them to survive. Despite this complication, more permanent characteristics such as woody plant species composition, physical indicators of hydrology, soils and topography can be used to determine the natural community types.

3. Natural Communities

Using the Classification of the Natural Communities of North Carolina, Fourth Approximation (Schafale 2025), Ms. Allen and Ms. Bates identified 4 natural communities on the 73-acre property: Mixed Moisture Hardpan Forest, Upland Depression Swamp Forest, Piedmont Headwater Stream Forest and Piedmont Alluvial Forest (Allen 2026). Based on our observations and the descriptions found in the Site Survey Report, with the current drought taken into consideration, we agree with these determinations.

These natural communities are listed below along with their assigned State Ranks. State Ranks are a "measure of the relative imperilment" of ecological communities in NC, which are used by various agencies to guide conservation, planning and management decisions (NCNHP 2026). State Ranks are developed by the NCNHP and collaborators such as government agencies, universities and museums. Note: None of the communities on the project site are NCNHP element occurrences, nor are they within Natural Heritage Natural Areas.

Mixed Moisture Hardpan Forest is rare in NC, categorized as S2 – Imperiled. The majority of this type of habitat on the site had been degraded by logging and/or farming in the past and none of it was of good or excellent quality, with most areas having a dense understory of small trees and/or invasive shrubs (Allen 2026; A. Jackson unpublished data).

Piedmont Headwater Stream Forest (Hardpan Subtype) is also S2 in the state; despite the presence of an old, breached, dam upstream and some invasive species, this community was relatively intact. Piedmont Alluvial Forest is categorized as S4 - Apparently Secure in NC and these areas were also in good shape on the property. Both of these communities, as depicted in the Site Survey Report (Allen 2026), were also delineated by Pilot (2025) as potentially jurisdictional wetlands or streams and will be protected as dictated by the U.S. Army Corps of Engineers (USACE), Jordan Lake riparian buffer rules and other applicable rules during the site design stage (Pilot 2026).

The Upland Depression Swamp Forest natural community is categorized as S2S3 in NC, which indicates some uncertainty of whether it should be classified as Imperiled or Vulnerable (NCNHP 2026). This community contained mature overstory trees, an open understory and fewer invasive species than the remainder of the property, possibly due to the almost-closed canopy. A small manmade livestock pond was the only significant disturbance noted in this area (Allen 2026; A. Jackson, unpublished data), although historic aerial imagery suggests that limited logging and/or soil disturbance has taken place. Per Pilot (2026), this area did not meet all criteria to be classified as a wetland; it also would not be jurisdictional due to being isolated. As with the remainder of the property, this area is not a NCNHP element occurrence and it is not within a Natural Heritage Natural Area.

4. Conserving 6 acres adjacent to the Guilford County Farm Property

One of the conditions VennTerra has offered as part of the rezoning request is the placement of 6 acres under a conservation easement, to be owned and managed by the future Homeowners Association. This easement would be adjacent to an 806-acre Guilford County Parks and Recreation property, the Guilford County Farm (County Farm), which is a mixed-use property that includes 600 acres of fields and pasture leased to farmers, hiking trails, fishing ponds, greenhouses and vineyards (Guilford County Government 2026).

Description: The potential 6-acre conservation area, as illustrated in the conceptual plan presented to the County on 9 September 2026, includes 4 acres in the far northeastern corner that would be undevelopable without impacting wetlands and/or streams. This area is dominated by dense, small understory trees such as tulip poplar (*Liriodendron tulipifera*), sweetgum (*Liquidambar styraciflua*), white ash (*Fraxinus americana*) and hickories (*Carya* spp.), but there are large, mature trees scattered throughout and concentrated along the property edge including northern red oak

(*Quercus rubra*), hickories, sweetgum and tulip poplar. Invasive species including Chinese privet (*Ligustrum sinense*), Japanese honeysuckle (*Lonicera japonica*) and tree-of-heaven (*Ailanthus altissima*) are common and are particularly dense along the edge of the adjacent agricultural field.

The remaining 2 acres of the potential conservation easement area will protect existing forest between a stream and the eastern property boundary. This area is similar to that described above, with large oaks along the property line and significant amounts of Chinese privet in the understory.

While the potential 6-acre conservation easement area has been disturbed in the past and is not ecologically unique, it will provide a valuable buffer of the stream channel as well as cover, foraging substrate and a movement corridor for wildlife. It also will preserve Mixed Moisture Hardpan Forest and Piedmont Alluvial Forest natural communities.

Avian species: The County Farm property is frequently visited by birders and has been known to host bird species rarely observed elsewhere in NC (eBird 2026). The rarities have tended to be species that prefer grasslands and edge habitats, owing to the majority of the County Farm being working agricultural fields. However, forested habitats such as that within the proposed 6-acre conservation area provide important shelter, nesting habitat and foraging substrate for birds. Large tracts of contiguous forest are uncommon on the County Farm and other permanently protected properties in the area.

5. Invasive Species

As is common in habitats throughout the Piedmont, invasive species were frequent, if not dominant, particularly along edges of disturbed areas. These species degrade habitat quality by shading and outcompeting native species. The most common invasive species found on the project site, Chinese privet and Japanese honeysuckle, are well-established in the region and are difficult, if not impossible, to eradicate. Periodic control of these species, particularly within the conservation easement area, would be beneficial (by manual or chemical means). Although regenerating hardwoods are quite dense in the northeastern corner, Chinese privet is not prevalent in the interior of this stand. Mechanical thinning could potentially give invasive species an opportunity to spread further into the conservation area and is, therefore, not recommended.

Tree-of-heaven is arguably a higher priority to monitor and treat regularly, as this species is the primary host for the invasive Spotted Lanternfly (*Lycorma delicatula*) (NC State Extension 2025). This highly-invasive insect is newly-established in Guilford County and is a major pest to certain crops including grapes and fruit trees (NC Department of Agriculture and Consumer Services 2026). Tree-of-heaven was observed by JCA along the eastern property boundary within the potential conservation area and north of the small agricultural field (coordinates available upon request).

6. Specific Plant and Animal Species Concerns

Plants: The Site Survey Report mentions the occurrence of cypress-swamp sedge (*Carex joorii*), which had not been previously recorded in Guilford County. County records are noteworthy in that they are officially documented by herbaria or other institutions. In this case, cypress-swamp sedge had been documented previously in the adjacent counties to the east and south. This species is categorized as S3 (Vulnerable) in NC, but is not considered rare enough to be tracked by the NCNHP (NCNHP 2026).

Amphibians: As Ms. Allen mentions, isolated, fish-free ponds are critical to certain amphibian species. Per her report, it was unclear whether the Upland Depression Swamp Forest onsite typically holds water long enough to serve as breeding habitat for amphibians; however, the small livestock pond did contain water in September and many frogs were noted.

The Site Survey notes that the pond may provide a breeding site for rare amphibian species such as the eastern tiger salamander (*Ambystoma tigrinum*), mole salamander (*A. talpoideum*) or

spotted salamander (*A. maculatum*). Mole salamanders are a Special Concern species in NC and between 2 and 10 populations have been documented in Guilford County (Petranka et al. 2026). When not breeding, adults spend time in forests surrounding their breeding ponds, living in shallow burrows and tunnels. This species could occur on the property.

In NC, eastern tiger salamanders prefer sandy soils in the Sandhills and eastern Piedmont counties. They have not been documented in Guilford County. Spotted salamanders do occur in the county, rely on fish-free bodies of water and could occur on the property; however, this is a common species in NC (S5). One other NC Special Concern species, the four-toed salamander (*Hemidactylium scutatum*), is known to occur in Guilford County in 2-10 populations. This species also needs fish-free ponds in order to breed, but spends the remainder of the year in wet habitats around breeding ponds such as bogs, vernal ponds and marshes (Petranka et al. 2026). It is not clear whether habitat on the project site could support four-toed salamanders.

The ongoing drought complicates assessing the value, if any, of the small livestock pond and surrounding Upland Depression Swamp Forest to host salamanders. Such habitats may not hold water long enough to be salamander breeding habitat. No federally-protected amphibian species have been documented in Guilford County or the adjacent counties (NCNHP 2026). State wildlife species regulations do not prohibit habitat modification on private land and the proposed rezoning and site planning would not trigger a need for surveys for State-listed species (N.C. Gen. Stat. §§ 113-331 to 113-337 (Article 25 of Chapter 113)).

7. Riparian Buffers

The Site Survey Report recommended preserving at least a 50-foot wooded buffer along stream corridors. The entire 230-acre property is within the Lake Jordan Water Supply Watershed, which has applicable riparian buffer rules in order to protect the drinking supply of several municipalities. The following excerpt is from 15A NCAC 02B.0267:

> (4) BUFFERS PROTECTED. The following minimum criteria shall be used for identifying regulated buffers:
> (a) This Rule shall apply to activities conducted within, or outside of with impacts upon, 50-foot wide riparian buffers directly adjacent to surface waters in the Jordan watershed (intermittent streams, perennial streams, lakes, reservoirs and ponds), excluding wetlands.
> (b) Wetlands adjacent to surface waters or within 50 feet of surface waters shall be considered as part of the riparian buffer but are regulated pursuant to 15A NCAC 02H .0506.
> (c) A surface water shall be subject to this Rule if the feature is approximately shown on any of the following references, and shall not be subject if it does not appear on any of these references:
> (i) The most recent version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture.
> (ii) The most recent version of the 1:24,000 scale (7.5 minute) quadrangle topographic maps prepared by the United States Geologic Survey (USGS).
> (iii) Maps approved by the Geographic Information Coordinating Council and by the Commission. Prior to approving such maps, the Commission shall provide a 30-day public notice and opportunity for comment. Maps approved under this sub-item shall not apply to projects that are existing and ongoing within the meaning of this Rule as set out in Item (6).

Note that while soil maps show a stream centerline within the area mapped in the Site Survey Report as Upland Depression Swamp Forest (meeting criterion (i) above), this area was not determined to be connected to any streams by Pilot, Ms. Allen, or Alicia Jackson of JCA (Pilot Environmental, Inc. 2025; Allen 2026; A. Jackson, unpublished data). The buffer rules contain allowances for

exemptions based on a wetland delineation and/or a site visit from a qualified local government representative. The buffer rules also describe various types of activities, including construction, potentially occurring within riparian buffers that are exempt, allowable and allowable with mitigation. Further definitions and criteria for zones within the 50-foot buffers are also described.

8. Presentation and Method

Regarding Ms. Allen's natural community delineations being hand-annotated: To our knowledge, the majority of Site Reports that are conducted by or for the NCNHP are completed by field biologists who may not have access to accurate GPS units or field software. Hand-drawn maps or coordinates of points of interest might be provided to a GIS specialist in the organization who then digitizes the areas using various GIS data layers.

In this case, if more exact community delineations are needed (such as for acreage calculations, CAD or GIS layers to be added to site plans, etc.), this would likely be outside the scope of a typical report for NCNHP. As it was pointed out in correspondence between representatives of VennTerra, Isaacson Sheridan and the County, the use of this type of report for a rezoning decision is not typical.

Recommendations in Site Survey Reports are helpful for conservation organizations such as Guilford County Parks and Recreation, land trusts and the NCNHP who may need rare species data in order to prioritize land purchase/protection or to include in funding applications.

9. Summary

The Site Survey Report was prepared by qualified botanists using an appropriate level of effort for its purpose and we concur with the natural communities identified. With the exception of the Upland Depression Swamp Forest community, which did not meet wetland criteria (Pilot 2026) and would not be considered to be a jurisdictional wetland due to its isolation, the stream and wetland features described in the report match those delineated by Pilot (2025, 2026). These streams and wetlands will be subject to the standard jurisdictional determination and permitting processes at the design stage. No designated critical habitat for federally-listed species occurs on the property and any federal consultation requirements for listed species would be addressed through the USACE permitting process at the design stage. None of the State-listed species discussed in the Site Survey Report or herein would impose a regulatory constraint on the rezoning or site design, and we are unaware of surveys for state-listed species being required for county rezoning decisions.

Based on our site visit and review of the Site Survey Report (Allen 2026) and wetland delineation (Pilot 2025, 2026), and assuming implementation of the conditions offered in VennTerra's rezoning application, it is our opinion that the proposed development would not have a significant adverse effect on the natural resources or habitats of the adjoining Guilford County Farm. All jurisdictional wetlands and streams on the property will be protected by the 50-foot riparian buffers required by the Jordan Lake buffer rules, which corresponds to recommendations made in the Site Survey Report (Allen 2026). The 6-acre conservation easement will preserve additional forested acreage that will provide a wildlife corridor, stream buffer and mature boundary trees along the edge of the County Farm property.

Please contact me with any questions.

Sincerely,



Dr. J. H Carter III
Senior Vice-President

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Pilot Environmental, Inc. 2025. Letter to Mr. Scott Krusell from Michael T. Brame and David S. Brame Re: Wetland Delineation, Approximate 230-acre Tract, Howerton Road, Gibsonville, Guilford County, NC. Dated 24 January 2025. 25 pp.

Pilot Environmental, Inc. 2026. Letter to Mr. Scott Krusell from Michael T. Brame and David S. Brame Re: Wetland Delineation and Features Confirmation, Portion of Approximate 230-acre Tract, Howerton Road, Gibsonville, Guilford County, NC. Dated 7 October 2026. 2 pp.

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PILOT ENVIRONMENTAL, INC

October 7, 2026

Mr. Scott Krusell
VENN 6200 Hwy 61 LLC
1141 Jay Lane
Graham, North Carolina 27253

Reference: Wetland Delineation and Features Confirmation
Portion of Approximate 230-Acre Tract
Howerton Road
Gibsonville, Guilford County, North Carolina
Pilot Project 12012

Dear Mr. Krusell:

Pilot Environmental, Inc. is pleased to submit this summary letter for inclusion in the Planning Board packet. This correspondence confirms the details, methodologies, and current regulatory status of the wetland and stream delineation conducted on the two subject sites.

1. Delineation Details and Findings
Our field investigation was conducted between January 16 and January 22, 2025. The delineation was performed using GPS-flagged field routing in strict accordance with the USACE 1987 Wetlands Delineation Manual and the Eastern Mountains and Piedmont Regional Supplement.

Based on this fieldwork and as depicted on Drawing 5 of the Pilot Environmental Wetland Delineation report, the features mapped across the site include the following specific acreages and stream lengths:

- Wetland WE 1-28 (1.593 acres)
- Wetland WD 1-58 (3.579 acres)
- Intermittent Stream SD (2,873 LF)
- Intermittent Stream SDA (47 LF)

2. Correspondence with County Report
Based on our field observations and a review of the Natural Heritage Site Survey Report (N. Allen, September 2026), the stream, wetland, and pond features described by the county correspond directly to the features already delineated and represented on Drawing 5, with the exception of the disconnected UDSF Upland Depression Swamp Forest.

3. Regulatory Process and Stream Buffer Requirements
The delineated features will be subject to the standard USACE and NC DWR jurisdictional determination and permitting processes. Furthermore, all applicable local and state stream

buffer requirements will be strictly applied during the formal design stage. This regulatory oversight operates independently of the current rezoning request.

4. Preliminary Jurisdictional Determination (PJD) Status
A Preliminary Jurisdictional Determination request has not yet been submitted to the USACE, but can be initiated upon request as the project moves into the design and permitting phases. Should disconnected wetlands be identified by the USACE, an Approved Jurisdictional Determination (AJD) would be requested to determine jurisdictional status of any disconnected feature.

5. Hydrologic Connectivity and Post-*Sackett* Jurisdictional Status
We would like to clarify a specific point regarding the Upland Depression Swamp Forest identified by the county's report. The county's report describes this feature as isolated with no outflow channel. Pilot evaluated the UDSF depression and determined it didn't meet the three wetland parameters in January 2025.

Additionally, Pilot's field delineation did not identify any physical or hydrologic surface connections from this area to downgradient waters. Under post-Sackett standards, a continuous surface connection to a relatively permanent waterbody is required to establish federal jurisdiction. If the USACE determines this area meets the criteria to be classified as a wetland, it would likely be classified as non-jurisdictional due to its isolated status. The presence and jurisdictional status of this feature would be confirmed during the USACE jurisdictional determination process.

If you require any additional information or further clarification regarding our Wetland Delineation, please do not hesitate to reach out.

Sincerely,

Michael T. Brame, PWS
Principal

David S. Brame, PWS
Senior Project Manager

Attachments: Wetland Delineation Report prepared by Pilot dated January 24, 2025.

PILOT ENVIRONMENTAL, INC

January 24, 2025

Mr. Scott Krusell
VENN 6200 Hwy 61 LLC
1141 Jay Lane
Graham, North Carolina 27253

Reference: Wetland Delineation
Approximate 230-Acre Tract
Howerton Road
Gibsonville, Guilford County, North Carolina
Pilot Project 12012

Dear Mr. Krusell:

Pilot Environmental, Inc. (Pilot) is pleased to submit this report of the wetland delineation for the approximate 230-acre tract located north and south of Howerton Road in Gibsonville, Guilford County, North Carolina.

Background

Wetlands are defined by the United States Army Corps of Engineers (USACE) and the United States Environmental Protection Agency (EPA) as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions." In order for an area to be classified as wetland, hydrophytic vegetation, hydric soils, and wetland hydrology indicators must be present.

Section 404 of the Clean Water Act regulates the discharge of dredge and fill materials into waters of the United States (lakes, rivers, ponds, streams, etc.), including wetlands. Waters of the United States include the territorial seas, navigable coastal and inland lakes, rivers and streams, intermittent streams, and wetlands. The EPA and the USACE jointly administer the Section 404 program. Section 401 of the Clean Water Act grants each state the authority to approve, condition, or deny any Federal permits that could result in a discharge to State waters.

Jurisdictional features include wetlands, open waters, ponds, lakes and perennial/intermittent streams. Jurisdictional features are regulated by the USACE and North Carolina Department of Environmental Quality-Division of Water Resources (NCDEQ-DWR). Permits are required prior to impacting any jurisdictional feature. The type of permit required is specific to the type, location and amount of impacts. Stormwater management plans and/or mitigation for proposed impacts could be a requirement of the permit approval process.

The findings and conclusions found in this report are our opinions based on field conditions encountered at the time of the site visit. Changes including, but not limited to, regulations, weather, timber/vegetation removal and usage/development of the site or nearby properties can alter the findings and opinions presented in this report. We recommend that this report only be used for preliminary planning purposes. Agency verifications, followed by a survey of jurisdictional features, are required to determine the exact extent and locations of jurisdictional features and are valid for a period of up to five years following issuance of a USACE Jurisdictional Determination (JD) and/or NCDEQ-DWR Site Determination Letter.

Global Positioning System (GPS) location of jurisdictional features has been conducted by Pilot personnel in the field utilizing a Trimble handheld GPS unit capable of sub-meter accuracy. Field GPS data has been post-processed by Pilot personnel and digitally provided to the client for assistance with preliminary planning. Pilot expresses no warranties or liabilities to the accuracy of GPS locations and/or provided GPS data.

Scope of Services

Pilot was contracted to perform a wetland delineation for the approximate 230-acre tract located north and south of Howerton Road in Gibsonville, Guilford County, North Carolina. The site is identified on the Guilford County Geographic Information System (GIS) as parcel identification numbers (PINs) 8836391419, 8836480579, 8837102520, 8837217305 and 8837309638. The scope of services included a delineation of jurisdictional features (streams, wetlands and other surface waters) located on the site. The site boundary was not marked at the time of our field delineation.

Literature Review

We reviewed the U.S. Geological Survey (USGS) Topographic Map, the U.S. Department of Agriculture (USDA) Soil Survey of Guilford County, the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM).

- The USGS Topographic Map (Drawing 1) depicts Tickle Creek on the northeastern portion of the site and unnamed tributaries to Travis Creek on the southern and western portions of the site. Drainage swales that could contain additional surface waters or wetlands are depicted on the site.
- The USDA Web Soil Survey of Guilford County (Drawing 2) identifies the following soil mapping units on the site:

Map unit symbol	Map unit name	Hydric Soil	Acres in AOI
CcD	Cecil sandy loam, 10 to 15 percent slopes	No	0.1
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	Yes	0
EnB	Enon fine sandy loam, 2 to 6 percent slopes	Yes	81.3

Map unit symbol	Map unit name	Hydric Soil	Acres in AOI
EnC	Enon fine sandy loam, 6 to 10 percent slopes	No	28.3
IrB	Iredell fine sandy loam, 0 to 4 percent slopes	No	12.9
MhB2	Mecklenburg sandy clay loam, 2 to 6 percent slopes, moderately eroded	No	51.8
MhC2	Mecklenburg sandy clay loam, 6 to 10 percent slopes, moderately eroded	No	40.4
WhA	Wehadkee loam, 0 to 2 percent slopes, frequently flooded	Yes	15.4

Pilot also reviewed the last published USDA Soil Survey of Guilford County (Drawing 2A). The map depicts streams within many of the drainage swales on the site in addition to those depicted on the USGS Topographic Map.

- The USFWS NWI Map (Drawing 3) depicts riverine features and linear freshwater forested/shrub wetlands on the northeastern, southern and western portions of the site, generally consistent with the streams depicted on the USGS Topographic Map. A freshwater pond is depicted on the northern portion of the site.

- Pilot reviewed the FEMA FIRM for the site (Drawing 4). The FEMA FIRM identifies the site within Zone X, an area located outside the 100-year and 500-year floodplains.

Field Delineation

Pilot personnel conducted the field delineation between January 16 and January 22, 2025. The site contains wooded land and fields. A pond is located on the central portion of the site. The pond is hydrologically connected to down-gradient wetlands and streams. Based on our observations, the pond is jurisdictional.

Several streams are located on the site. Stream SA has a continuous, well-defined channel; evidence of ordinary high-water marks; sinuosity; riffle-pool complexes; and contained moderate to strong flowing water. Based on our observations and the stream characteristics, this stream is perennial. The other streams exhibit weaker stream characteristics and have less defined channels that contained little to no flowing water at the time of our site visit. Based on our observations and the stream characteristics, these streams are intermittent. The stream origins, confluences, and intersections with culverts and the site boundaries were marked in the field with blue and white striped surveyor tape. The streams were geo-located using a Trimble handheld GPS unit and digital elevation modeling data.

Wetlands are located adjacent to the streams and within drainage swales. The wetlands are separated from surrounding uplands by distinct topographic, vegetation and/or soil breaks. Wetland Determination Data Forms, supporting our opinions, are included as attachments. The wetland boundaries were marked in the field with red and white striped surveyor tape and geo-located with a Trimble handheld GPS unit.

Watershed Classification/Buffer Requirements

The site is located in the Cape Fear River Basin. Tickle Creek and unnamed tributaries to Tickle Creek and Travis Creek are located on the site. The NCDEQ-DWR has classified Tickle Creek and Travis Creek, the receiving waters, as WS-V, nutrient sensitive waters (NSW).

Additionally, the site is located in the Jordan Lake Watershed. State Regulated Riparian Buffers are required adjacent to intermittent and perennial streams as depicted on the most recent versions of the USGS Topographic Map (Drawing 1) and the Published USDA Soil Survey (Drawing 2A). Several of the streams on the site are depicted on Drawings 1 and 2A and are subject to Jordan Lake buffer regulations. There are discrepancies between depicted and delineated features in several areas. Consultation with the local planning authority is necessary to determine local buffer/stormwater setback requirements. Additionally, consultation with the local planning authority is recommended to determine local buffer and stormwater setback requirements for proposed development.

Agency Verification

The delineation has not been verified by the USACE or local buffer authority. We understand that the streams, pond and wetland flags will be surveyed to determine the exact extent and locations of jurisdictional features and applicable surface water buffers. The delineation, including locations and classifications of features, is subject to change during agency verifications.

Closing

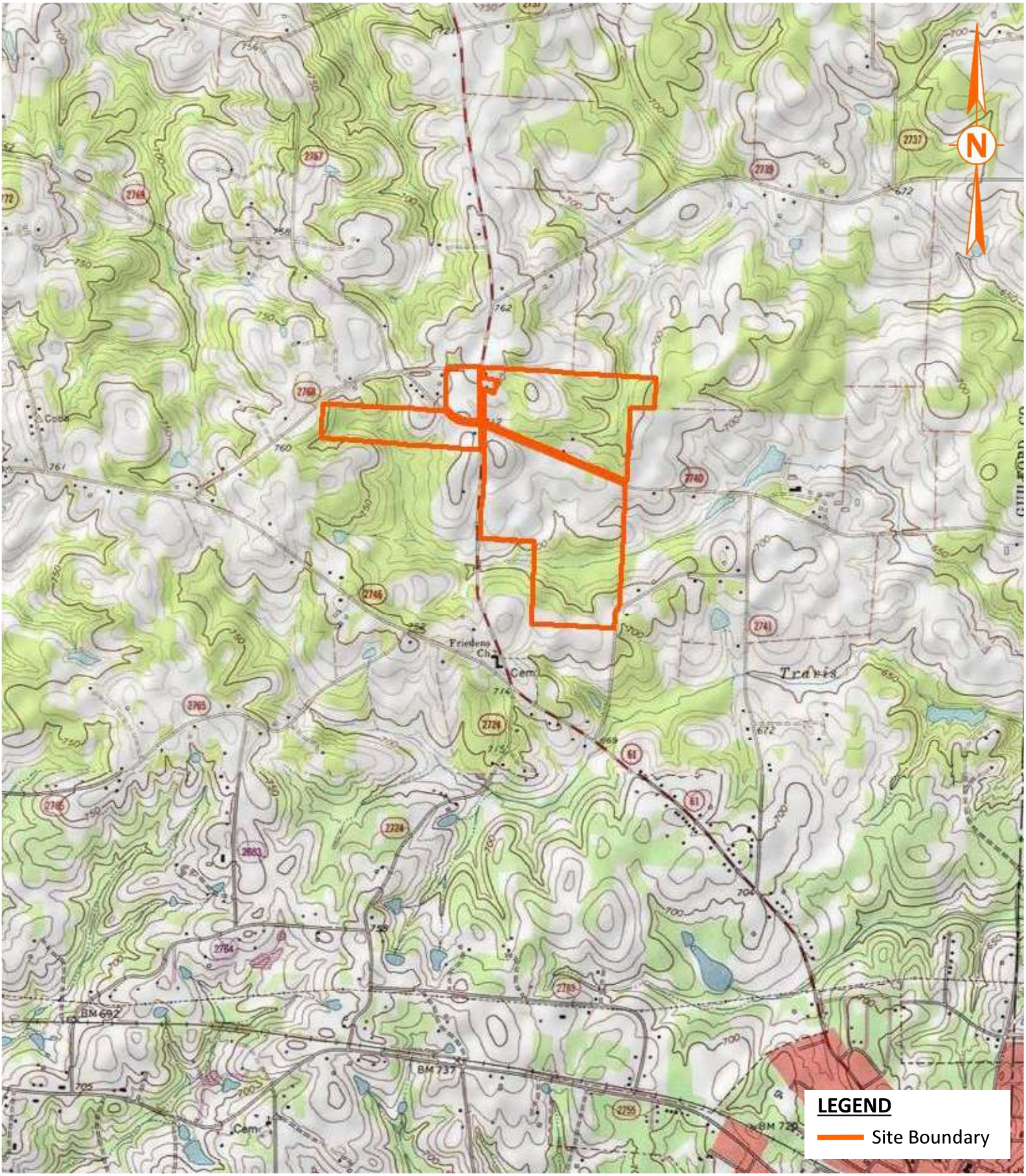
We appreciate the opportunity to provide our services to you. Please contact us at (336) 310-4527 if you have questions or require additional information.

Sincerely,

Michael T. Brame, PWS
Principal

David S. Brame, PWS
Senior Project Manager

Attachments: Drawing 1 – USGS Topographic Map
Drawing 2 – Web Soil Map
Drawing 2A – Published Soil Map
Drawing 3 – NWI Map
Drawing 4 – FEMA FIRM
Drawing 5 – Wetland Map
Wetland Determination Data Forms



Drawing 1
USGS Topographic Map
Ossipee and Gibsonville,
NC Quadrangles
Scale: 1" = 2,000'

PILOT
PILOT ENVIRONMENTAL, INC

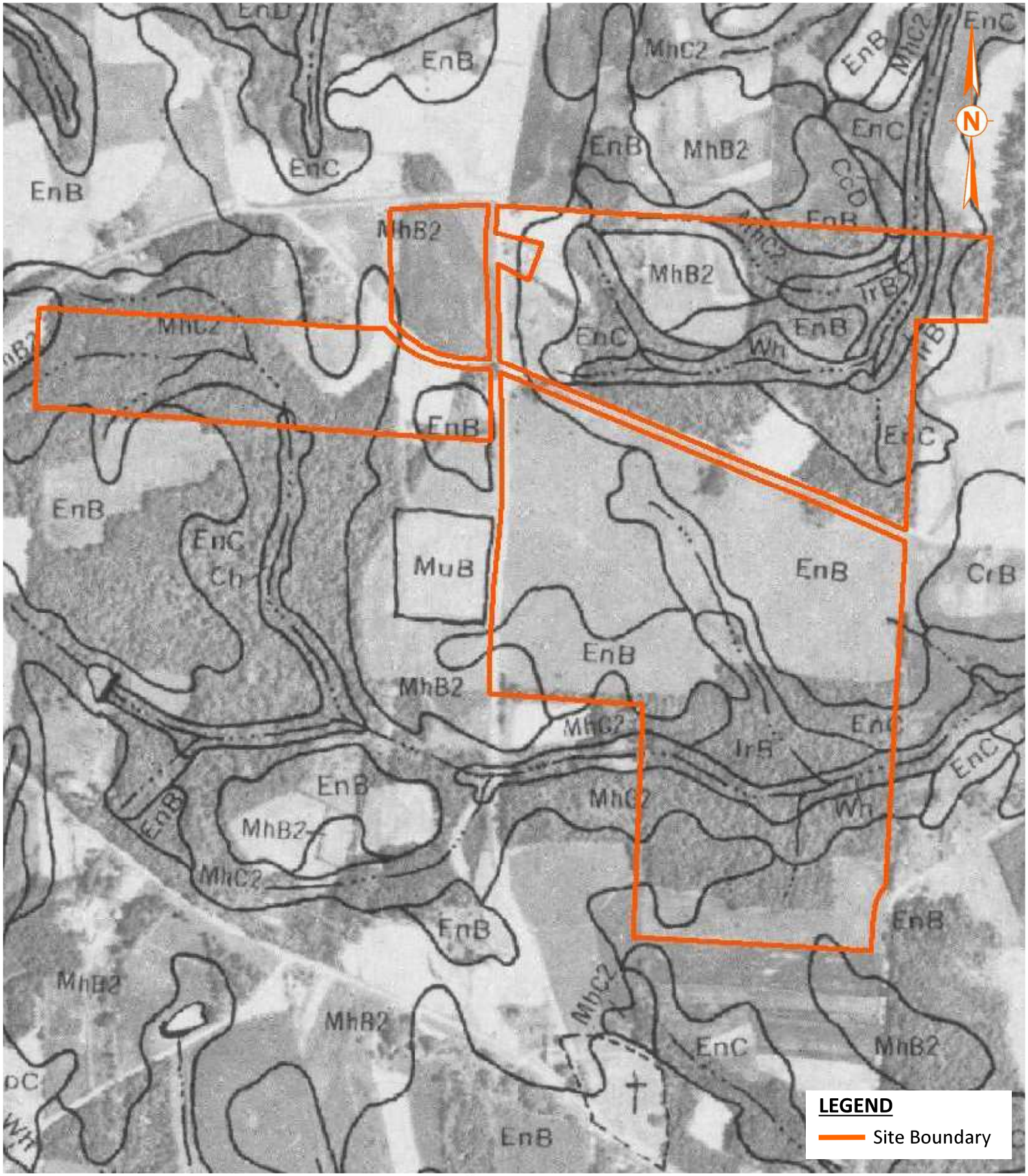
USGS Topographic Map
Howerton Road
Approximate 230-Acre Tract
Gibsonville, Guilford County, NC
Pilot Project 12012



Drawing 2
USDA Web Soil Survey
of Guilford County, NC
Scale: 1” = 700’

PILOT
PILOT ENVIRONMENTAL, INC

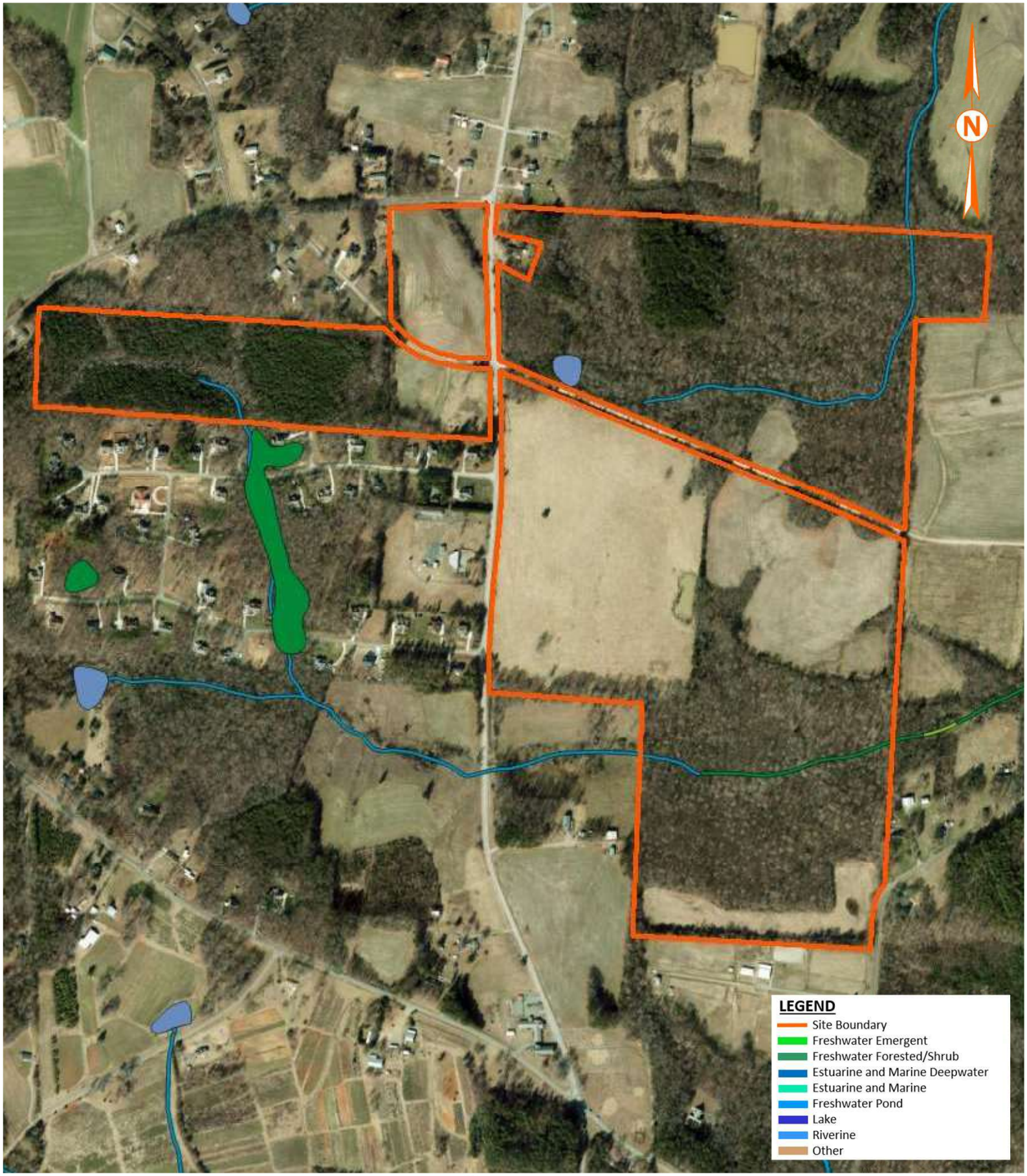
Web Soil Map
Howerton Road
Approximate 230-Acre Tract
Gibsonville, Guilford County, NC
Pilot Project 12012



Drawing 2A
USDA Soil Survey
of Guilford County, NC
Published 1977
Scale: 1" = 700'

PILOT
PILOT ENVIRONMENTAL, INC

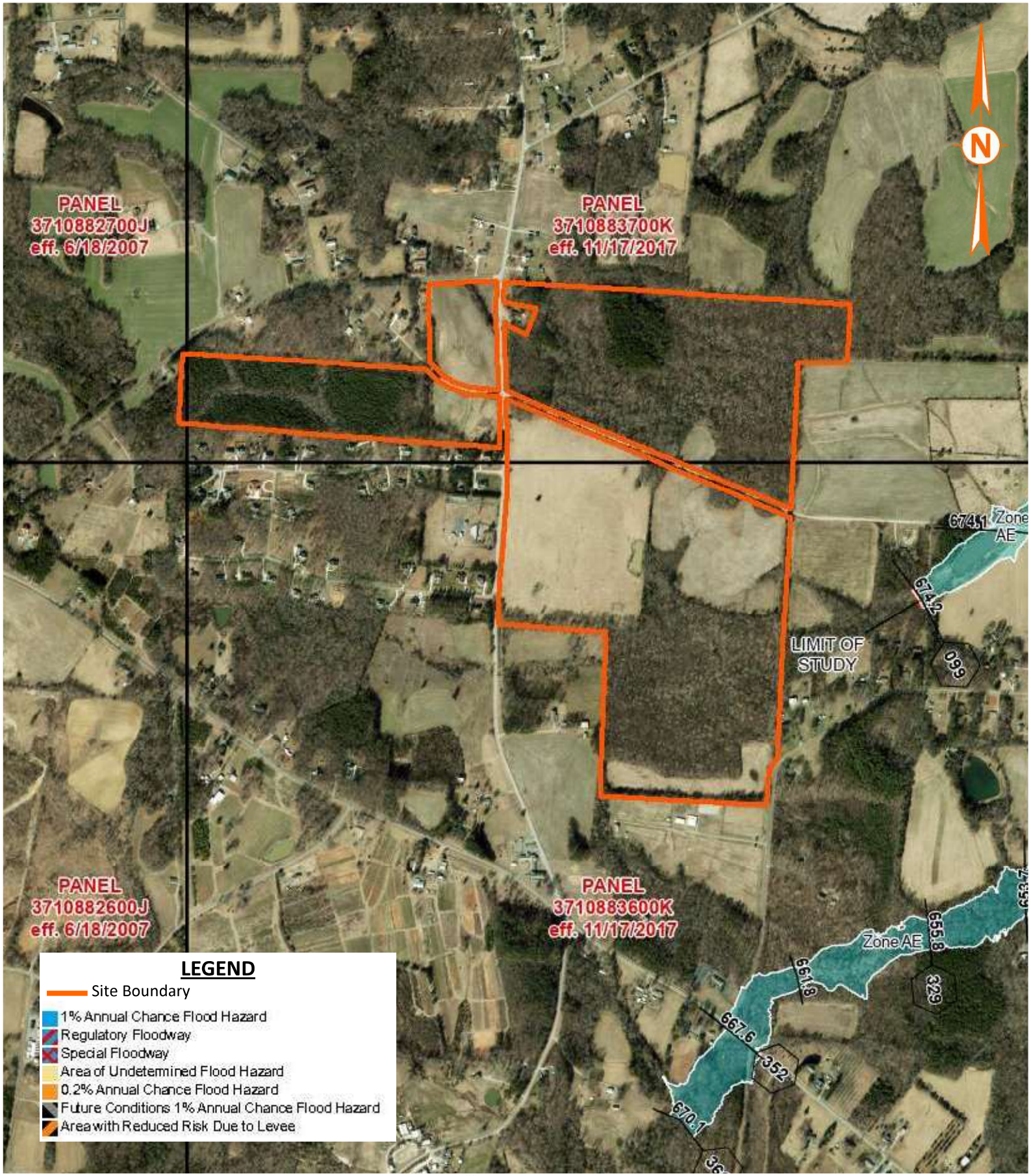
Published Soil Map
Howerton Road
Approximate 230-Acre Tract
Gibsonville, Guilford County, NC
Pilot Project 12012



Drawing 3
USFWS NWI
Wetlands Mapper
Scale: 1" = 700'

PILOT
PILOT ENVIRONMENTAL, INC

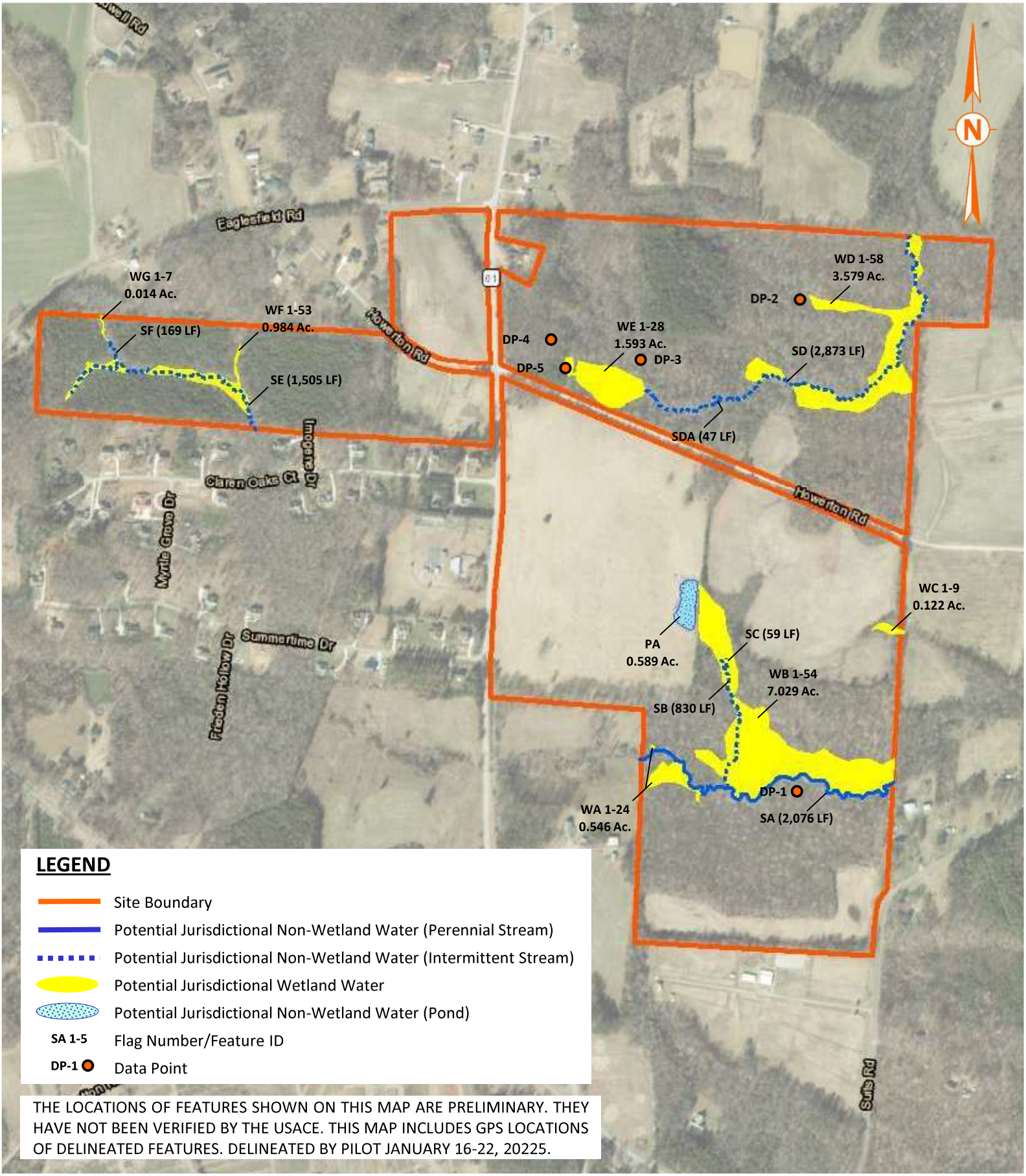
NWI Map
Howerton Road
Approximate 230-Acre Tract
Gibsonville, Guilford County, NC
Pilot Project 12012



Drawing 4
National Flood Hazard Layer
from FEMA Web Map Service
Scale: 1" = 1,000'

PILOT
PILOT ENVIRONMENTAL, INC

FEMA FIRM
Howerton Road
Approximate 230-Acre Tract
Gibsonville, Guilford County, NC
Pilot Project 12012



LEGEND

- Site Boundary
- Potential Jurisdictional Non-Wetland Water (Perennial Stream)
- Potential Jurisdictional Non-Wetland Water (Intermittent Stream)
- Potential Jurisdictional Wetland Water
- Potential Jurisdictional Non-Wetland Water (Pond)
- SA 1-5 — Flag Number/Feature ID
- DP-1 — Data Point

THE LOCATIONS OF FEATURES SHOWN ON THIS MAP ARE PRELIMINARY. THEY HAVE NOT BEEN VERIFIED BY THE USACE. THIS MAP INCLUDES GPS LOCATIONS OF DELINEATED FEATURES. DELINEATED BY PILOT JANUARY 16-22, 20225.

Drawing 5
Aerial Imagery from ESRI
and Pilot GPS Data
Scale: 1” = 700’
Date: 1.17.2025

PILOT
PILOT ENVIRONMENTAL, INC

Wetland Map
Howerton Road
Approximate 230-Acre Tract
Gibsonville, Guilford County, NC
Pilot Project 12012

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region** See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	***Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)***

Project/Site: 12012/Howerton Rd City/County: Gibsonville/Guilford Sampling Date: 1.20.25

Applicant/Owner: Venn 6200 Hwy 61, LLC State: NC Sampling Point: DP-1

Investigator(s): Pilot Section, Township, Range: NA

Landform (hillside, terrace, etc.): Floodplain/swale Local relief (concave, convex, none): Concave Slope (%): 1

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 36.134096° Long: -79.561392° Datum: wgs 84

Soil Map Unit Name: Wehadkee loam (WhA) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP-1

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Liquidambar styraciflua*	20	Yes	FAC
2. *Liriodendron tulipifera*	20	Yes	FACU
3. *Acer rubrum*	20	Yes	FAC
4.			
5.			
6.			
7.			
	60	=Total Cover	
50% of total cover: 30		20% of total cover:	12
Sapling/Shrub Stratum (Plot size: 15)			
1. *Carpinus caroliniana*	10	Yes	FAC
2. *Acer rubrum*	5	Yes	FAC
3. *Acer negundo*	10	Yes	FAC
4.			
5.			
6.			
7.			
8.			
9.			
	25	=Total Cover	
50% of total cover: 13		20% of total cover:	5
Herb Stratum (Plot size: 5)			
1. *Allium canadense*	5	Yes	FACU
2. *Eulalia viminea*	5	Yes	FAC
3. *Smilax rotundifolia*	5	Yes	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	15	=Total Cover	
50% of total cover: 8		20% of total cover:	3
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
50% of total cover:		20% of total cover:	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 77.8% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	75	x 3 =	225
FACU species	25	x 4 =	100
UPL species	0	x 5 =	0
Column Totals:	100 (A)		325 (B)

Prevalence Index = B/A = 3.25

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 5/3	90	10YR 4/4	10	C	M	Loamy/Clayey	Faint redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ____ **No** X

Remarks:

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region** See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	***Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)***

Project/Site: 12012/Howerton Rd City/County: Gibsonville/Guilford Sampling Date: 1.20.25

Applicant/Owner: Venn 6200 Hwy 61, LLC State: NC Sampling Point: DP-2

Investigator(s): Pilot Section, Township, Range: NA

Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 36.141831° Long: -79.561294° Datum: wgs 84

Soil Map Unit Name: Iredell fine sandy loam (IrB) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes X	No _____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes X	No _____	Depth (inches): _____

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP-2

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	30	Yes	FAC
2. *Ulmus rubra*	10	Yes	FAC
3. *Quercus alba*	10	Yes	FACU
4.			
5.			
6.			
7.			
	50	=Total Cover	
50% of total cover: 25	20% of total cover:	10	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Carpinus caroliniana*	10	Yes	FAC
2. *Ligustrum sinense*	5	Yes	FACU
3. *Crataegus monogyna*	5	Yes	FACU
4.			
5.			
6.			
7.			
8.			
9.			
	20	=Total Cover	
50% of total cover: 10	20% of total cover:	4	
Herb Stratum (Plot size: 5)			
1. *Smilax rotundifolia*	5	Yes	FAC
2. *Eulalia viminea*	5	Yes	FAC
3. *Allium canadense*	5	Yes	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	15	=Total Cover	
50% of total cover: 8	20% of total cover:	3	
Woody Vine Stratum (Plot size: 30)			
1. *Smilax rotundifolia*	5	Yes	FAC
2. *Lonicera japonica*	5	Yes	FACU
3.			
4.			
5.			
	10	=Total Cover	
50% of total cover: 5	20% of total cover:	2	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 11 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 54.5% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	65	x 3 =	195
FACU species	30	x 4 =	120
UPL species	0	x 5 =	0
Column Totals:	95 (A)		315 (B)

Prevalence Index = B/A = 3.32

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	2.5Y 3/3	100					Loamy/Clayey	
3-10	2.5Y 5/4	100					Loamy/Clayey	
10-18	2.5Y 4/3	90	10YR 4/4	10	C	M	Loamy/Clayey	Faint redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ____ **No** X

Remarks:

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region** See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	***Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)***

Project/Site: 12012/Howerton Rd City/County: Gibsonville/Guilford Sampling Date: 1.20.25

Applicant/Owner: Venn 6200 Hwy 61, LLC State: NC Sampling Point: DP-3

Investigator(s): Pilot Section, Township, Range: NA

Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 36.141028° Long: -79.564549° Datum: wgs 84

Soil Map Unit Name: Enon fine sandy loam (EnC) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes X	No _____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes X	No _____	Depth (inches): _____

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP-3

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus alba*	15	Yes	FACU
2. *Platanus occidentalis*	15	Yes	FACW
3. *Quercus phellos*	25	Yes	FAC
4.			
5.			
6.			
7.			
	55	=Total Cover	
50% of total cover: 28		20% of total cover:	11

Sapling/Shrub Stratum (Plot size: 15)			
1. *Juniperus virginiana*	10	Yes	FACU
2. *Ilex opaca*	10	Yes	FACU
3. *Fagus grandifolia*	5	No	FACU
4. *Liquidambar styraciflua*	10	Yes	FAC
5.			
6.			
7.			
8.			
9.			
	35	=Total Cover	
50% of total cover: 18		20% of total cover:	7

Herb Stratum (Plot size: 5)			
1. *Smilax rotundifolia*	5	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	5	=Total Cover	
50% of total cover: 3		20% of total cover:	1

Woody Vine Stratum (Plot size: 30)			
1. *Lonicera japonica*	5	Yes	FACU
2.			
3.			
4.			
5.			
	5	=Total Cover	
50% of total cover: 3		20% of total cover:	1

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	15	x 2 =	30
FAC species	40	x 3 =	120
FACU species	45	x 4 =	180
UPL species	0	x 5 =	0
Column Totals:	100 (A)		330 (B)

Prevalence Index = B/A = 3.30

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	2.5Y 4/3	100					Loamy/Clayey	
3-18	10YR 5/8	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ____ **No** X

Remarks:

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region** See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	***Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)***

Project/Site: 12012/Howerton Rd City/County: Gibsonville/Guilford Sampling Date: 1.20.25

Applicant/Owner: Venn 6200 Hwy 61, LLC State: NC Sampling Point: DP-4

Investigator(s): Pilot Section, Township, Range: NA

Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 36.140920° Long: -79.566182° Datum: wgs 84

Soil Map Unit Name: Enon fine sandy loam (EnB) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes X	No _____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes X	No _____	Depth (inches): _____

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP-4

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	20	Yes	FAC
2. *Quercus phellos*	20	Yes	FAC
3. *Ulmus rubra*	10	Yes	FAC
4.			
5.			
6.			
7.			
	50	=Total Cover	
50% of total cover: 25		20% of total cover:	10

Sapling/Shrub Stratum (Plot size: 15)			
1. *Liquidambar styraciflua*	10	Yes	FAC
2. *Betula nigra*	10	Yes	FACW
3. *Juniperus virginiana*	10	Yes	FACU
4. *Ilex opaca*	10	Yes	FACU
5.			
6.			
7.			
8.			
9.			
	40	=Total Cover	
50% of total cover: 20		20% of total cover:	8

Herb Stratum (Plot size: 5)			
1. *Ilex opaca*	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	5	=Total Cover	
50% of total cover: 3		20% of total cover:	1

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
50% of total cover:		20% of total cover:	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 62.5% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	60	x 3 =	180
FACU species	25	x 4 =	100
UPL species	0	x 5 =	0
Column Totals:	95 (A)		300 (B)

Prevalence Index = B/A = 3.16

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	2.5Y 5/4	80	10YR 4/6	20	C	M		Distinct redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ 2 cm Muck (A10) **(LRR N)**
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7)
___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
___ Thin Dark Surface (S9) **(MLRA 147, 148)**
___ Loamy Mucky Mineral (F1) **(MLRA 136)**
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
___ Umbric Surface (F13) **(MLRA 122, 136)**
___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10) **(MLRA 147)**
___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
___ Very Shallow Dark Surface (F22)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ____ **No** X

Remarks:

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region** See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	***Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)***

Project/Site: 12012/Howerton Rd City/County: Gibsonville/Guilford Sampling Date: 1.20.25

Applicant/Owner: Venn 6200 Hwy 61, LLC State: NC Sampling Point: DP-5

Investigator(s): Pilot Section, Township, Range: NA

Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 36.140670° Long: -79.565801° Datum: wgs 84

Soil Map Unit Name: Enon fine sandy loam (EnC) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** **Yes X** **No _____**
Hydric Soil Present?	Yes X	No _____	
Wetland Hydrology Present?	Yes X	No _____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- x Sparsely Vegetated Concave Surface (B8)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No _____	Depth (inches): 2
Water Table Present?	Yes X	No _____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes X	No _____	Depth (inches): 0

Wetland Hydrology Present? **Yes X** **No _____**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP-5

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Betula nigra*	25	Yes	FACW
2. *Acer rubrum*	20	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	45	=Total Cover	
50% of total cover: 23		20% of total cover:	9
Sapling/Shrub Stratum (Plot size: 15)			
1. *Betula nigra*	10	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	10	=Total Cover	
50% of total cover: 5		20% of total cover:	2
Herb Stratum (Plot size: 5)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
		=Total Cover	
50% of total cover:		20% of total cover:	
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
50% of total cover:		20% of total cover:	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	35	x 2 =	70
FAC species	20	x 3 =	60
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	55 (A)		130 (B)

Prevalence Index = B/A = 2.36

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: DP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	2.5Y 4/2	60	10YR 4/6	40	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ 2 cm Muck (A10) **(LRR N)**
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7)
___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
___ Thin Dark Surface (S9) **(MLRA 147, 148)**
___ Loamy Mucky Mineral (F1) **(MLRA 136)**
___ Loamy Gleyed Matrix (F2)
X Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
X Redox Depressions (F8)
___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
___ Umbric Surface (F13) **(MLRA 122, 136)**
___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10) **(MLRA 147)**
___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
___ Very Shallow Dark Surface (F22)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** _____

Remarks:

Michael Brame

From: Shaver, Brad E CIV USARMY CESAW (USA) <Brad.E.Shaver@usace.army.mil>
Sent: Monday, October 19, 2026 8:43 AM
To: shrusell@vennterra.com; Michael Brame
Cc: Phillips, George L CIV USARMY CESAW (USA); Bailey, David E CIV USARMY CESAW (USA); Smith, Ronnie D CIV USARMY CESAW (USA)
Subject: Pilot Project 12012-Howerton Road, Delineation Concurrence, Guilford County, SAW-2026-01785
Attachments: map of record.pdf

Dear Mr. Krusell,

On 10/14/2026, we received information from you requesting the Wilmington District, Regulatory Division to review and concur with the boundaries of an aquatic resource delineation.

We have reviewed the information provided by you concerning the aquatic resources, and by copy of this e-mail, are confirming that the aquatic resources delineation has been verified by the Corps to be sufficiently accurate and reliable for permitting actions and the determination of compensatory mitigation requirements. The boundaries of these aquatic resources are shown on the delineation map labeled Wetland Map Howerton Road dated 1/17/2025.

Regulatory Guidance Letter (RGL) 16-01

https://usace.contentdm.oclc.org/utils/getfile/collection/p16021coll9/id/1256 provides guidance for Jurisdictional Determinations (JD) and states “The Corps generally does not issue a JD of any type where no JD has been requested”. At this time we are only verifying the delineation. This delineation may be relied upon for use in the permit evaluation process, including determining compensatory mitigation. This delineation verification is not an Approved Jurisdictional Determination (AJD) and is not an appealable action under the Regulatory Program Administrative Appeal Process (33 CFR Part 331). However, you may request an AJD, which is an appealable action.

If you wish to receive a Preliminary Jurisdictional Determination (PJD), or an Approved Jurisdictional Determination (AJD) please respond accordingly, otherwise nothing further is required and we will not provide any additional documentation.

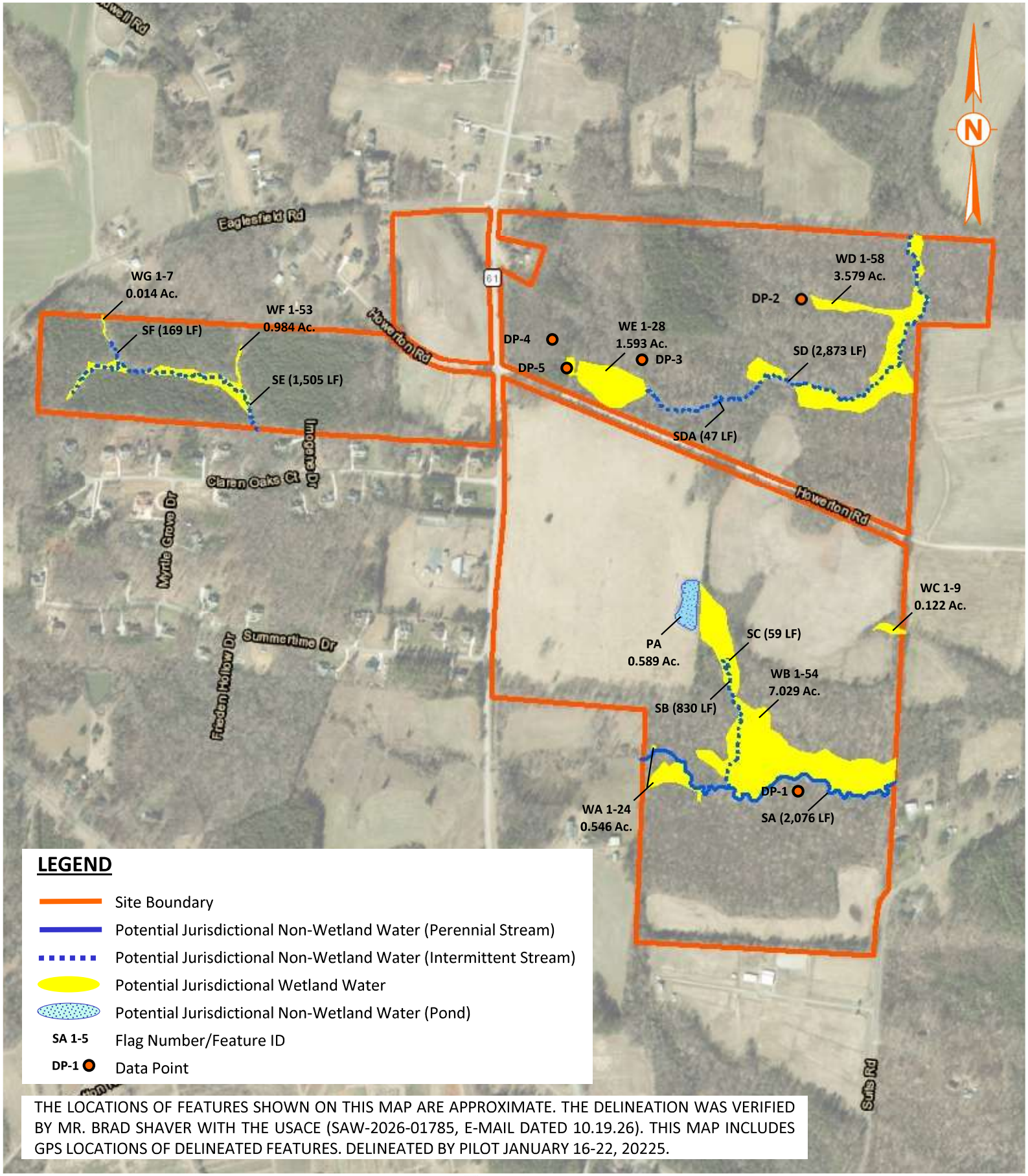
Respectfully,

Brad

Brad E Shaver
Project Manager
US Army Corps of Engineers
Regulatory
Wilmington Field Office

Brad.e.shaver@usace.army.mil
(910)251-4611

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete the Customer Satisfaction Survey located at our website at https://regulatory.ops.usace.army.mil/customer-service-survey/
to complete the survey online.



THE LOCATIONS OF FEATURES SHOWN ON THIS MAP ARE APPROXIMATE. THE DELINEATION WAS VERIFIED BY MR. BRAD SHAVER WITH THE USACE (SAW-2026-01785, E-MAIL DATED 10.19.26). THIS MAP INCLUDES GPS LOCATIONS OF DELINEATED FEATURES. DELINEATED BY PILOT JANUARY 16-22, 20225.

Drawing 5
Aerial Imagery from ESRI
and Pilot GPS Data
Scale: 1" = 700'
Date: 1.17.2025

PILOT
PILOT ENVIRONMENTAL, INC

Wetland Map
Howerton Road
Approximate 230-Acre Tract
Gibsonville, Guilford County, NC
Pilot Project 12012

CONDITIONAL REZONING CASE #26-08-PLBD-00033: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	N/A
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	N/A

CONDITIONAL REZONING CASE #26-08-PLBD-00033: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #1
APPROVE-CONSISTENT
NO PLAN AMENDMENT

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #243764, #243718, #243708, #243763, #243713, and #243700 from **AG to CZ-RS-30** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
   [Describe elements of controlling land use plan(s) and how the amendment is consistent.]

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2. The amendment **is** reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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CONDITIONAL REZONING CASE #26-08-PLBD-00033: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #2
DENY-INCONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #243764, #243718, #243708, #243763, #243713, and #243700 from **AG to CZ-RS-30** because:

1. The amendment **is not** consistent with the Comprehensive Plan because:
   [Describe elements of controlling land use plan(s) and how the amendment is not consistent.]

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2. The amendment **is not** reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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CONDITIONAL REZONING CASE #26-08-PLBD-00033: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #243764, #243718, #243708, #243763, #243713, and #243700 from **AG to CZ-RS-30** because:

1. This approval also amends the **Future Land Use Map: Northeast Quadrant**.

2. The zoning map amendment and associated **Future Land Use Map** amendment **from Working Farm/Agriculture to Residential** in the **Northeast Quadrant** are based on the following change(s) in condition(s):
   [Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

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3. The amendment **is** reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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CONDITIONAL REZONING CASE #26-08-PLBD-00033: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #243764, #243718, #243708, #243763, #243713, and #243700 from **AG to CZ-RS-30** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
   [Describe elements of controlling land use plan(s) and how the amendment is consistent.]

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2. The amendment **is** consistent but not reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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Docusign Envelope ID: 325095B8-C36B-8049-813C-413DD8E5582D

GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board Rezoning Application

Fees: < 1 acre: $750.00 1-4.99 acres: $1,200.00 5-24.99 acres: $1,500.00 25+ acres or Planned Unit Development: $2,000.00

Date Submitted: October 6, 2026 Receipt # REC-038837-2026 Case Number 26-10-PLBD-00045
Revised: October 19, 2026; October 26, 2026

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 Enforcement Officer. Additional sheets for tax references and signature blocks are available upon request.*

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-HB zoning district to the AG zoning district. Said property is located 2503 Nelson Farm Rd in Jefferson Township; Being a total of: 1.01 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 118010 ___ ___ ___ ___ Tax Parcel # ___ ___ ___ ___ ___ ___ ___

Tax Parcel # ___ ___ ___ ___ ___ ___ ___ Tax Parcel # ___ ___ ___ ___ ___ ___ ___

Tax Parcel # ___ ___ ___ ___ ___ ___ ___ Tax Parcel # ___ ___ ___ ___ ___ ___ ___

Check One:

- [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:

- [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.

Check One:

- [x] The applicant is the property owner(s)
- [ ] The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
- [ ] The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease to be submitted if the owner's signature is not provided (financial figures may be deleted).
- [ ] The applicant has no connection to the property owner and is requesting a third-party rezoning.

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.

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

Submitted by

Signed by: 81C4CFEC10AC457...
Property Owner Signature

Y Thu Bya
Name

4205 Santa Fe Trl
Mailing Address

Greensboro, NC 27406
City, State and Zip Code

336-501-8621 ythubya@yahoo.com
Phone Number Email Address

Signed by: 81C4CFEC10AC457...
Representative/Applicant Signature (if applicable)

H Luong Eban
Name

4205 Santa Fe Trl
Mailing Address

Greensboro, NC 27406
City, State and Zip Code

336-501-8621 ythubya@yahoo.com
Phone Number Email Address

Additional sheets for tax parcels and signatures are available upon request.

REZONING CASE #26-10-PLBD-00045: CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS (Ref. Case 17-04-GCPL-01624) TO AG, AGRICULTURAL: 2503 NELSON FARM ROAD

Property Information

The subject property is located at 2503 Nelson Farm Road (Guilford County Tax Parcel #118010 in Jefferson Township), approximately 5,159 feet north of the intersection of Alamance Church Road and Nelson Farm Road, and comprises approximately 1.01 acres.

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

Nature of the Request

This is a request to rezone the subject property from CZ-HB, Conditional Zoning - Highway Business (Ref. Case 17-04-GCPL-01624), to AG, Agricultural.

District Descriptions

> The **HB, Highway Business District** is primarily meant to accommodate auto-oriented retail service and other commercial uses typically located along major thoroughfares. These highly-visible establishments are characterized by large parking lots in front of the structures, anchor tenants, and outparcels. Attention should be paid to landscaping, site and architectural design.
>
> The **AG, Agricultural District**, 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.

Character of the Area

This vicinity of the subject property is predominantly residential with a mix of high and low density single-family detached dwellings. To the north of the property is a City of Greensboro-zoned CD-R-3 subdivision along with a Guilford County RS-20 cluster subdivision with RS-12 requirements. To the south of the property are low density residential lots. There is also a commercial property to the north of the subject property that is subject to the same previous rezoning and conditions (Ref. Case 17-04-GCPL-01624) as the subject property.

Existing Land Use(s) on the Property: Vacant. All structures have been removed from the property.

DRAFT

Surrounding Uses:

North: Vacant commercial and single-family detached residential
South: Single-family detached residential
East: Single-family detached residential
West: Single-family detached residential

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

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

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Alamance FPSD

Miles from Fire Station: Approximately 1.7 miles

Water and Sewer Services:

Provider: Private Septic System and Well

Within Service Area: Growth Tier 1: 2013-2019

Growth Tier 1 is area where the City of Greensboro is currently able to provide all City services including water and sewer service based on the location of existing infrastructure including roads, fire stations, and water and sewer pipes. Before connecting to water or sewer service, property located within Growth Tier 1 would be annexed into the City.

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: Nelson Farm Road is considered a Collector road per Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). There is no Annual Average Daily Traffic Count provided by North Carolina Department of Transportation (NCDOT) for Nelson Farm Road.

Proposed Improvements: 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.

Projected Traffic Generation: Not provided.

Environmental Assessment

Topography: Per the USDA-NRCS Web Soil Survey, the topography at the subject parcel is nearly level to gently sloping.

DRAFT

Floodplain: There is no regulated floodplain on the property based on the Flood Insurance Rate Map.
Wetlands: There are no mapped wetlands on the property per the National Wetlands Inventory
Streams: There are no mapped streams on the property per the USGS Topo Quad and NRCS Soil Survey maps of Guilford County.
Water Supply Watershed: Lake Mackintosh WS-IV, General Watershed Area

Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map Classification: Residential (Southeast Quadrant)

Activity/Node: None

The **Residential** land use classification represents lands typically consisting of lots of varying sizes that are in a grid or curvilinear pattern and primarily consist of low-density, single family residential uses. They include both existing development and new areas that are currently undeveloped, which may experience development in the form of medium and high density uses in areas where municipalities continue to grow outward into the county or along primary transportation corridors.

Consistency Statement: The requested conditional rezoning is consistent with the property's current Future Land Use Map (FLUM) classification of Residential. The Residential classification is characterized by single family residential uses including both existing development and new areas for development.

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

Consistency: In addition to being consistent with the current land use classification, the requested rezoning is also consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan:

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

- **Planning Theme: Community Character**
  - **Goal Statement:** Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking.

Reasonableness

The request to rezone the subject property from CZ-HB to AG is reasonable as the

DRAFT

request is in harmony with the surrounding community and proposes a less dense zoning district than many properties to its north. The proposed rezoning also aligns the subject property with its Future Land Use Map classification of Residential and the AG zoning of adjacent properties and common in the area. Additionally, the requested rezoning benefits the surrounding community as it removes commercially zoned property from an area which is predominately residential.

Recommendation

Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Southeast

FLUM Amendment Recommendation: The proposed conditional rezoning is consistent with the subject property's current Future Land Use Map classification of Residential. Therefore, if the request is approved, no FLUM amendment will be required.

DRAFT

GUILFORD COUNTY
PLANNING AND DEVELOPMENT

February 22, 2018

Barbara Rader
1816 Hillsboro Ave
Johnson City, TN 37604

Ralph Bare
121 Knightsbridge Dr
North Charleston, SC 29418

Richard Batten-Southern Sodgrass
8432 Norcross Rd
Colfax, NC 27235

REZONING CASE #17-04-GCPL-01624

Following a public hearing on February 21, 2018 requesting a Rezoning of the property located at the southeastern corner of the intersection of Nelson Farm Road & E. Lee Street in Jefferson Township, being Guilford County Tax Parcels #0118017 & #0118010, approximately 4.05 acres owned by Barbara Sue Rader-Bare and Ralph Bernard Bare, the Guilford County Planning Board approved the request to rezone this property from AG to CZ-HB with the following conditions:

Use Condition(s):

1. Garden center or retail nursery (SIC # 5261)

Development Condition(s):

1. Outside storage to be fully screened from surrounding roads & properties
2. No Sunday hours of sales.

This decision is final unless it is appealed by 5:00 pm on March 8, 2018. If appealed, you will be notified by the Clerk to the Board of County Commissioners of the place, date, and time of the public hearing.

Very truly yours,

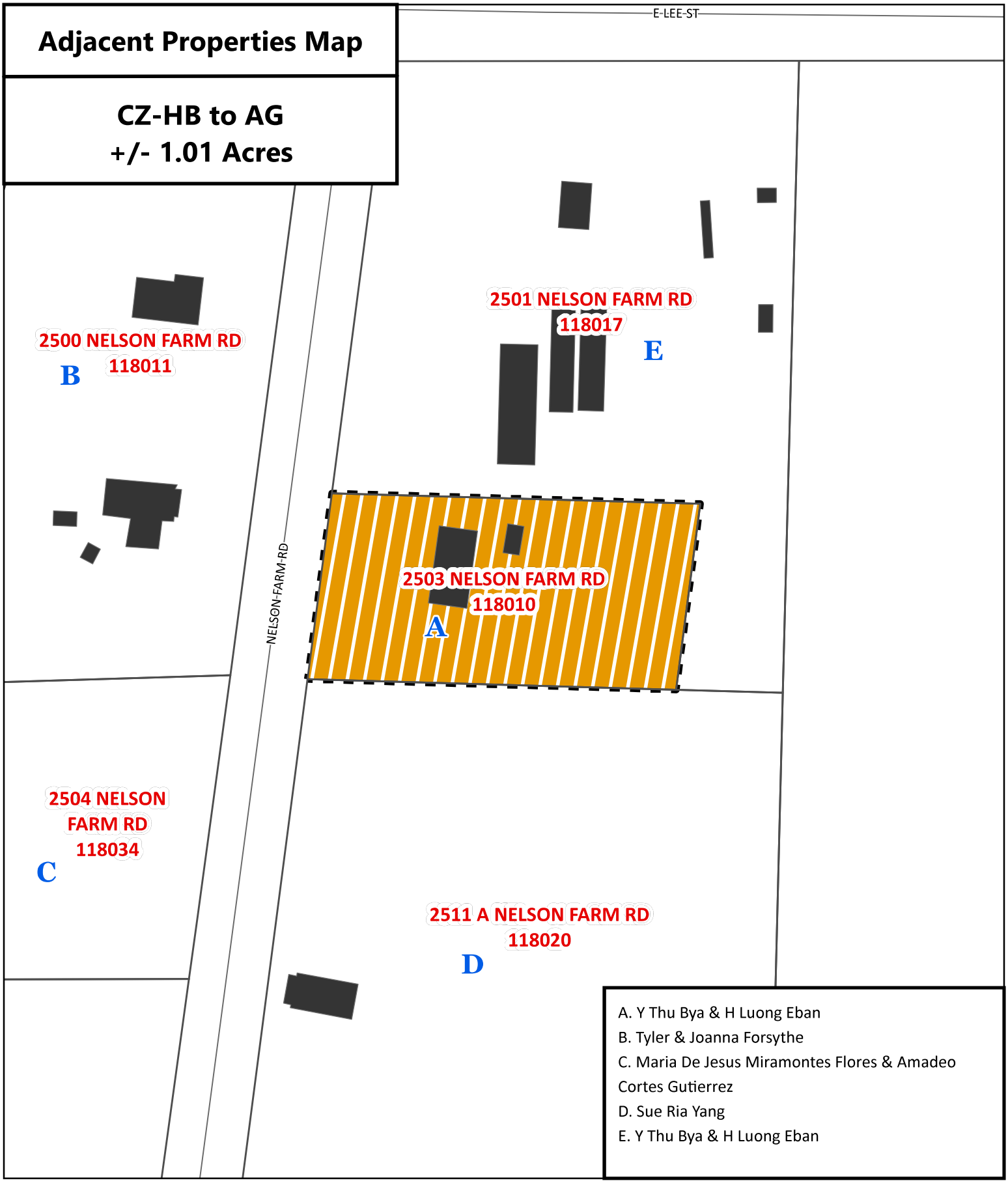
Leslie P. Eger

Leslie P. Eger, Secretary
Guilford County Planning Board

400 W Market Street
Post Office Box 3427, Greensboro, North Carolina 27402
Telephone (336) 641-3334 Fax (336) 641-6988

Adjacent Properties Map

CZ-HB to AG
+/- 1.01 Acres



A. Y Thu Bya & H Luong Eban
B. Tyler & Joanna Forsythe
C. Maria De Jesus Miramontes Flores & Amadeo Cortes Gutierrez
D. Sue Ria Yang
E. Y Thu Bya & H Luong Eban

Planning & Development Department

Jurisdiction: GUILFORD COUNTY

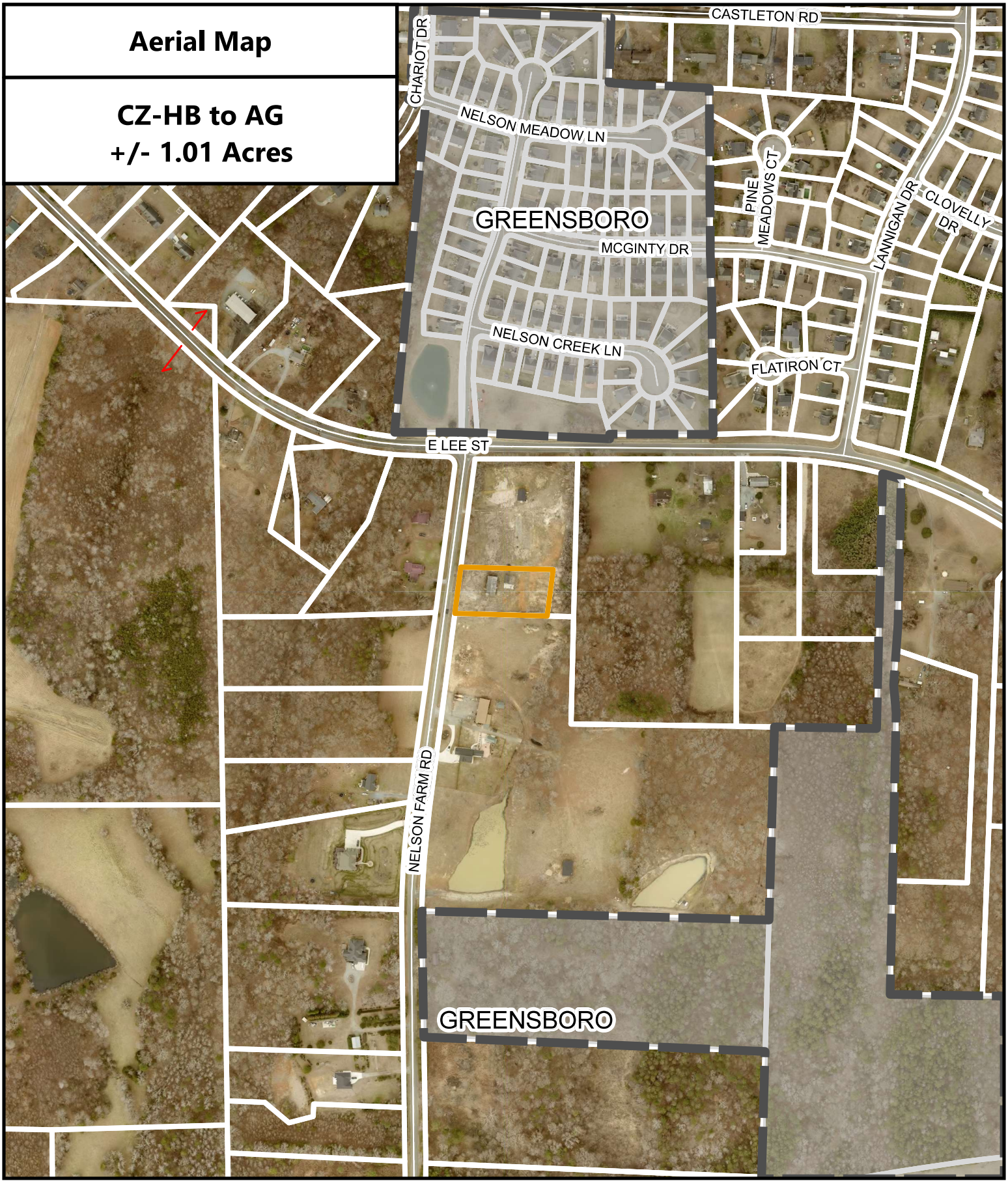
Case Number: 26-10-PLBD-00045

Case Area: Parcel(s) - 118010
2503 Nelson Farm Rd

Scale: 1" = 100 '

Aerial Map

CZ-HB to AG
+/- 1.01 Acres



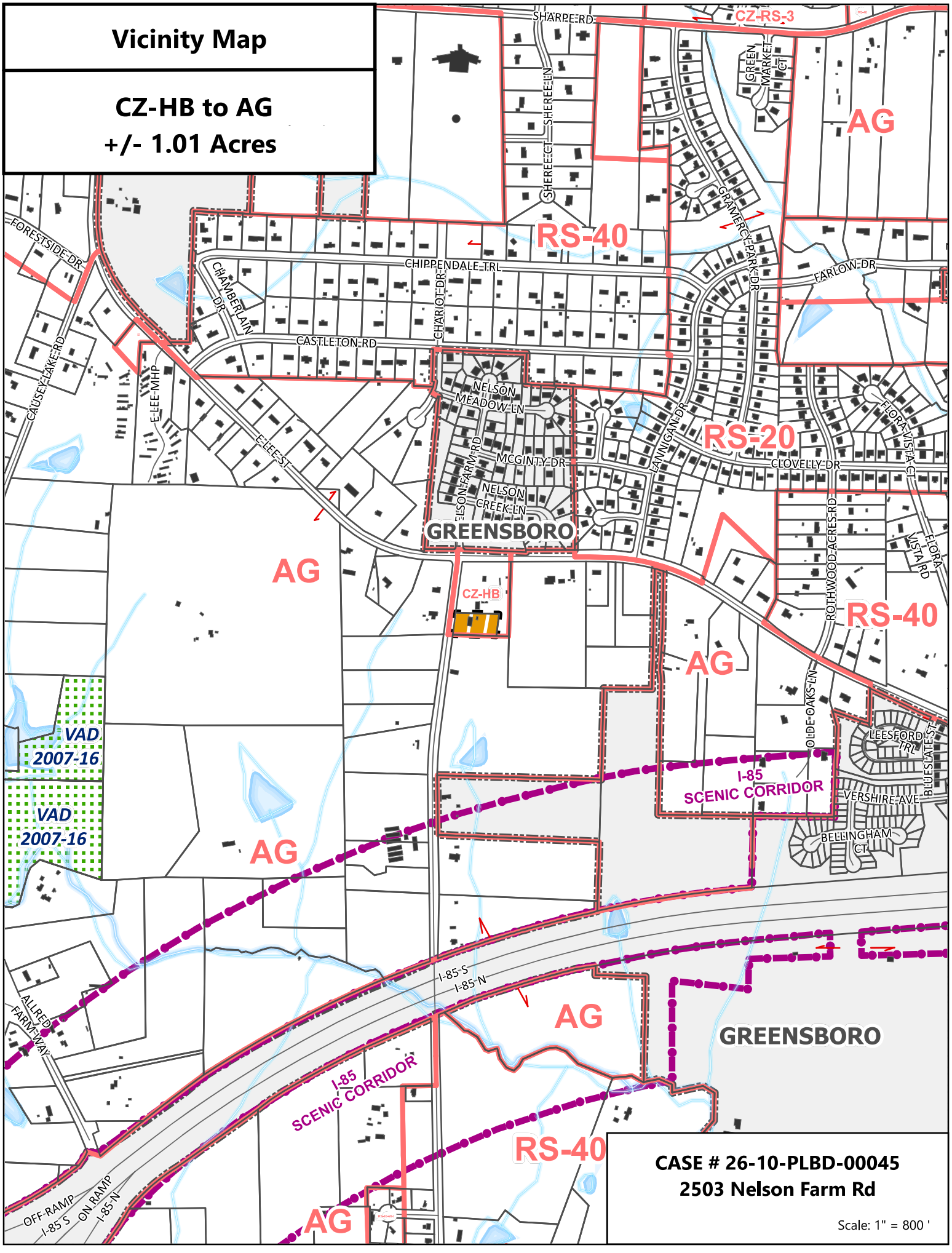
Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-10-PLBD-00045

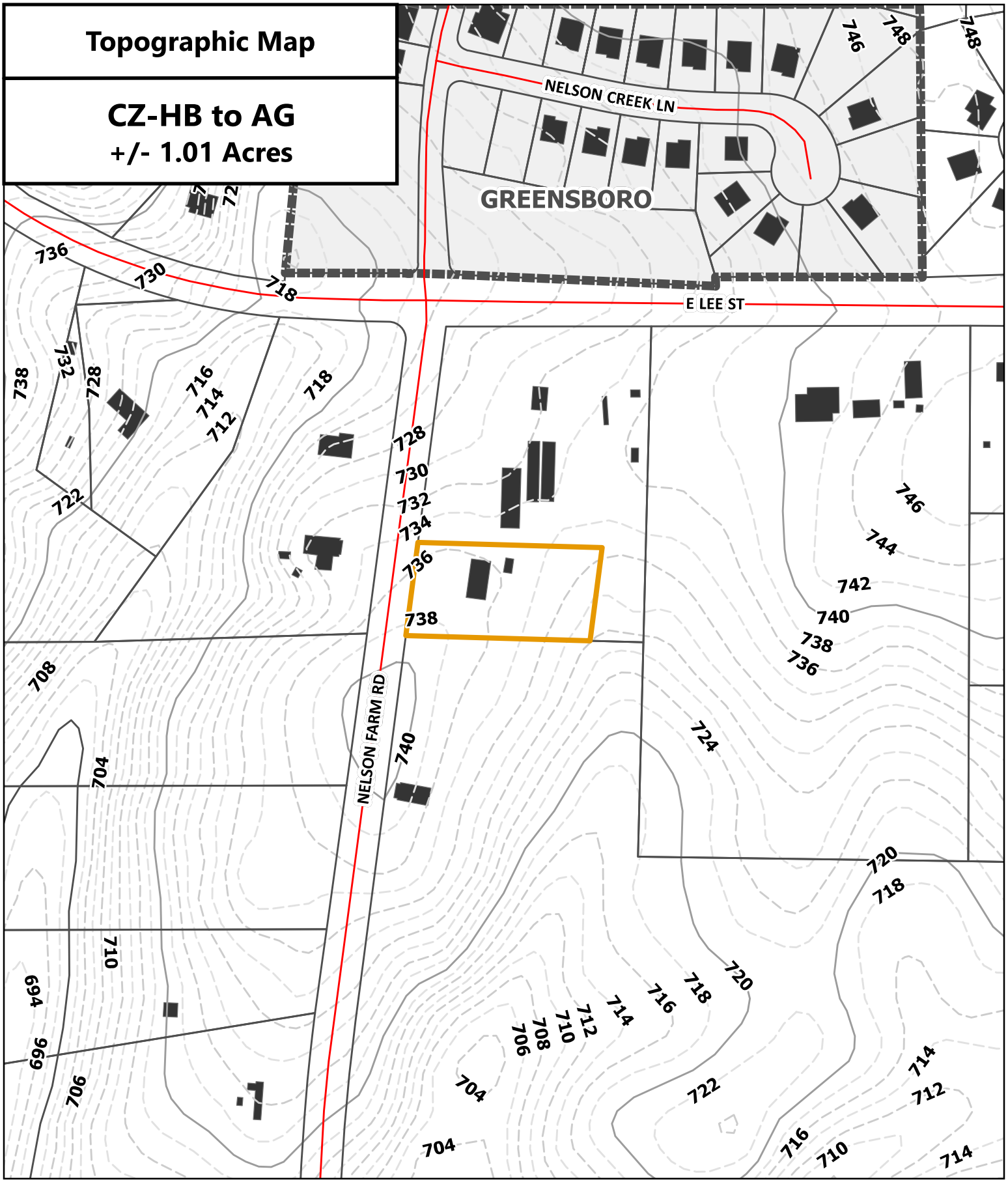
Case Area:
Parcel(s) - 118010
2503 Nelson Farm Rd

Scale: 1" = 400 '


Vicinity Map
CZ-HB to AG
+/- 1.01 Acres
SHARPE RD
CZ-RS-3
GREEN MARKET CT
SHEREE CT
SHEREE LN
AG
RS-40
GRAMERCY PARK DR
FARLOW DR
CHIPPENDALE TRL
CHARIOT DR
CHAMBERLAIN DR
FORESTSIDE DR
CAUSEY LAKE RD
CASTLETON RD
E LEE MHP
E LEE ST
NELSON MEADOW LN
MCGINTY DR
NELSON FARM RD
NELSON CREEK LN
GREENSBORO
RS-20
LANNIGAN DR
CLOVELLY DR
FLORA VISTA CT
FLORA VISTA RD
ROTHWOOD ACRES RD
CZ-HB
AG
RS-40
VAD 2007-16
VAD 2007-16
OLDE OAKS LN
LEESFORD TRL
BLUESTATE ST
I-85 SCENIC CORRIDOR
VERSHIRE AVE
BELLINGHAM CT
I-85 S
I-85 N
ALLRED FARM WAY
I-85 SCENIC CORRIDOR
GREENSBORO
OFF-RAMP I-85 S
ON RAMP I-85 N
RS-40
AG
CASE # 26-10-PLBD-00045
2503 Nelson Farm Rd
Scale: 1" = 800 '

Topographic Map

CZ-HB to AG
+/- 1.01 Acres



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

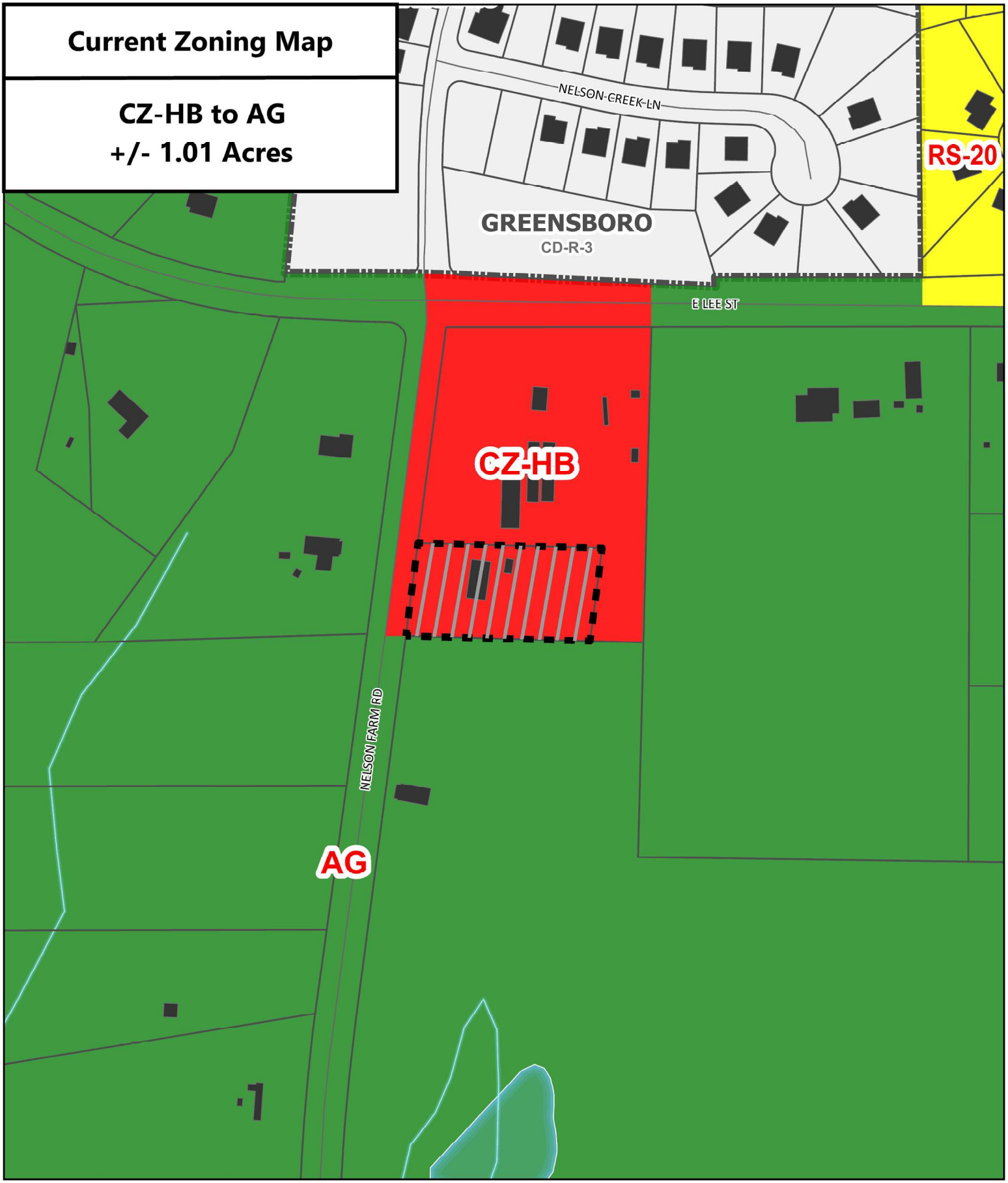
Case Number:
26-10-PLBD-00045

Case Area:
Parcel(s) - 118010
2503 Nelson Farm Rd

Scale: 1" = 200 '

Current Zoning Map

CZ-HB to AG
+/- 1.01 Acres



Planning & Development Department

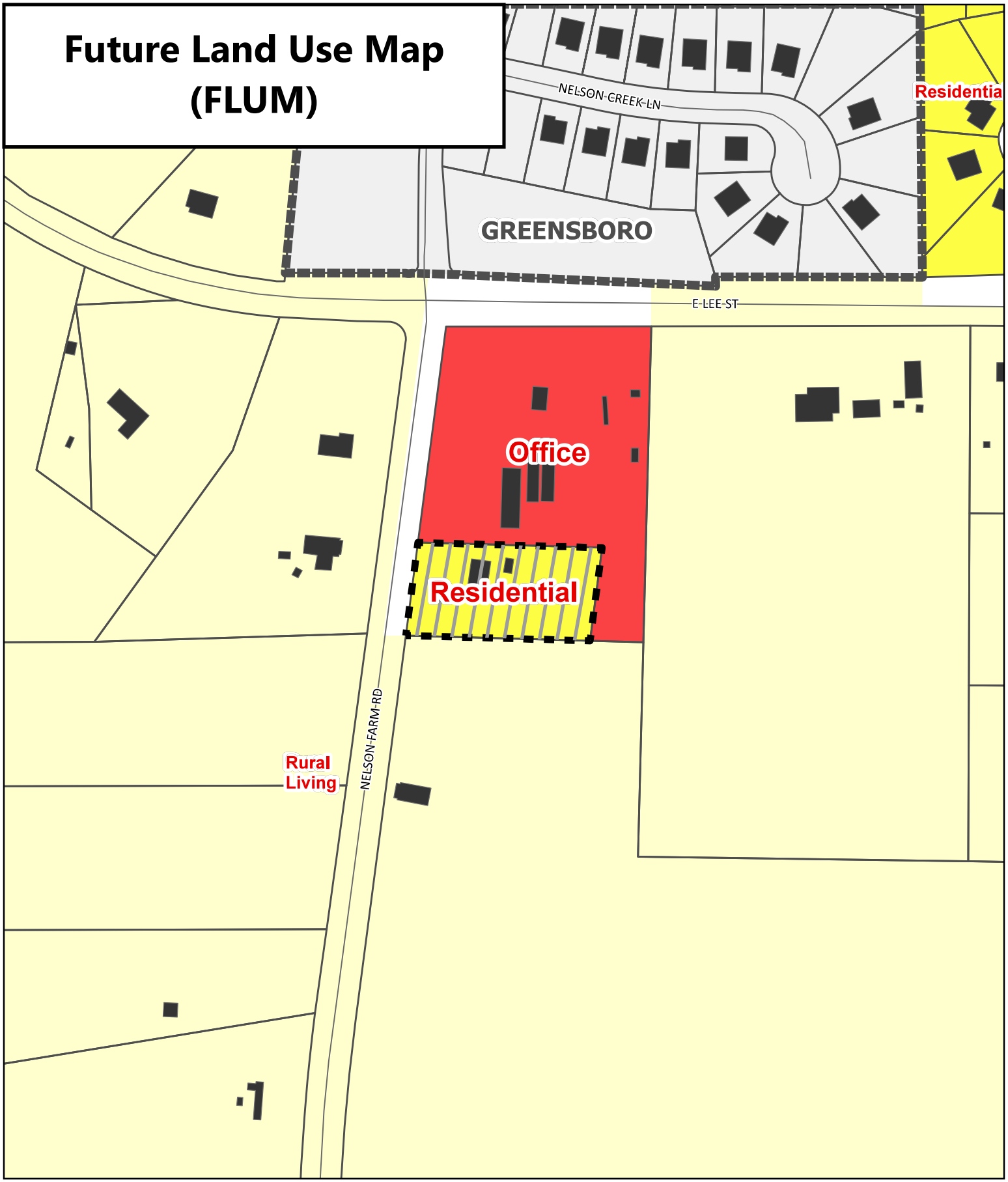
Jurisdiction:
GUILFORD COUNTY

Case Number:
26-10-PLBD-00045

Case Area:
Parcel(s) - 118010
2503 Nelson Farm Rd

Scale: 1" = 200 '

Future Land Use Map (FLUM)



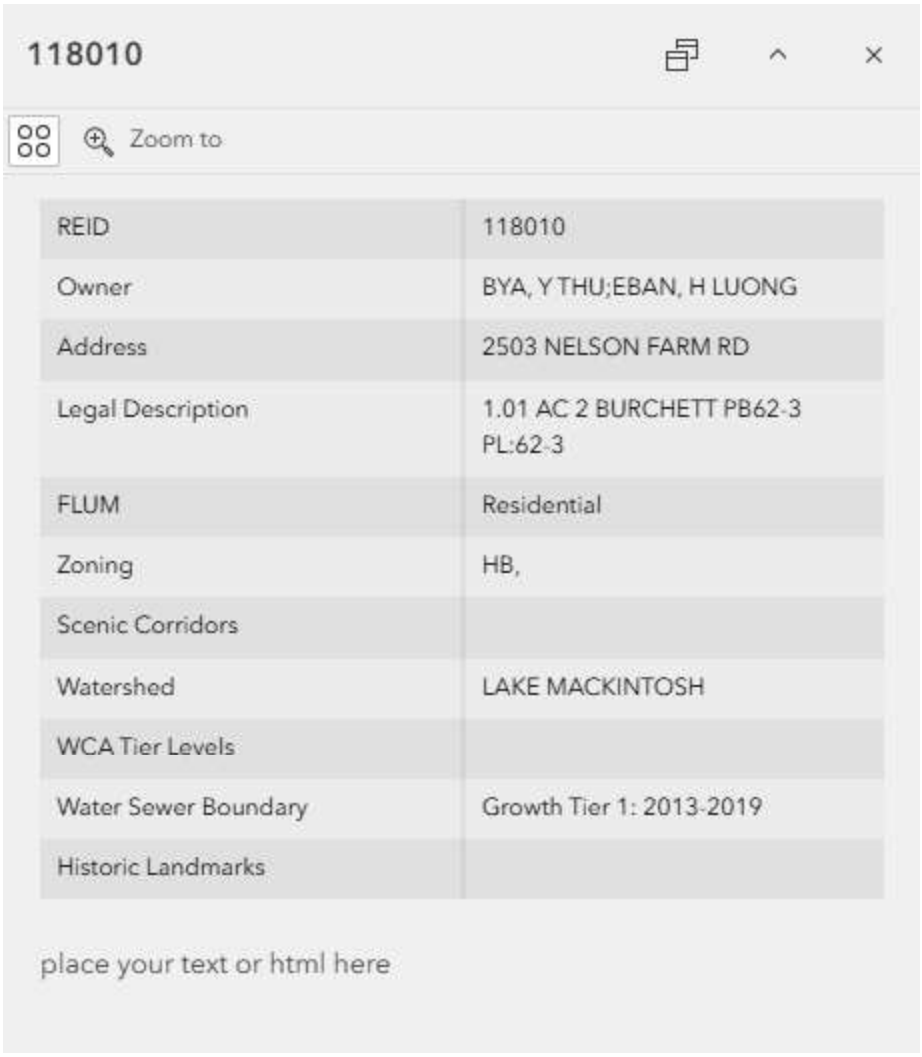
Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-10-PLBD-00045

Case Area:
Parcel(s) - 118010
2503 Nelson Farm Rd

Scale: 1" = 200 '


118010
Zoom to
REID
118010
Owner
BYA, Y THU;EBAN, H LUONG
Address
2503 NELSON FARM RD
Legal Description
1.01 AC 2 BURCHETT PB62-3 PL:62-3
FLUM
Residential
Zoning
HB,
Scenic Corridors
Watershed
LAKE MACKINTOSH
WCA Tier Levels
Water Sewer Boundary
Growth Tier 1: 2013-2019
Historic Landmarks
place your text or html here

CONDITIONAL REZONING CASE #26-10-PLBD-00045: CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS TO AG, AGRICULTURAL: 2503 NELSON FARM ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	#1
Deny	Inconsistent	N/A
Approve	Inconsistent	N/A
Deny	Consistent	#4

CONDITIONAL REZONING CASE #26-10-PLBD-00045: CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS TO AG, AGRICULTURAL: 2503 NELSON FARM ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #1
APPROVE-CONSISTENT
NO PLAN AMENDMENT

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #118010 from **CZ-HB to AG** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
   [Describe elements of controlling land use plan(s) and how the amendment is consistent.]

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2. The amendment **is** reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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CONDITIONAL REZONING CASE #26-10-PLBD-00045: CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS TO AG, AGRICULTURAL: 2503 NELSON FARM ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #2
DENY-INCONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #118010 from **CZ-HB to AG** because:

1. The amendment **is not** consistent with the Comprehensive Plan because:
   [Describe elements of controlling land use plan(s) and how the amendment is not consistent.]

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2. The amendment **is not** reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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CONDITIONAL REZONING CASE #26-10-PLBD-00045: CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS TO AG, AGRICULTURAL: 2503 NELSON FARM ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #118010 from **CZ-HB to AG** because:

1. This approval also amends the **Future Land Use Map: Southeast Quadrant**.

2. The zoning map amendment and associated **Future Land Use Map** amendment **from Residential to _____** in the **Southeast Quadrant** are based on the following change(s) in condition(s):
   [Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____

3. The amendment **is** reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____

CONDITIONAL REZONING CASE #26-10-PLBD-00045: CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS TO AG, AGRICULTURAL: 2503 NELSON FARM ROAD

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #118010 from **CZ-HB to AG** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
   [Describe elements of controlling land use plan(s) and how the amendment is consistent.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

2. The amendment **is** consistent but not reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

(Insert Color Paper)

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GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board Conditional Rezoning Application

Fees: < 1 acre: $750.00; 1-4.99 acres: $1,200.00; 5-24.99 acres: $1,500.00; 25+ acres or Planned Unit Development: $2,000.00

Date Submitted: 10/6/26
Revised: October 19, 2026

Receipt # REC-038844-2026 Case Number 26-10-PLBD-00046

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 CZ-GB zoning district to the CZ-GB zoning district.

Said property is located at 413 NC Hwy 150 W

in Center Grove Township; Being a total of: 27.587 **per GIS acreage** acres.
28.661 per surveyed metes and bounds description.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 139158 (portion of)

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (*Required*)

The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.

[X] 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).

Use Conditions

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

1) **All Zoning Conditions Currently In Effect From Zoning Case # 22-05-GCPL-03277 Shall Remain In Effect EXCEPT As Noted Below.**

2)

3)

4)

Development Conditions

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

1) All buffers along the western property line of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque screen and the buffer along the southern property line ~~may~~ shall include a fence, of a design style determined by the applicant, in addition to the requisite UDO plantings. Existing mature vegetation shall be maintained to the extent possible.

2) **[This amended Development Condition is proposed to replace the current condition that reads:**
"All buffers along the western property line of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque vegetative screen and a buffer along the southern property line shall include an opaque fence, in addition to the requisite UDO plantings."
All other zoning conditions applicable to the subject property to remain in effect without modification.]

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,

for Shaw Farms SC, LLC	Amanda P. Hodierne
Property Owner Signature	Owner/ Representative/Applicant Signature (if applicable)
Tom C. James, Manager	Amanda Hodierne, Attorney for Property Owner
Name	Name
600 Green Valley Rd., Suite 202	804 Green Valley Road, Suite 200
Mailing Address	Mailing Address
Greensboro, NC 27408	Greensboro, NC 27408
City, State and Zip Code	City, State and Zip Code
336-855-5555 tejassociatese tcarpenterjames.com	336-609-5137 amanda@isaacsonsheridan.com
Phone Number Email Address	Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

LEGAL DESCRIPTION OF SUBJECT PROPERTY
BEING A PORTION OF GUILFORD COUNTY PARCEL NO. 139158

28.661 Acres Described As Follows:

BEGINNING AT A NEW IRON PIPE HAVING NORTH CAROLINA GRID COORDINATES NAD 83 BEING NORTH 897,151.9153 FEET AND BEING EAST 1,761,876,0802 FEET, SAID NEW IRON PIPE ALSO BEING THE NORTHEAST CORNER OF RICHARD HAMBY AND WIFE JANICE HAMBY AS DESCRIBED IN DEED BOOK 4974 PAGE 0807, SAID NEW IRON PIPE ALSO BEING NEAR THE CENTERLINE OF COLONIAL PIPELINE AS DESCRIBED IN DEED BOOK 3328 PAGE 0434, THENCE WITH THE EASTERN LINE OF SAID RICHARD HAMBY AND WIFE JANICE HAMBY NORTH 08 DEG. 55 MIN. 29 SEC. EAST DISTANCE BEING 34.57 FEET TO A POINT IN THE CENTERLINE OF NC HIGHWAY 150 WEST, THENCE WITH THE CENTERLINE OF SAID NC HIGHWAY 150 WEST NORTH 69 DEG. 07 MIN. 15 SEC. EAST DISTANCE BEING 667.35 FEET TO A POINT IN THE CENTERLINE OF SAID NC HIGHWAY 150 WEST, THENCE WITH THE RIGHT OF WAY FOR NC HIGHWAY 150 WEST AS DESCRIBED IN DEED BOOK 6805 PAGE 0760 TRACT A SOUTH 20 DEG. 47 MIN. 01 SEC. EAST DISTANCE BEING 30.00 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 69 DEG. 12 MIN. 59 SEC. EAST DISTANCE BEING 96.29 FEET TO A NEW IRON PIPE, THENCE WITH THE RIGHT OF WAY FOR NC HIGHWAY 150 WEST AS DESCRIBED IN DEED BOOK 6805 PAGE 760 TRACT B NORTH 72 DEG. 25 MIN. 42 SEC. EAST DISTANCE BEING 165.29 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 70 DEG. 08 MIN. 24 SEC. EAST DISTANCE BEING 145.63 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 57 DEG. 59 MIN. 53 SEC. EAST CHORD DISTANCE BEING 62.92 FEET ARC-LENGTH BEING 72.41 FEET AND HAVING A RADIUS OF 40.00 FEET TO A NEW IRON PIPE, THENCE WITH THE SOUTHERN RIGHT OF WAY FOR NC HIGHWAY 150 WEST AS DESCRIBED IN DEED BOOK 6805 PAGE 0760 TRACT A NORTH 83 DEG. 52 MIN. 09 SEC. EAST DISTANCE BEING 29.88 FEET TO A POINT IN THE CENTERLINE OF SPENCER - DIXON ROAD, THENCE WITH THE CENTERLINE OF SPENCER-DIXON ROAD (S.R.#2329) SOUTH 06 DEG. 04 MIN. 13 SEC. EAST DISTANCE BEING 773.92 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD, THENCE WITH THE CENTERLINE OF SAID SPENCER-DIXON ROAD BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 05 DEG. 06 MIN. 17 SEC. EAST CHORD DISTANCE BEING 344.05 FEET ARC-LENGTH BEING 344.07 FEET AND HAVING A RADIUS OF 9,827.91 FEET TO A POINT IN THE CENTERLINE OF SPENCER-DIXON ROAD, THENCE WITH A NORTHERN LINE OF CHARLES CRAIG AND WIFE RUBY CRAIG AS DESCRIBED IN DEED BOOK 2805 PAGE 0609 NORTH 88 DEG. 57 MIN. 11 SEC. WEST DISTANCE BEING 30.12 FEET TO A NEW IRON PIPE ON THE WESTERN 60 FOOT WIDE RIGHT OF WAY FOR SPENCER-DIXON ROAD, THENCE WITH THE SAME NORTH 88 DEG. 57 MIN. 11 SEC. WEST DISTANCE BEING 300.32 FEET TO A NEW IRON PIPE, THENCE WITH THE WESTERN LINE OF SAID CHARLES CRAIG AND WIFE RUBY CRAIG SOUTH 03 DEG. 34 MIN. 31 SEC. EAST DISTANCE BEING 150.00 FEET

TO AN EXISTING IRON PIPE IN THE NORTHERN LINE OF GUILFORD COUNTY BOARD OF EDUCATION AS DESCRIBED IN DEED BOOK 6263 PAGE 1127, THENCE WITH SAID GUILFORD COUNTY BOARD OF EDUCATION NORTH 88 DEG. 57 MIN. 11 SEC. WEST DISTANCE BEING 1,038.48 FEET TO A NEW IRON PIPE, THENCE WITH THE SOUTHERN LINE OF LINE OF SHAW FARMS SC, LLC AS DESCRIBED IN DEED BOOK 8879 PAGE 2099 NORTH 88 DEG. 57 MIN. 11 SEC. WEST DISTANCE BEING 187.75 FEET TO A NEW IRON PIPE, SAID NEW IRON PIPE BEING THE SOUTHEAST CORNER OF RICHARD AND WIFE JANICE HAMBY AS DESCRIBED IN DEED BOOK 4974 PAGE 0807, THENCE WITH THE EASTERN LINE OF A RIGHT OF WAY FOR COLONIAL PIPELINE AS DESCRIBED IN DEED BOOK 2079 PAGE 310 AND THE WESTERN LINE OF AFORESAID SHAW FARMS SC, LLC AS DESCRIBED IN DEED BOOK 8879 PAGE 2099 NORTH 20 DEG. 21 MIN. 07 SEC. EAST DISTANCE BEING 487.81 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 20 DEG. 27 MIN. 06 SEC. EAST DISTANCE BEING 447.11 FEET TO A NEW IRON PIPE IN THE WESTERN LINE OF SHAW FARMS SC, LLC AS DESCRIBED IN DEED BOOK 8664 PAGE 0646, THENCE WITH AN EASTERN LINE OF AFORESAID RICHARD AND WIFE JANICE HAMBY AND THE EASTERN LINE OF SHAW FARMS SC, LLC AS DESCRIBED IN DEED BOOK 8664 PAGE 646 NORTH 08 DEG. 55 MIN. 29 SEC. EAST DISTANCE BEING 10.02 FEET TO THE NORTHEASTERN CORNER OF SAID RICHARD AND WIFE JANICE HAMBY AS DESCRIBED IN DEED BOOK 4974 PAGE 0807 THE POINT AND PLACE OF BEGINNING CONTAINING 32.724 ACRES MORE OR LESS.

LESS AND EXCEPT THAT AREA BEING:

BEGINNING AT AN EXISTING IRON PIPE ON THE SOUTHERN 60 FOOT WIDE RIGHT OF WAY FOR NORTH CAROLINA HIGHWAY 150 AS DESCRIBED IN DEED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS RECORDED IN DEED BOOK 6805 PAGE 760 TRACT B, SAID EXISTING IRON PIPE BEING THE NORTHWESTERN CORNER OF HEREIN DESCRIBED, THENCE WITH THE SOUTHERN RIGHT OF WAY FOR SAID NORTH CAROLINA HIGHWAY 150 NORTH 69 DEG. 12 MIN. 59 SEC. EAST DISTANCE BEING 96.29 FEET TO AN EXISTING IRON PIPE, THENCE WITH THE SAME NORTH 72 DEG. 25 MIN. 42 SEC. EAST DISTANCE BEING 165.29 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 70 DEG. 08 MIN. 24 SEC. EAST DISTANCE BEING 143.61 FEET TO AN EXISTING IRON PIPE, THEMCE WITH THE SAME NORTH 70 DEG. 08 MIN. 24 SEC. EAST DISTANCE BEING 2.02 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 79 DEG. 04 MIN. 36 SEC. EAST CHORD DISTANCE BEING 40.94 FEET ARC-LENGTH BEING 42.98 FEET AND HAVING A RADIUS OF 40.00 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 27 DEG. 13 MIN. 08 SEC. EAST CHORD DISTANCE BEING 28.77 FEET ARC-LENGTH BEING 29.43 FEET AND HAVING A RADIUS OF 40.00 FEET TO A NEW IRON PIPE, THENCE WITH THE SOUTHERN MOST LINE OF AFORESAID NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS RECORDED IN DEED BOOK 6805 PAGE 760 TRACT B NORTH 83 DEG. 52 MIN. 09 SEC. EAST DISTANCE BEING 29.88 FEET TO AN EXISTING NAIL IN THE CENTERLINE OF SPENCER DIXON ROAD (SR#2329), THENCE WITH THE CENTERLINE OF SAID SPENCER DIXON ROAD SOUTH 06 DEG. 04 MIN. 13 SEC. EAST DISTANCE BEING 409.28 FEET TO A NEW NAIL, THENCE A NEW LINE WITH SHAW FARMS SC, LLC AS DESCRIBED IN DEED BOOK 8664 PAGE 646 SOUTH 83 DEG. 55 MIN. 47 SEC. WEST DISTANCE BEING 382.49 FEET TO A NEW IRON PIPE, THENCE A NEW LINE WITH THE SAME NORTH 20 DEG. 47 MIN. 01 SEC. WEST DISTANCE BEING 367.99 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 4.063 ACRES MORE OR LESS.

LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Shaw Farms Crossing, LLC

SECRETARY OF STATE ID NUMBER: 3146925 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2026

Filing Office Use Only
E - Filed Annual Report
3146925
CA202608402903
3/25/2026 11:33

☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Jason B Sparrow

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

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

400 Bellemeade St Ste 800
Greensboro, NC 27401 Guilford County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

400 Bellemeade St Ste 800
Greensboro, NC 27401

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: T Cooper James & Associates

2. PRINCIPAL OFFICE PHONE NUMBER: (336) 855-5555

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

600 Green Valley Rd Ste 202
Greensboro, NC 27408

5. PRINCIPAL OFFICE MAILING ADDRESS

600 Green Valley Rd Ste 202
Greensboro, NC 27408

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: Tom C James	NAME: T Cooper James	NAME:
TITLE: Manager	TITLE: Manager	TITLE:
ADDRESS:	ADDRESS:	ADDRESS:
600 Green Valley Road, Suite 202	600 Green Valley Road, Suite 202	
Greensboro, NC 27408-7722	Greensboro, NC 27408-7722	

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

T Cooper James
SIGNATURE

3/25/2026
DATE

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

T Cooper James
Print or Type Name of Company Official

Manager
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

SOSID: 3146925
Date Filed: 12/8/2025 11:41:00 AM
Effective: 12/10/2025
Elaine F. Marshall
North Carolina Secretary of State
C2025 339 00858

State of North Carolina
Department of the Secretary of State

ARTICLES OF MERGER

Pursuant to North Carolina General Statute Sections 55-11-05(a), 55-11-12, 55A-11-09(d), 55A-11-04, 57D-9-42, 59-73.32(a) and 59-1072(a), as applicable, the undersigned entity does hereby submit the following Articles of Merger as the surviving business entity in a merger between two or more business entities.

1. The name of the surviving entity is Shaw Farms Crossing, LLC, a *(check one)*
☐ corporation, ☐ nonprofit corporation, ☐ professional corporation, ☑ limited liability company, ☐ limited partnership, ☐ partnership, ☐ limited liability partnership organized under the laws of

North Carolina *(state or country)*.

2. The address of the surviving entity is:

Street Address: 600 Green Valley Road, Suite 202 City: Greensboro

State: North Carolina Zip Code: 27408 County: Guilford

(a) (Complete only if the surviving business entity is a foreign business entity that is not authorized to transact business or conduct affairs in North Carolina.) The mailing address of the surviving foreign business entity is:

Street Address: _____ City: _____

State: _____ Zip Code: _____ County: _____

The Surviving foreign business entity will file a statement of any subsequent change in its mailing address with the North Carolina Secretary of State.

3. For <u>each</u> merging entity: *(if more than one, complete on separate sheet and attach.)*

The name of the merged entity is Shaw Farms SC, LLC, a *(check one)*
☐ corporation, ☐ nonprofit corporation, ☐ professional corporation, ☑ limited liability company, ☐ limited partnership, ☐ partnership, ☐ limited liability partnership organized under the laws of

South Carolina *(state or country)*.

The mailing address of each merging entity is: *(if more than one, complete on separate sheet and attach)*
Street Address: 600 Green Valley Road, Suite 202 City: Greensboro

State: North Carolina Zip Code: 27408 County: Guilford

4. If the surviving business entity is a <u>domestic</u> business entity, the text of each amendment, if any, to the Articles of Incorporation, Articles of Organization, or Certificate of Limited Partnership within the Plan of Merger is attached.

5. A Plan of Merger has been duly approved in the manner required by law by each of the business entities participating in the merger.

   Provide the information in Items 6 and 7 below for a merger between a parent unincorporated entity and a subsidiary corporation or corporations. (§55-11-12)

6. The terms and conditions of the merger are attached. (§55-11-12 mergers only)

7. Information concerning the manner and basis of converting the interests in each merging business entity into interests, obligations, or securities of the surviving business entity, or into cash or other property in whole or in part, or of cancelling the interests is attached. (§55-11-12 mergers only)

8. These articles will be effective upon filing unless a delayed date and/or time is specified 12/10/25.

This the 5th day of December, 2025.

Shaw Farms Crossing, LLC
Name of Entity

Signature

T. Cooper James - Manager
Type or Print Name and Title

NOTES:
1. Filing fee is $50 for For-profit entities.
2. Filing fee is $25 when the surviving business entity is a Non-profit corporation.
3. This document must be filed with the Secretary of State. Certificate(s) of Merger must be registered pursuant to the requirements of N.C.G.S. Section 47-18.1

Attach information concerning the manner and basis of converting the interests in each merging business entity into interests, obligations, or securities of the surviving business entity, or into cash or other property in whole or in part, or of cancelling the interests.

Not applicable.

CONDITIONAL REZONING CASE #26-10-PLBD-00046: CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS (Ref Case #22-04-GCPL-03277) TO CZ-GB AMENDED, CONDITIONAL ZONING – GENERAL BUSINESS AMENDED: 413 NC HIGHWAY 150 WEST

Property Information

The subject property is located at 413 NC Highway 150 West (Guilford County Parcel #139158 in Center Grove Township), at the intersection of NC Highway 150 West and Spencer Dixon Road, and comprises approximately 31.65 acres. The request will apply to an approximate 27.59-acre portion of the subject parcel that was conditionally zoned CZ-GB under CZ Case #22-05-GCPL-03277 and subsequently modified by CZ Case #23-10-PLBD-00069 to exclude an approximate 4.06-acre portion at the intersection of NC Highway 150 W and Spencer Dixon Road.

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

Nature of the Request

This is a request to amend the existing Conditional Zoning Case #22-05-GCPL-00046 that requires a buffer along the southern property line to include an opaque fence, in addition to the requisite UDO plantings (see pages 7 and 10 of enclosed minutes of June 8, 2022 Planning Board Regular Meeting and pages 10 through 14 of the enclosed minutes of the August 4, 2022 Board of Commissioners Regular Meeting). The proposed change is to construct a fence of a design style determined by the applicant, in addition to the requisite UDO plantings, and maintain mature vegetation to the extent possible.

Current Use Conditions will remain in effect

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) Office (General); (2) Medical or Professional Office; (3) Personal Service; (4) Bank or Finance With Drive-through; (5) Insurance Agency; (6) Laundromat or Dry Cleaner; (7) Pest or Termite Control Services; (8) Studio/Artist/Recording; Retail (General); (9) Auto Supply Sales; (10) Auto Rental or Leasing; (11) Car Wash; (12) Garden Center or Retail Nursery; (13) Used Merchandise Store; Bakery; (14) Restaurant With Drive Through; (15) Restaurant without a Drive-Through; (16) Wireless Communications Tower-Stealth Camouflage Design Or Non-Stealth Design; (17) Small Cell Wireless Tower.

DRAFT

Current and Proposed Development Conditions		
	Current Development Conditions (CZ Case #22-04-GCPL-03277)	**Proposed Development Conditions (26-10-PLBD-00046)**
1	All buffers along the western property line of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque vegetative screen and a buffer along the southern property line shall include an opaque fence, in addition to the requisite UDO plantings.	All buffers along the western property line of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque screen and the buffer along the southern property line shall include a fence, of a design style determined by the applicant, in addition to the requisite UDO plantings. Existing mature vegetation shall be maintained to the extent possible.
2	Ground signage shall be limited to one (1) freestanding sign along any (each of two) public right-of-way frontages and such signage shall not exceed eight (8) feet in height.	To remain in effect.
3	All building façade materials shall consist of masonry, EIFS or similar construction, with no exposed metal; and	To remain in effect.
4	The applicant shall include an easement for sidewalk along its frontage of Spencer-Dixon Road and shall pursue the possibility of a sidewalk along its frontage of Spencer-Dixon Road and shall pursue the possibility of a sidewalk with NCDOT on Highway 150 W.	To remain in effect.

District Descriptions

The **GB, General Business District** is intended to accommodate moderate to large-scale retail, business, and service uses along thoroughfares and at key intersections. The district is characterized by minimal front setbacks and off-street parking. Quality design, shared access, and shared parking are encouraged.

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

DRAFT

Character of the Area

The subject property is in an area with a range of uses, including single-family residential lots and subdivisions, light or limited commercial and office uses, and institutional uses.

Existing Land Use(s) on the Property: Currently under development for a Commercial Shopping Center under Major Site Plan Case #25-02-SITE-00108. Although approved for a commercial shopping center, the subject property will remain a mapped Voluntary Agricultural District Program (VAD) until a formal request for release is submitted to and granted by the Agricultural Advisory Board.

Surrounding Uses:

North: Daycare center, Single-family residential
South: Northern Guilford Middle School & Northern Guilford High School
East: Single-family residential
West: Office

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

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

Infrastructure and Community Facilities

Public School Facilities: No impact

Emergency Response:

Fire Protection District: Fire District 13 FPSD

Miles from Fire Station: Approximately 1.5 miles

Water and Sewer Services:

Provider: Private well and septic

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: The subject parcel is at the intersection of a Major Thoroughfare and a Collector Street (Spencer-Dixon Rd). 2025 NCDOT traffic count for NC Highway 150 and for Spencer-Dixon Rd is 5800 ADT.

Proposed Improvements: Subject to approved NCDOT Driveway Permit #251001

Projected Traffic Generation: Not provided

DRAFT

Environmental Assessment

Topography: Per the USDA-NRCS Web Soil Survey, the topography at the subject parcel is nearly level to gently sloping and strongly sloping.

Floodplain: There is no regulated floodplain on the property based on the Flood Insurance Rate Map.

Wetlands: There are no mapped wetlands on the property per the National Wetlands Inventory

Streams: There are no mapped streams on the property per the USGS Topo Quad and NRCS Soil Survey maps of Guilford County.

Water Supply Watershed: Greensboro WS-III, General Watershed Area

Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map (FLUM) Classification: Commercial (NW Quadrant)

Activity Center/Node: Neighborhood Center

The **Neighborhood Center Activity Node** includes land 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.

The **Commercial** FLUM category encompasses two Commercial Types described in the Comprehensive Plan. The Retail/Restaurant type includes land that is typically located near key intersections and busy corridors that serve the daily needs of local residential neighborhoods. These uses are typically accessed by car and public transit or via bicycle and pedestrian connections. Larger retail uses are set back from the road with surface parking, while retail integrated in a mixed-use development typically has street parking or parking behind the building. They may or may not include multi-tenant commercial strip centers, big box stores, shopping centers or malls, mixed-use, live/work developments and outparcel buildings

Consistency: This requested rezoning is consistent with the Neighborhood Center Activity Node. The primary uses under this designation include neighborhood-oriented commercial, office, and retail. Additionally, the subject property is currently under development as a commercial shopping center with outparcels. The commercial shopping center is consistent with both the Neighborhood Center Node and the Commercial Retail/Restaurant type.

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

DRAFT

Consistency Statement: The request to amend the conditional zoning is consistent with the Guilford County Comprehensive Plan:

- **Planning Theme: Community Character**
  - **Action C3.3:** Encourage the design of new development that is compatible with historic structures or landscapes to both maintain a sense of place and highlight historic integrity.
- **Planning Theme: Protected Natural Environment & Greenspace**
  - **Policy 3:** Protect Natural Features and Sensitive Areas (Riparian Areas, Floodplains, Vegetation/Tree Cover). The integrity of natural features and sensitive areas, including riparian zones, floodplains, and vegetation/tree cover, is critical to the long-term character of Guilford County. Protection and restoration of these areas should be integrated into planning and resource management County-wide.

Reasonableness

The condition specific to a buffer along the southern property line that included an opaque fence, in addition to the requisite UDO plantings, which is the subject of the hearing, was offered by the applicant and accepted by the Planning Board at its meeting on June 8, 2022 (see enclosed minutes) and in the amended application approved on appeal by the Board of Commissioners on August 4, 2022 (see enclosed minutes). The southern property line is adjacent to the Northern Guilford High School and Northern Guilford Middle School property.

Although the zoning of CZ-HB is consistent with the comprehensive plan, this request to amend the buffer condition that includes the requisite UDO plantings and opaque fencing along the southern property line is not reasonable. The description of the applicant's proposed amended condition that includes a fence (of a design style determined by the applicant), in addition to maintaining the existing mature vegetation to the extent possible, does not provide sufficient detail to evaluate if this proposed buffer would effectively deter access from the adjoining Guilford County School property.

Recommendation

Staff Recommendation: Denial

Future Land Use Map (FLUM) Quadrant: Northwest

FLUM Amendment Recommendation: The proposed conditional rezoning is consistent with the current Commercial classification. If the request is approved or denied, an amendment to the Future Land Use Map will not be required.

DRAFT

GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

January 13, 2025

Property Owner/Applicant:

CONDITIONAL ZONING CASE # 22-05-GCPL-03277:

After a legislative hearing on August 4, 2022, on a request to rezone property located at 413 NC Highway 150 W, Guilford County Tax Parcel 139158, at the southwest intersection of Spencer Dixon Road, comprising approximately 30.31 acres, the Guilford County Board of Commissioners **approved** the request to rezone the property from AG, Agricultural and RS-40, Residential Single-family to CZ-GB, Conditional Zoning-General Business with the following conditions as proposed in the application as amended:

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): Office (General); Medical or Professional Office; Personal Service; Bank or Finance With Drive -through; Insurance Agency; Laundromat or Dry Cleaner; Pest or Termite Control Services; Studio/Artist/Recording; Retail (General); Auto Supply Sales; Auto Rental or Leasing; Car Wash; Garden Center or Retail Nursery; Used Merchandise Store; Bakery; Restaurant With Drive Through; Restaurant without a Drive-Through; Wireless Communications Tower-Stealth Camouflage Design Or Non-Stealth Design; Small Cell Wireless Tower.

Development Conditions:

1) All buffers along the western property line of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque vegetative screen and a buffer along the southern property line shall include an opaque fence, in addition to the requisite UDO plantings.
2) Ground signage shall be limited to one (1) freestanding sign along any (each of two) public right-of-way frontages and such signage shall not exceed eight (8) feet in height.
3) All building façade materials shall consist of masonry, EIFS or similar construction, with no exposed metal; and

400 W Market Street
Post Office Box 3427, Greensboro, North Carolina 27402
Telephone 336-641-3334 Fax 336-641-6988

4) The applicant shall include an easement for sidewalk along its frontage of Spencer-Dixon Road and shall pursue the possibility of a sidewalk along its frontage of Spencer-Dixon Road and shall pursue the possibility of a sidewalk with NCDOT on Highway 150 W.

Sincerely,

Oliver Bass

Oliver Bass, AICP
Guilford County Planning & Development

GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD MEETING MINUTES

NC Cooperative Extension Agricultural Center
3309 Burlington Road, Greensboro, NC 27405
JUNE 8, 2022, 6:00 PM

A. Roll Call

Chair Donnelly called the June 8, 2022 meeting to order and asked for a roll-call of members present.

The following Board members were in attendance in-person for this meeting:

James Donnelly, Chair; Sam Stalder; Ed Apple; Guy Gullick; and Ryan Alston.

The following Board members were in attendance remotely/virtually for this meeting:

Dr. Latoya Gathers.

Members not present at the meeting were:

David Craft and Cara Buchanan.

Staff present in-person or virtually: J. Leslie Bell, Planning and Development Director; Kaye Graybeal, Planning and Development Deputy Director; Oliver Bass, Senior Planner; Aaron Calloway, Planner I; Jessie Baptist, Admin. Officer; and Rachel Teague, PT Office Specialist.

B. Agenda Amendments

J. Leslie Bell stated that there were no Amendments to the Agenda.

C. Approval of Minutes: May 11, 2022

Chair Donnelly pointed out an error on page 2, second paragraph, relevant to "NC DOT does not maintain the roads on that property". Mr. Gullick moved approval of the amended May minutes, seconded by Mr. Apple. The Board voted unanimously (6-0) in favor. (Ayes: Donnelly, Stalder, Apple, Gullick, Gathers and Alston. Nays: None.)

D. Rules and Procedures

Chair Donnelly explained all the rules and procedures that would be followed during the meeting of the Guilford County Planning Board.

E. Continuance Requests

None

F. Old Business

None

G. New Business

Non-Public Hearing Item(s)

None

Public Hearing Item(s)

Mr. Gullick stated that he would have to recuse himself from the following case citing a conflict of interest and he would step out of the room until the case is completed.

Mr. Alston moved to recuse Mr. Gullick from Case # 22-05-GCPL-02477, seconded by Mr. Apple. The Board voted unanimously (6-0) in favor. (Ayes: Donnelly, Stalder, Apple, Gullick, Gathers and Alston. Nays: None.). Thereupon, Mr. Gullick left the room.

RESOLUTION TO CLOSE A PUBLIC ROAD - CASE #22-04-GCPL-02477:
CAHILL DRIVE AND KING STREET (previously referred to as Lambert Lane)
Request adoption of Resolution to close a portion of Cahill Drive and all of King Street (previously referred to as Lambert Lane) which fronts Lots 22, 23-24, 25-26, 26-28, 29, 31-32, 100-101, 102, 103-105, 106-108, 109, 110, 124, 125 & PT of 124, and 126, all as shown on Plat Book 11, Page 73 in Fentress Township as recorded in the Register of Deeds of Guilford County, and located on Guilford County Tax Parcels 135258, 135259, 135263, 135265, 135266, 135267, 135268, 135269, 135270, 135271, 135272, and 135275, running south from the intersection of S. Elm-Eugene Street and Highway I-85 N and terminating approximately 700 feet north of Creston Street. **(RESOLUTION GRANTED)**

Planner Aaron Calloway stated that this request is for adoption of a Resolution to close and remove from dedication a portion of Cahill Drive and all of King Street (previously referred to as Lambert Lane) which fronts Lots 22, 23-24, 25-26, 26-28, 29, 31-32, 100-101, 102, 103-105, 106-108, 109, 110, 124, 125 & PT of 124, and 126, all as shown on Plat Book 11, Page 73 in Fentress Township as recorded in the Register of Deeds of Guilford County, and located on Guilford County Tax Parcels 135258, 135259, 135263, 135265, 135266, 135267, 135268, 135269, 135270, 135271, 135272, and 135275. These roads are located southeast of the intersection of S. Elm-Eugene Street and I-85 North and terminate approximately 700 feet north of Creston Street.

Mr. Calloway continued by saying that the Planning Board has received the request as described previously and that Cahill Drive and King Street (previously referred to as Lambert Lane) have not been improved since their dedication in 1940. This request only includes that portion of Cahill Drive and King Street (previously referred to as Lambert Lane), as described previously, and no closing of utility easements is included in this application. Per TRC staff comments provided in the packet, all parcels shall be assured access to the public right-of-way. To accomplish this, staff will require a re-combination plat to facilitate that assurance. Per Guilford County Tax records, Thomas Monroe and Wilma Monroe, are the listed owners for Tax Parcel #s 135269 and 135267 (4001 and 4005 S. Elm-

Eugene Street, respectively) and whose property also is adjoining Cahill Drive, were notified by certified mail (#7020-3160-0000-5486-0525) on May 27, 2022.

Chair Donnelly asked if there was anyone wishing to speak on this matter and no one came forward. Seeing no opposition, the Public Hearing was closed by unanimous vote.

Chair Donnelly moved approval of the request for a Resolution as presented for Case #22-04-GCPL-02477, seconded by Mr. Apple. The Board voted 5-0 in favor of the motion. (Ayes: Donnelly, Stalder, Apple, Gathers and Alston. Nays: None. Recused: Gullick)

CONDITIONAL ZONING CASE CZ 22-05-GCPL-03277: **413 NC HWY 150 W.; AGRICULTURAL (AG) AND RESIDENTIAL SINGLE FAMILY (RS-40) TO CONDITIONAL ZONING 0 GENERAL BUSINESS (CZ-GB)**

Chair Donnelly asked if there were any updates to this application. Senior Planner Oliver Bass stated that the applicants wish to remove from the following Use Conditions: Bar/Private Club/ Tavern; and Pawn Shop and retain Used Merchandise Store. Chair Donnelly asked the applicant to confirm that information. Amanda Hodierne, attorney representing the applicant, stated that they do confirm that.

Mr. Apple moved to accept the updated and amended information regarding the Use Conditions in the application, as presented by staff, seconded by Mr. Alston. The Board voted unanimously (6-0)in favor. (Ayes: Donnelly, Stalder, Apple, Gullick, Gathers and Alston. Nays: None.)

Mr. Bass stated that this is a request to conditionally rezone the property from AG and RS-40 to CA-GB. The applicant proposes the following conditions for Guilford County Tax Parcel #139158, approximately 30-31 acres, located at 413 NC Highway 150 W., southwest of the intersection with NC Highway 150 W. and Spencer-Dixon Road. **Use Conditions**: Office; Medical or Professional Office; Personal Service; Bank or Finance with drive-through; Insurance Agency; Laundromat or Dry Cleaner; Pest or Termite Control Service: Studio/Artist/Recording; Retail (general); ABC Store; Auto Supply Sales; Auto Rental or Leasing; Car Wash; Garden Center; Garden Center or Retail Nursery; ~~Pawn Shop or~~ and retain Used Merchandise Store; Bakery; ~~Bar/Private Club/Tavern~~; Restaurant with Drive-Through; Restaurant without Drive-Through; Wireless Communications Tower-Stealth Camouflage Design or non-Stealth Design; Small Cell Wireless Tower.

Development Conditions: 1) All buffers along the western and southern property lines of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque vegetative screen, and 2) Ground signage shall be limited to one (1) free-standing sign along any (each of two) public right-of-way frontages and such signage shall not exceed eight (8) feet in height. Property is owned by First Acres, LLC.

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

The **General Business** District is intended to accommodate moderate to large-scale retail, business, and service uses along thoroughfares and at key intersections. The district is characterized by minimal front off-street parking. Quality design, shared access, and shared parking are encouraged.

The property has been in the Northern Lakes Area Plan which was updated in 2016. The recommendation for that area was voluntary AG and Light Commercial Node. This request is inconsistent with the Northeast Area Plan recommendation. The voluntary AG is intended to support the property currently used as a Bona Fide farm and the Light Commercial Node is intended to accommodate low intensity non-residential uses that are typically found in Limited Office and Neighborhood Business districts of the Guilford County Unified Development Ordinance. Limited Office conditional zoning is to the adjacent west and Limited Business conditional zoning is to the north across NC Highway 150 W.

Staff recommends approval and although it is inconsistent with the Northern Lakes Area Plan, the requested action is reasonable and in the public interest because it is in an area with several residential subdivisions and a public school. This parcel is located at the key intersection of NC Highway 150 W. and Spencer Dixon Road. A GB zoning would create opportunities to provide retail and services in the area. Limited Office conditional zoning is to the adjacent west and Limited Business conditional zoning is to the north across NC Highway 150 W. If approved, a plan amendment to Moderate Commercial Node would be required. **(REZONING REQUEST DENIED)**

Mr. Bell added that the Voluntary Agricultural District Agreement was signed in 2002 and it runs ten years and that ten years was up in 2012.

Chair Donnelly asked Mr. Bass to walk through some of the maps that were shown so everyone in the audience would have a better understanding of the location of the request. Mr. Bass presented maps of the surrounding area.

Chair Donnelly asked if there was anyone present who wished to speak in favor of this rezoning request. He reminded speakers that there was a twenty minute time-limit for speakers.

Amanda Hodierne, 804 Green Valley Road, Greensboro, NC, attorney representing the applicant, stated that she is here on behalf of the contract purchaser for this property, T. Cooper James and Associates. She is joined by Tom James and a couple of the design and engineering specialists to provide additional clarity during the deliberations; Bob Dischinger, Evans Engineering; and John Davenport of Davenport Engineering, who has conducted a traffic study for this project. She presented handouts for the Board members' review during her comments. She thanked Mr. Bass for his presentation and stated that it covered all of the requisite specifics of the case. This is a request to go from the AG District with some RS-40 on it, as well, to CZ-GB, which is one of the commercial districts. The intent being to infuse this heavily concentrated area of the county, in terms of population and residential mass, with some goods and services to support and augment that existing population and the community in this area with the daily conveniences of everything that people need for their households. They went with the GB zoning request, as the Board has heard in the staff report that the Comprehensive Plan from 2016, and the Northern Lakes Area Plan does indicate this particular intersection as a Light Commercial node, which is correlated more with the Neighborhood Business District or the Limited Business District. They have gone back and forth on how to most transparently and appropriately structure the request to accommodate the vision that her clients have for this area and what they think the area calls for, due to its current built environment. They

did not go with the GB zoning based on any particular use that is or isn't allowed in the other districts, it was not about a specific use, it's about scale of the use and the square footage allowances. The Ordinance has square footage caps on the amount of gross square footage that can be built in both the Neighborhood Business district and the Limited Business district. You're at 3,000 square feet as your cap in Neighborhood Business so that would be a very small footprint for a small user to come in and serve a very isolated, minute need. Limited Business takes you up to 50,000 square feet for the entire gross area of square footage. They did contemplate that one, but felt they did not want to pull in destination shoppers, this still is meant to be a community serving localized shopping center. However, when you start to think about a grocery store, that is already at about 40,000 square feet and some are even larger than that. They realized that 50,000 square feet would be limiting to the vision of the client for this property. Her clients are industry-tried and proven retail developers, this is what they do and they have been doing it for 50 years and their strategic analysis has chosen this site as being capable, and the area as being underserved from more than just a little bit of outpost retail. This is an area that can support and meets the strategic number demographics to support more than just a 10,000 square foot outpost type of retail. It is meeting the numbers and the warrants for a true community retail center. From there, they do recognize that it does need to be tailored in and appropriately parametered, so that it is not overly intense for this location. They have gone through the permitted uses in the GB District and pulled out the ones they felt would be appropriate for those types of needs. They have revised those permitted uses to better exemplify and illustrate their intentions. The last two conditions are about curating and putting the appropriate parameters on this request, so that it is scaled as it should be. In regard to the Comp Plan item, it is Light Commercial node on the 2016 update, which would fit very well with their request. This intersection is the better candidate to be the Moderate node because the site at Lowes just down the road is hemmed in by the development around it. This site is twice as large at 30 acres, and the other site is 17 acres. This site also already has the infrastructure already in place; there are already roads with turn lanes to make this a commercial intersection.

John Davenport, Davenport Engineering, 119 Brookstowne Avenue, Winston-Salem, NC, stated that they have been looking at this site at the request of the client to gain an understanding of how a rezoning of this nature would impact this intersection in particular. There is no formalized site plan at this point in time, but based on the square footage in general, this site would produce there at Hwy. 150 W and Spencer-Dixon Road. The improvements that are in place are sufficient to handle the traffic for this development because retail has a different peak-hour of traffic than schools do. Schools are generally 2-4 pm in the evening and retail would be 4-6 pm and there would not be any overlap of those peak times. The a.m. peak for retail would be after the start of school. Turn-lanes will be needed and on Spencer-Dixon there is already a center turn-lane installed. They have not worked all the turn-lanes through the NCDOT, because they are in the process of going through the rezoning first.

Betty Adams Smith, 5920 Clapton Road, stated that she has a real estate company there and they work a lot with people that are relocating and moving out to the county. Often, the comments they hear are, how far are they going to have to go to the grocery store and some other places? She finds this site to be a good site that would help offer services for folks so they would not have to travel longer distances. She feels this is a very appropriate use of this property and she sees the need for these services.

Chair Donnelly asked if there was anyone present who wished to speak in favor of this rezoning request. He asked that those who are in favor of this development stand and there were five (5) people in attendance.

Nicole Martin, 7132 Spencer-Dixon Road, stated that she is the second house on the top-right of the aerial shown. She has lived there since 2010, when she bought the house and that was after the school had been built. In reference to the traffic and monitoring the patterns, it is for two schools, a high school and a middle school. She was at a meeting last week where they are already talking about over-crowding and where they would put portable classrooms for the high school. Since that study was first done to show it was adequate for schools, traffic and volume has continued to grow in that area. She has no problem going to the Lowes grocery store that is about 1 mile down the road, 5.8 miles to the Harris Teeter, and 3.2 miles to the Food Lion where there is an ABC store. Her normal day-to-day is not just from 4:00 to 6:00 for schools, because schools don't get out until 4:15 and 4:45 and then there are sports that take place all year round at the schools, and Summerfield Rec Center, Guilford County and Northern Rec centers - all are playing and using the fields that are in the front part of "P", where it is shown on the map. There is traffic all the time up and down Spencer-Dixon Road. In years past, there was no opportunity for sidewalks to be done by the City because this is County and County funding was denied for that. Along with traffic in the morning, traffic in the afternoon, traffic at night and weekends from all the sporting events taking place, she also sees kids walking in the road because there are no bike lanes, no sidewalks, no easement because on the right side, all of the houses are all the way across to the neighborhood - there is a very big drop-off. She is much more concerned about the kids' safety than about what kind of meats she can buy at which grocery store. She also does not feel that they were given enough notification to get together for any kind of feedback to this application. She also pointed out that there are a lot of places to go grocery shopping nearby and there is not a need for another grocery store or retail in this particular area. They would like a better representation for the people of this community, especially safety for the children going to these local schools. In response to a question by Mr. Gullick, Ms. Martin stated that there has been no type of neighborhood meeting with the developer and the letter that was received was not really worthwhile.

Rachael Scott, 597 Foxbriar Drive, stated that she also went to Northern High School and the traffic does peak during the school opening and closing every day. There are student drivers who are not as experienced and don't know how to judge the difference in stopping. The community already has a convenience store, several grocery stores and there is a strip shopping center that still has vacant spots that have not been filled. She asked if the developer did any research to ask the community what they actually need and what they want. The community needs a place to help kids do something after school instead of just hanging around.

Terry Moore, 412 NC Hwy 150, stated that he agrees with the other speakers in regard to traffic concerns. Traffic always backs up in front of his property and he understands the difference between school hours and retail hours. He is also concerned about the safety of the kids that walk on NC Hwy 150 and feels that with the increased traffic, it will just add to the unsafe conditions on this road. He feels that there needs to be more research done on the traffic in this particular area.

Ronnie Shelton, 8106 Cedar Hall Road, stated that he also is concerned about the traffic and he agrees with comments previously made on that subject. The State came in at the high school and added a turning lane to the school so that they could bring traffic off the road and now you cannot get into the school between 3:00 and-5:00. The middle school has traffic out in the road every day because there isn't a turning lane. There is a major problem out there in that particular area. There are over 2,200 students in the middle and high school, so if 50% are car-pooling, that makes for a lot of additional traffic. Safety is not sufficient at this time. There are a lot of wrecks and he would like to see something done to turn down this request.

David Stever, 716 Spencer-Dixon Road, stated that he is in agreement with the other speakers in opposing this request. He wants to live in the country and not in the city and they do not need to be brought into Greensboro. Within a 5-mile radius there is all the conveniences that are needed and they do not need anything added to that.

Chair Donnelly asked if the applicants would like to speak for five (minutes in rebuttal or responding to the comments made by the opposition.

Amanda Hodierne stated that since the letter was mentioned, she presented a copy of the letter to the Board members for their review. She highlighted that Mr. Davenport eluded to this, they are at a rezoning request phase of this project right now, which is asking for permission to pursue a certain land use. It is a broad land use, which is General Business – Commercial, so in an effort to be transparent and to be fully disclosed what her clients want to do, they just want General Business zoning and the list that has been provided. All the concerns about actual users and tenants are certainly not what they are allowed to base zoning decisions on. All that come later as this is a multi-stage process. If they are fortunate enough to get rezoned, then they start work on redesigning something and submitting something to the County's rigorous review process to see if they can meet all the standards, which includes a NC DOT review. That is an independent review, separate from their engineer, where they decide what is safe here, what the capacities are, what the required improvements would be to make it safe, where the driveways would be located, and they are the ones who state if they can have a driveway permit and how many they can have and where they can go. If all that happens, then Mr. Cooper and Mr. Tom James go to work to actually find tenants for this location. That is all based on people who have done rigorous amounts of research to decide what businesses would be successful in this location.

John Davenport, Davenport Engineering, stated that they recognize that there is traffic out there when school is getting in or out, the question they are looking at is, can the intersection handle additional traffic. Anything that is put on this site is going to generate additional traffic and everything would have to be analyzed and considered for that intersection. Bike lanes or sidewalks would have to be addressed by NC DOT if they get beyond this phase of the development.

Amanda Hodierne pointed out that the Comp [Comprehensive] Plan already calls for commercial here at this location.

Mr. Gullick stated that he has gone out to the site and visited with some of the folks living in that area and he has had phone calls and everyone has heard the concerns of the community. He wanted to share what he has heard: 1) That sidewalks are needed for this area and that is a very valid concern for the community. Kids walking to and from school is a major concern as they should not have to walk on the side of the road, nor should anyone else have to walk on the road for this commercial use. The neighbors would like to see a walkable community, and to him, that makes sense. He has also heard a lot about the ABC store and the community does not think this is an appropriate use in this particular area. To address the buffers, there should be something to stop the kids from going through the buffers, such as a hard fence or something. He wanted to know if the proposed center will be made with masonry or something cheap. Ms. Hodierne stated that they have given thought to the buffer suggestions and the type of façade that will be used on the buildings. NC DOT is the responsible party for issues about a sidewalk or walking path at the roadway and the developer will certainly address that issue with them and with Guilford County Schools.

Chair Donnelly stated that there seems to be a potential condition which would be the inclusion of sidewalks on the street frontages on Spencer-Dixon Road and NC Hwy 150, subject to approval by the Guilford County Schools in the TRC process. Mr. Gullick stated that he would be in agreement with that and support a proposed condition as long as there is some type of dedicated easement for something that the students could use to walk to and from school.

Chair Donnelly invited staff to weigh in on this, for everyone's benefit here. There are a lot of concerns about traffic and the applicant has indicated, there is some general traffic information but the traffic study is actually part of the site review plan. He asked staff how that process works so that everybody has an understanding of how the traffic assessment fits into this overall development process.

Mr. Bell stated that the traffic review is part of the Technical Review Committee (TRC) and would be addressed when the proposal is submitted to the Planning Department. Chair Donnelly asked if there was a condition that they would have the opportunity to bring forward at this time. Ms. Hodierne responded that they could commit to going ahead and dedicating an easement for it and that way the space is there and is reserved and they know it is accounted for and would not be eaten up with something else that would preclude it later. That way if the school says, "yes", it is there and they can build it. To give everyone the assurance that they actually mean it, they will go ahead and plot the easement for it on Spencer-Dixon Road. Then on Hwy 150, as Mr. Davenport has raised, because that is not up to the developer, it can be submitted on a site plan and then see if NC DOT will approve it.

Chair Donnelly stated that it sounds like they have a proposed condition that would dedicate an easement for sidewalk along Spencer-Dixon Road, and that would be pursued with the support of Guilford County Schools, and we would have a commitment to submit as part of the plat, a sidewalk along Hwy 150. Ms. Hodierne stated that they would be willing to offer an additional condition, in order to provide the best opportunity for sidewalks on Spencer-Dixon, to provide an easement as part of their site planning for a sidewalk and then the sidewalk would be built so long as it is approved during TRC and Guilford County Schools doesn't have any concern with it. Additionally, they will pursue the possibility of sidewalks on Hwy 150, with NC DOT.

Chair Donnelly stated that, as an amendment, they would need to accept that as a Board. Ms. Hodierne stated that there may be some more, as they talk through this process. Ms. Hodierne stated that regarding fences and the buffer with the school property, if the community wants a fence, they will provide a fence in that buffer. That can be included in the buffer part of the proposal. She pointed out that there is an issue of getting down to the buffer to maintain it because of the topography. That is why it is difficult to do the buffering and the fence. If that is the preferred opacity, a fence is a good way to achieve that. They can certainly make that revision if that is preferable. In regard to the building materials, this is proposed to be masonry building and they will add that into their conditions when they get to that point of adding final conditions. The signage would be compatible so there would be some sort of masonry-based with the illuminated paneling.

Tom James, T. Cooper James Associates, 600 Green Valley Road, Suite 202, Greensboro, NC, stated that regarding the building materials for the sign and building, there would be no exposed metal on the building fascia or the building sign, so it would be a combination of CMU, which is split-faced block or brick exterior or EIFS (External Insulation and Finishing Systems), which is synthetic type of stucco material and it would have a very attractive appearance that you would see at a newer construction shopping center.

Ms. Hodierne stated that to address the other item on the list is the ABC store which seems to be a glaring WHY? She stated that their thought process is that in North Carolina, ABC stores are co-located with grocery stores and because of the high regulations, ABC stores are very strong, safe, secure tenants. They are well-lit, well maintained, they have great security, and are not the type of users that you see being the derelict or bad apple of a shopping center. They felt that it was a strong enough control against the notion that it is providing an inventory item that you wouldn't want for some members of the community, especially the teens of the area. ABC stores are not usually poor users of a shopping center, they are usually very strong tenants.

Mr. Gullick stated that he agrees with Ms. Hodierne, but he feels that the community feels that this is still somewhat of a rural community, and an ABC store is not something that is needed next to a house or walkability for the ABC store and they certainly do not want it near a school. Chair Donnelly stated that if you look at the Limited Business or Limited Office use, an ABC store would not be a part of this. So, if you go back to the sense of the long-range plan, that is really part of this higher intensity that they would be moving toward tonight, and that give him additional pause in making that kind of change and knowing that it would be located near a school. That is definitely something that he has some concerns about.

Chair Donnelly asked if there were additional questions by the Board members. There being none, he proposed that there should be a short break. The Board members voted unanimously to take a five minute recess. He announced that this concludes the rebuttal from the applicant and after the break, there would be rebuttal from those opposed to the application.

A short recess was taken from 7:42 pm until 7:51 pm.

Chair Donnelly called the meeting to order, which was moved and seconded. The Board voted unanimously in favor of opening the meeting. Chair Donnelly stated that Dr. Gathers has not returned to join the meeting. He asked if anyone in opposition would like to speak with a five- minute time-limit.

Harriet Shelton, 8106 Cedar Hollow Road, stated that at the beginning of the presentation, Ms. Hodierne said that this was an underserved area. If you look at the area, within three miles there is a grocery store, 2 restaurants, ice cream store, coffee shop, bakery, physical therapy, fitness center, 2 dentist offices, an optometrist, 2 small specialty shops. She does not understand how that can be termed an underserved area. They seem to have it all, right there. It is the community's preference that the Board deny the rezoning request.

Nicole Martin, 7132 Spencer-Dixon Road, stated that the point of being here tonight is to consider whether they zone this from Agricultural, or Residential, to this bigger level. The things they need are sidewalks for the children to walk and not hang-out behind dumpsters, etc., the way the building looks, whether it is real brick or stone is a moot point. To her, they should not be changing the zoning of this area, at all, without any research. There was no research from the community, sending letters to a few homes hoping they get it. The person in parcel "K" did not even get a letter. It is all about supply and demand. They are not serving a community, when a mile down the road at Lake Brandt there are open parcels that are now vacant. She does not feel that there is a demand for more retail. There have been several businesses that had to close because there was not enough demand for their goods or services. She asked that the Board deny this application.

Rachael Scott stated that she also is in opposition to this application as there is not enough demand for this type of use for the property.

Harriet Shelton returned and stated that Ms. Hodierne alluded that she had contacted the high school but did not get a return call. She asked if Ms. Hodierne has contacted the Administrative Offices of Guilford County Schools?

Mr. Moore stated that he just wanted to validate that Nicole Martin has done a very good job of relating what the community wants in this area. She brings up a very valid point that there has been a lot of retail that has failed in this area.

Chair Donnelly asked for those in the audience who are opposed to the request that did not speak, to stand for a head-count. There were six additional people in attendance who are opposed.

Chair Donnelly stated that he would give Ms. Hodierne an opportunity to respond to the question about the contact with the schools. Ms. Hodierne stated that they did reach out to Ms. Donna Bell, an Administrative employee of the Guilford County Schools and she did not provide any information concerning this particular rezoning request.

Chair Donnelly asked if there was any other information from staff before they close the Public Hearing on this matter.

Nicole Martin asked if any of the other Board members, other than Mr. Gullick, have gone out and looked at this area along with the schools? Chair Donnelly stated that he had gone on a Saturday and also on a Wednesday afternoon.

Chair Donnelly asked Ms. Hodierne if she had additional information concerning the conditions they wished to add? He thanked everyone for their attendance and attention during the meeting.

Amanda Hodierne stated that the applicant has come up with four (4) other conditions to add to the application:

1) ABC stores to be eliminated from the list of permitted uses;
2) The buffer along the western property line of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque vegetative screen and a buffer along the southern property line shall include an opaque fence, in addition to the requisite UDO plantings;
3) All building façade materials shall consist of masonry, EIFS or similar construction, with no exposed metal; and
4) The applicant shall include an easement for sidewalk along its frontage of Spencer-Dixon Road and shall pursue the possibility of a sidewalk with NC DOT on Hwy 150 W.

Mr. Apple moved to accept the additional conditions as presented by Ms. Hodierne, seconded by Mr. Stalder. The Board voted unanimously 6-0 in favor of the motion. (Ayes: Donnelly, Stalder, Gullick, Alston, Apple, and Gathers. Nays: None.) Dr. Gathers did not rejoin the meeting. [As Dr. Gathers was not present for the vote, subsequent review of the Planning Board Rules of Procedure adopted by the Board of Commissioners on June 19, 2014 indicate that her vote shall be recorded as a "yes" on matters considered following Dr. Gather's departure.]

Chair Donnelly stated that ends the Public Hearing portion of the meeting and asked for a motion to close the Public Hearing. Mr. Gullick moved to close the Public Hearing, seconded by Mr. Apple. The Board voted 6-0 in favor of the motion. (Ayes: Donnelly, Stalder, Gullick, Alston, Apple, and Gathers. Nays: None.) [As Dr. Gathers was not present for the vote, subsequent review of the Planning Board Rules of Procedure adopted by the Board of Commissioners on June 19, 2014 indicate that her vote shall be recorded as a "yes" on matters considered following Dr. Gather's departure.]

Chair Donnelly announced that the Board would now have some discussion and subsequently make their decision. He thanked everyone for their participation in this Public Hearing.

Board Discussion

Mr. Gullick stated that he feels that this is a bit of a stretch to go from AG District and Residential district and bypass the Light Commercial use. He feels that there is a lot of public opposition and he feels like, from the input he got from the public, that sidewalks are very, very important for this area. With no complete assurance of sidewalks, he would oppose this application.

Mr. Apple stated that he agrees with Mr. Gullick.

Mr. Stalder stated that he feels sidewalks are important, but he feels that imposing one on Hwy 150, since it is a highway, is kind of unreasonable. He does agree with sidewalks on Spencer-Dixon Road.

Mr. Alston stated that he feels like it is too much of a land mass now for it not to develop into something, either now or in the future, but hearing from the community he thinks it is more of a safety issue and concern. He feels that it could benefit the community, in a way, because the population is so dense there and there are a lot of opinions that they are not hearing today. However, he is on the fence about it, at this time. Because he does want to take into consideration what the community had to say, but then again, he also understands that anything that is put there can bring more traffic. The Board's job is to rezone, and then if something happens later on in the process, that would be another issue to be addressed. He is still unsure whether he is for or against it. He is still thinking about the pros and cons of the matter.

Chair Donnelly stated that one of the things he observed is, he has listened to everyone here, and there is obviously a couple of very important issues for the Board's consideration. With any kind of rezoning, the Board has to look at whether or not something is reasonable and in the public interest. He thinks it is clear that there are a lot of residents in this area and when he was driving around, he was surprised at the numbers of residential developments that are approximal to this location. So, the idea that if there is a demand for residential needs, just based on the number of rooftops that he saw, and the sense that this is no longer a community that is primarily agricultural, but it is clearly still rural. There is not a lot of intensity and development that he saw out there. From his perspective, he wonders if it is reasonable to bring in some kind of commercial property here and his sense is, absolutely. It makes perfect sense. The second piece of what they are being asked to do, is to decide whether or not the proposed development merits changing, adapting, amending the long-range land use plan, which is required when we go from LB to GB. Both of the folks here have made compelling arguments at some level in terms of the rationale for private property development, it has to be something that makes money. So, the way to do that in trying to figure out what is the best way to develop that property, especially given that, in this case, they have eliminated many of the uses that might typically be in GB and narrowed that list down significantly. That is really important to him, and

at the same time, the Board is at a place where the long-range plan does clearly indicate that there is a commercial node there, but the question before the Board is, is this proposal, from a land use standpoint, reasonable for the Board to approve with the conditions that have been stipulated. That is what it comes down to and he is also wrestling with that, in terms of balancing the interests that has been heard today with the developer and the neighborhood.

Chair Donnelly asked if there were other thoughts or comments from the Board, or is someone in a position to make a motion?

Mr. Alston asked, as far as the citizens on Spencer-Dixon, are there any other safety concerns other than just the upturn in traffic? If the developer proposed something that the residents really want, would there still be an issue? Mr. Shelton responded that he has a neighbor further down Spencer-Dixon that on numerous occasions has experienced someone living very close to him going out and shooting over 100 rounds of ammunition and if that would be a concern for commercial property.

Chair Donnelly reminded everyone that the Public Hearing has been closed and he does not want to pursue any further information or questions from the public.

Chair Donnelly replied that as the Board thinks about this from a traffic study perspective, in his view, the traffic study is not something that seems to say "yes" or "no" to him. The traffic is work that the NC DOT will do and their task is to identify what are the improvements that are necessary for this development to meet their standards. There may be off-site improvements as well as on-site improvements and if the nature of those improvements are so extensive that the developer chooses not to move forward, that is certainly their decision, but their responsibility and their expertise is to try to manage that piece of the application.

There were questions surrounding how and if Dr. Gather's vote would count since she did not maintain a virtual/remote connection following the recess.

Chair Donnelly explained that with six (6) members present, a vote of 75% would constitute final approval and that would require five (5) of the six (6) members voting. He also made mention about how the application would be considered [i.e., voluntary appeal vs. automatic appeal] based on the vote.

Mr. Bell reminded the Board that Dr. Gather's left the meeting prior to the vote with no prior notice.

Mr. Gullick moved to deny the zoning amendment located at Guilford County Tax Parcel #139158 from AG and RS-40, to CZ-GB. The request is inconsistent with the Northeast Lakes Plan recommendation. The Voluntary Agricultural District is intended to support property currently used as a Bona Fide farm, the Light Commercial node is intended to accommodate low-intensity non-residential uses that are typically found in Limited Office and Neighborhood Business zoning districts of the Guilford County Unified Development Ordinance. The amendment is inconsistent, not in the best public interest, and a change could endanger students in the local area and change the character of the local area. The motion was seconded by Mr. Apple. The Board voted 4-2 in favor of the motion to deny the application. (Ayes: Apple, Alston, Gullick, and Gathers. Nays: Stalder, Donnelly.) [As Dr. Gathers was not present for the vote, subsequent review of the Planning Board Rules of Procedure adopted by the Board of Commissioners on June 19, 2014 indicate that her vote shall be recorded as a "yes" on matters considered following Dr. Gather's departure.]

Chair Donnelly stated that any appeal may be submitted to the Board of Commissions within fifteen (15) days, and there is a processing fee for that.

H. Other Business

Update on Comprehensive Plan process

Kaye Graybeal presented a brief update on where they are with the Comprehensive Plan. The Selection [Evaluation] Committee has interviewed the top two responding planning firms and they are in the process of accessing that feedback from references provided. The next step would be negotiating a contract with the chosen firm. She appreciates Chair Donnelly's participation on the Committee. Once they choose a firm, staff will request that the Planning Board appoint members to a steering committee.

Chair Donnelly stated that it has been great for him to participate in that process, given what the Board is doing and he has really enjoyed the opportunity to dig into the Comprehensive Plan process and helping to get to a place to move forward. He asked the members to think about the possibility of serving as a part of a steering committee as that is something they will address in a future meeting.

I. Adjourn

There being no further business before the Board, the meeting adjourned at 8:28 p.m.

Mr. Apple moved to adjourn, seconded by Mr. Alston. The Board voted 5-0 in favor of adjourning the meeting. (Ayes: Donnelly, Apple, Alston, Gullick, Stalder, and Gathers. Nays: None.). [As Dr. Gathers was not present for the vote, subsequent review of the Planning Board Rules of Procedure adopted by the Board of Commissioners on June 19, 2014 indicate that her vote shall be recorded as a "yes" on matters considered following Dr. Gather's departure.]

THE NEXT SCHEDULED MEETING IS TO BE HELD JULY 13th AT 6:00 P.M.

MINUTES OF BOARD OF COUNTY COMMISSIONERS OF GUILFORD COUNTY

Greensboro, North Carolina
August 4, 2022

The Board of County Commissioners met in a duly noticed regular meeting on August 4, 2022 at 5:30PM in the Commissioners' Meeting Room, 301 W. Market St., Greensboro; North Carolina.

PRESENT:	Chairman Melvin "Skip" Alston, presiding; Vice Chair J. Carlvena Foster; Commissioners Alan Perdue, Justin Conrad, Jr., Kay Cashion, James Upchurch, Mary Beth Murphy, and Frankie T. Jones, Jr. (participated via virtual communication).
ABSENT:	Commissioners Carly Cooke.
ALSO PRESENT:	County Manager Michael Halford; Matthew Mason, Interim County Attorney; Erris Dunston, Assistant County Manager; Jason Jones, Assistant County Manager; Victor Isler, Assistant County Manager; Clerk to Board Robin Keller; Ariane Webb, Deputy Clerk to Board; Worley Smith, Communications Manager; Julie Smith, Communications and Public Relations Director; Dr. Iulia Vann, DHHS-Public Health Division Director; Sharon Barlow, DHHS-Social Services Division Director; Clyde Harding, Environmental Services Manager; Toy Beeninga, Budget & Management Director; additional members of staff, the public and media

Chairman Alston welcomed those present and called the meeting to order at 5:36PM. He introduced Chief Deputy County Attorney, Mr. Matt Turcola, a United States Coast Guard Veteran, who would lead the Pledge of Allegiance.

I. INVOCATION

Board Chaplin Ben Chavis offered the invocation.

II. PLEDGE OF ALLEGIANCE

Mr. Turcola led those present in the Pledge of Allegiance.

III. WELCOME AND CALL TO ORDER

The meeting was called to order at 5:36PM.

Commissioner Murphy lifted up Commissioner Cooke noting her absence. She shared that Commissioner Cooke lost her mother and is with her family. Murphy requested a moment of silence for her mother and her life and for the Cooke family as they navigate the difficult loss.

IV. SPEAKERS FROM THE FLOOR

There were no Speakers from the Floor.

V. PRESENTATIONS

A. 2022-380 RESOLUTION HONORING THE LIFE AND ACCOMPLISHMENTS OF DR. SANDRA CARLTON ALEXANDER

Adopt Resolution honoring the life and accomplishments of Dr. Sandra Carlton Alexander.

Legislation Text

Chairman Alston invited the Family of Dr. Sandra Alexander to come forward to accept the resolution. Chairman Alston read the resolution celebrating her life and accomplishments into the minutes.

B. 2022-378 RESOLUTION HONORING THE LIFE AND MEMORY OF THE HONORABLE WENDY ENOCHS

Adopt Resolution honoring the life and memory of the Honorable Wendy Melton Enochs.

Legislation Text

Commissioner Conrad noted that it was his honor to read this resolution as he too lost his father to pancreatic cancer. He invited Judge Enoch's family to come forward as he read the resolution honoring her life and accomplishments into the minutes.

Commissioner Cashion noted that Judge Enochs was very instrumental during the creation of our Family Justice Center and her efforts and connections helped make the center happen.

Commissioner Jones noted that Judge Enochs was very helpful, especially to other young attorneys, as well as himself, as a mentor. She was a fair judge who was well-respected by all.

C. 2022-388 BOY SCOUTS OF AMERICA LIFESAVING AWARD

Recognize Boy Scouts of America Lifesaving Award recipient.

Legislation Text

Officer Nelson with the Sheriff's Department introduced Dale Slaughter who received the Boys Scouts of America Lifesaving Award.

Slaughter saved his father's life by recognizing the signs of a stroke.

VI. CONSENT AGENDA

Motion was made by Alan Perdue and seconded by Justin Conrad to adopt the consent agenda.

VOTE:	**Motion carried 7 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Justin Conrad, Kay Cashion, Mary Beth Murphy, James Upchurch**
NOES:	**None**
ABSENT:	**Carly Cooke and Frankie T. Jones Jr.**

A. BUDGET AMENDMENTS

1. 2022-389 GUILFORD SOIL & WATER CONSERVATION DISTRICT BUDGET AMENDMENT: NC DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES GRANT FOR THE STREAMFLOW REHABILITATION ASSISTANCE PROGRAM (StRAP) - $150,600

   Approve receipt of a grant award from the NC Department of Agriculture and Consumer Services Division of Soil & Water Conservation in the amount of $150,600 to conduct vegetative debris removal activities on an unnamed stream(s) near Lake Townsend; and adopt the Lake Townsend NC StreamFlow Rehabilitation Program (StRAP) grant projects fund project ordinance (see attached).

Legislation Text

StRAP_application

StRAP Map_7_19_22

NC Dept of Agriculture and Consumer Services CM-90004432 preaudi contract

Grants - Lake Townsend NC StreamFlow Rehabilitation Program (StRAP) - ADOPT 22.08

2022_07_Guilford_Minutes_SpecialMeeting_draft

Notice has been published_SWConservDIst

2. 2022-384 APPROVE RECEIPT OF FY2022-23 NC GOVERNOR'S HIGHWAY SAFETY DWI TASKFORCE GRANTS & ADOPT GRANT PROJECT ORDINANCES

Approve receipt of both FY2023 Governor's Highway Safety Program (GHSP) awards for a) DWI Taskforce and DWI Educator program and b) DWI Taskforce additional personnel. Adopt attached associated resolutions, adopt Grant Project Ordinance for FY2023 DWI Taskforce and DWI Educator Grant for the purpose of providing funding four (4) Sheriff's Deputy positions and adopt Grant Project Ordinance for FY2023 DWI Taskforce Additional Officers Grant to continue funding for two (2) Sheriff's Deputy positions.

Legislation Text

GHSP Application 2023 New DWI Taskforce

FY2023 DWI Taskforce and DWI Educator Grant - ADOPT 22.08.04

FY2023 DWI Taskforce Additional Officers Grant - ADOPT 22.08.04

Resolution - DWI Taskforce and Educator.pdf

Resolution - DWI Taskforce Additional Officers.pdf

3. 2022-385 APPROVE RECEIPT OF THE FY2023 NC GOVERNOR'S HIGHWAY SAFETY LAW ENFORCEMENT LIAISON GRANT & ADOPT GRANT PROJECT ORDINANCE

Approve receipt of the FY2023 Governor's Highway Safety Program (GHSP) award to provide operational support for a regional law enforcement liaison. Adopt the attached resolution and adopt the Grant Project Ordinance for FY2023 GHSP LE Liasison Grant.

Legislation Text

GHSP Application 2023 LEL Grant

Resolution GHSP 2023 APP

FY2023 NC GHSP LE Liaison - ADOPT - 22.08.04

4. 2022-387 APPROVE RECEIPT OF FY2023 HIGH INTENSITY DRUG TRAFFICKING AREA (HIDTA) GRANT FUNDS & ADOPT GRANT PROJECT ORDINANCE

Approve receipt of the FY2023 High Intensity Drug Trafficking Area (HIDTA) grant for taskforce overtime, travel, technology and professional services. Amend the FY 2022-23 annual budget by decreasing the Law Enforcement budget by $91,777 to

reflect a decrease in Federal/State Revenue by the same amount, and adopt the Grant Project Ordinance for FY2023 HIDTA Grant.

Legislation Text

InitialAward_G22GA0005A

G20GA0005A_Budget Detail_AtlantaCarolinas_2022

FY2023 HIDTA Grant - ADOPT - 22.08.04

5. 2022-372 BUDGET AMENDMENT REPORT FOR BUDGET AMENDMENTS PROCESSED UNDER THE AUTHORITY GRANTED TO THE COUNTY MANAGER IN THE FY2023 BUDGET ORDINANCE

Receive the budget amendment report for budget amendments processed under the authority granted to the County Manager in the FY 2022-23 budget ordinance.

Legislation Text

22.08.04 - Manager's Contingency Report

B. CONTRACTS

1. 2022-264 CONTRACT AND FEE ADJUSTMENT (IN SUBSTANTIAL FORM) WITH CENTRAL CAROLINA HOLDINGS, L.L.C. D/B/A CENTRAL CAROLINA TIRE DISPOSAL FOR THE DISPOSAL OF SCRAP TIRES

Approve contract, in substantial form, between Guilford County and Central Carolina Holdings LLC, D/B/A Central Carolina Tire Disposal, not anticipated to exceed $1,018,300 to be effective July 1, 2022 through June 30, 2023. This is the second of three (3) optional one-year renewals for the initial contract approved in FY 2020-21.

Legislation Text

Central Carolina Holdings LLC dba Central Carolina Tire Disposal 22-23 preaudit contract renewal

Copy of FY2023ScrapTireDisposalFees04122022.pdf

CPI Data March 2022 to March 2023

Central Carolina Holdings, LLC dba Central Carolina Tire Disposal 22-23 preaudit contract renewal.pdf

2. 2022-391 APPROVE PURCHASE AND UP-FIT OF LAW ENFORCEMENT VEHICLES

Approve the purchase of 27 Law Enforcement vehicles from authorized state vendor Performance Automotive Group (Clinton, NC State Term Contract 070A) at the total dealership base price of $913,688 and authorize expenditures associated with the vehicle purchases and upfit expenses (under NC State Contracts 680D and 725G) in the amount of $381,780 for a combined total of $1,295,468. Funds for the purchase are included in the FY 2022-23 Law Enforcement budget.

Legislation Text

BOC Vehicle Request 072022

Signed-LAW Bid Justification Vehicles-CDJR

Signed-LAW Bid Justification-Dana Safety Supply and Quotes 7.18.22

Signed-LAW Bid Justification-Motorola and Quote 7.18.22

Updated Up-fit list

Guilford COSO - Black - 2023-NC70A-Charger-Pursuit-Worksheet

Guilford COSO - Five White Map Lamps - 2023-NC70A-Charger-Pursuit-Worksheet

Guilford COSO - Four White no Map Lamps - 2023-NC70A-Charger-Pursuit-Worksheet

Guilford COSO - Indigo-Granite-Triple Nickel - 2023-NC70A-Charger-Pursuit-Worksheet

Guilford COSO - Octane Red - 2023-NC70A-Charger-Pursuit-Worksheet

Guilford COSO - Six White Spotlamp - 2023-NC70A-Charger-Pursuit-Worksheet

3. 2022-393 APPROVE CONTRACT AND SOLE SOURCE EXCEPTION FOR FUSUS, LLC (REAL TIME CRIME CENTER SOFTWARE)

Legislation Text

LAW Fusus-Sole Source Ltr

Signed-LAW-Bid Justification Wavier-Fusus LLC

FUSUS, LLC 22-23 preaudit contract CM-90004437

4. 2022-395 INFOR / LAWSON ANNUAL SUBSCRIPTION RENEWAL

Approve, in substantial form, renewal of a Software as a Service (SaaS) subscription agreement with Infor in the amount of $520,931.25, effective September 1, 2022 through August 31, 2023.

Legislation Text

Infor 22-23 preaudit contract renewal CM-90004374 (final).pdf

5. 2022-390 APPROVE PURCHASE OF FIVE (5) F550 CHASSIS AND TWO (2) F450 CHASSIS FOR EMERGENCY SERVICES

Approve purchase of five (5) Ford F550 and two (2) Ford F450 Cab/Chassis from North Carolina State Contract 070A from vendor: Piedmont Ford, 412 S. Regional Rd., Greensboro, NC 27409, including any necessary financing arrangements. Cab/chassis will be for use by Emergency Services as ambulance chassis. Contract amount for total award is $420,506.60.

Legislation Text

GuilfordCountyEMS-STC-2023-X4Hgas84-Nunn

GuilfordCountyEMS-STC-2023-X5Hgas84-Nunn

Signed-EMS-Bid Justification-Piedmont Ford ambulance chassis7.15.22

C. MISCELLANEOUS

1. 2022-394 DHHS-DSS ENERGY PROGRAMS OUTREACH PLAN

Approve the Guilford County Department of Social Services Energy Programs Outreach Plan.

Legislation Text

Energy Program Outreach Plan

2. 2022-376 APPROVAL OF MINUTES

Review and approve the following sets of draft meeting minutes:

06/02/2022 Regular Meeting
06/08/2022 Work Session
06/16/2022 Regular Meeting

Legislation Text

dmx06.02.22.pdf

dmwsx06.08.22.pdf

dmx061622.pdf

VII. PUBLIC HEARINGS

A. 2022-345 PUBLIC HEARING ON ECONOMIC DEVELOPMENT INCENTIVE REQUEST

Pursuant to N.C.G.S. 158-7.1, conduct a public hearing and approve an economic development incentive in the amount of $41,630 to IQE, Inc. to support the development of a new facility expected to generate approximately $7 million in capital investment and thirty-one (31) new full-time jobs. Upon approval, authorize county staff to take all necessary actions to execute the incentive agreement.

Legislation Text

08.04.22_Public Hearing Notice_ED Incentive_IQE Inc_v2.pdf

Chairman Alston reviewed the public hearing requirements.

Marvin Price with the Greensboro Chamber of Chamber of Commerce introduced the item. He noted IQE offered an advanced manufacturing center. The company is considering a strategic consolidation at Gallimore Dairy Road currently employing 50 employees. The expansion, if selected, would bring a $7 million investment with 31 new jobs with the average wage of $65,968 with additional benefits.

Chairman Alston and opened the floor for the public hearing.

There being no proponents, Chairman Alston opened the floor for opponents. There being none, Chairman Alston closed the public hearing.

Motion was made by J. Carlvena Foster and seconded by Kay Cashion to pursuant to N.C.G.S. 158-7.1, conduct a public hearing and approve an economic development incentive in the amount of $41,630 to IQE, Inc. to support the development of a new facility expected to generate approximately $7 million in capital investment and thirty-one (31) new full-time jobs. Upon approval, authorize county staff to take all necessary actions to execute the incentive agreement.

VOTE:	**Motion carried 8 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Justin Conrad, Frankie T. Jones, Jr., Kay Cashion, Mary Beth Murphy, James Upchurch**
NOES:	**None**
ABSENT:	**Carly Cooke**

B. 2022-402 HOLD A PUBLIC HEARING TO CONSIDER LICENSED SOLID WASTE HAULERS' INCREASES IN MONTHLY HOUSEHOLD COLLECTION FEES

Hold a public hearing and consider licensed solid waste haulers' increases in monthly household collection fees.

Legislation Text

22.07.14 - Board Work Session - Solid Waste Haulers(1R)

08.04.22_Public Hearing_SW Haulers Fee Increase.pdf

Clyde Harding, Environmental Services Program Manager, reviewed the ordinance authorizing solid waste licensing.

Leslie Bell, Planning and Development Director, introduced the item.

Chairman Alston and opened the floor for the public hearing.

1. Ms. Norma Yanez, government contracts manager for GFL, spoke in support of the increase for her organization.

2. Tracy Nestor with Republic Services spoke to their need for an increase in their base rate. Ms. Nestor reviewed their request and communications with county team members. She asked that the Board respectfully consider their increase request.

3. Shane Walker, Area President of Republic Waste, shared that we are grateful to serve the residents of Guilford County and provide over 85% of the collection. He noted that their last increase was in 2019 and since that time we have spent over $4 million in investment in trucks and $8 million in recyclable staffing and management. He noted that their service rates remained at 99.7% during the pandemic. He noted that inflation has been very impactful for their agency. Walker recognized that they have only had two increases since 2008 and has created this pressure point. He thanked the Board for their time.

Chairman Alston opened the floor for opponents. There being none, Chairman Alston closed the public hearing.

Motion was made by Mary Beth Murphy and seconded by J. Carlvena Foster to set the maximum fee for waste haulers at $25.50 with no CPI increase, current backdoor service fees to remain at an additional $3 for backdoor service for GFL and Republic Services, and $7 for Randolph County Garbage Service to remain in place.

VOTE: Motion carried 8 - 0

AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Justin Conrad, Frankie T. Jones, Jr., Kay Cashion, Mary Beth Murphy, James Upchurch**
NOES:	**None**
ABSENT:	**Carly Cooke**

Chairman Alston thanked the waste haulers for their patience in working with them and allowing the Board members to review the information.

Commissioner Murphy thanked them for their service and willingness to support the residents. She shared that they try to strike a balance to meet the business needs with the burden on the residents. She noted while this is not exactly what they are asking for, it is an 18% increase.

C. 2022-350 PUBLIC HEARING TO REZONE PROPERTY: #22-05-GCPL-03277 (SPENCER DIXON)

Hold a public hearing to consider upholding or reversing the Guilford County Planning Board's June 8, 2022 decision to deny rezoning property located at 413 NC Hwy 150 W from Agricultural (AG) and Residential Single Family (RS-40) to Conditional Zoning - General Business (CZ-GB).

Legislation Text

Appeal App and Receipt 22-05-GCPL-03277

BCC Packet Info 1_Application (as amended)_P'Board Decision

BCC Packet Info 1 Cont_Staff Report_Maps_BCC Decision Matrix

SL1985-485 HB651

GC PB 6-08-22 MINUTES_Final

SD looking south (away from 150)

150 looking east (towards SD)

150 looking west (away from SD)

SD looking north (towards 150)

Planning and Development Director Leslie Bell introduced the case. He reviewed the legislative hearing held by the Planning Board. Bell reviewed photos of the property in question.

Bell noted the requirements of the Board to make a consistency statement.

Commissioner Conrad questioned staff's recommendation.

Bell stated its staff's recommendation that this be approved.

Chairman Alston question what the Planning Board's recommendation was

Bell stated the Planning Board's recommendation was to deny the request.

Chairman Alston opened the floor for the public hearing.

1. Amanda Hodierne, representing the Shaw Family and the contractors, noted that the client is T. Cooper James, a local developer here in Greensboro, who primarily conduct retail development. He noted that they are a part of the community and will remain property holders. She noted that they did conduct a traffic study early in this process in order to answer the Board's questions. Hodierne stated John Davenport with Davenport Engineering who conducted the traffic study is here.

Bob Dissenger with Evans Engineering was introduced as handling the civil and design work.

Hodierne noted that the comprehensive plan does call for commercial in this location and the question to the Board is not if it should be commercial, but what type of commercial zoning should be allowed. She noted that they were able to hold a community meeting on July 20th and noted that the site is over 30 acres.

Hodierne noted that the property was labeled as inconsistent with the comprehensive area plan. This is a commercial contemplative parcel. She noted that they need to be a moderate commercial note. We need the language plan adjustment to moderate commercial.

Hodierne noted that the Norther Lakes area has seen more growth than any area in the county. She spoke to the request to customize the request with restrictions listed in the application limiting use, and items that were removed from their applications, such as multi-family, shelters, shooting ranges, kennels and pet grooming, hotels and motels, auto repair, gas stations, vehicle or tire sales, bars, and taverns among others. Hodierne noted this would be a phased approach.

2. Robert Shaw, current property owner, shared that his father served on the Planning Board for about 14 years. He shared that they believe the land is best suited for general business and that the land cannot hold a lot of residential houses and commercial business will serve the community well.
3. Milton Shaw shared his support of the sale.

Chairman Alston announced the end of the allotted time and closed the floor for proponents.

Chairman Alston opened the floor for the opponents.

1. Nicole Martin, community member speaking on behalf of the community. She noted that the community is not averse to change from agricultural to residential or even light commercial. She noted that the residents are actively against the rezoning to general commercial. Martin noted

that over 700 residents have spoken against the rezone. She noted that as representatives of the community, it is the role of the elected to carry out the will of the people.

Martin noted that within a 7-mile radius of the land in question, you can find zoned commercial mixed use. She noted that we have three Dollar Generals in less than 3 miles. She noted that of all of the areas, there is also vacant spaces needing to be filled and it is simply a matter of supply and demand.

Martin spoke to security, increased traffic, light and noise pollution. She urged the Board to choose to say no. She asked the Board to remain consistent with the Planning Board decision. Martin spoke to other properties vacant that are more feasible for commercial rezoning that are not adjacent to the school. She urged the Board to deny the rezoning.

Martin asked for additional mandatory conditions: all easements should be taken from the applicant's land; the removal of alcohol and tobacco tenants; mandate all tenants have business operations that open at 9:00AM and close by 11:00PM; tall fences; older, more developed trees for a barrier for people from getting onto the school grounds and reduce light development.

2. Guilford County resident and business owner spoke against the rezoning. He noted that we haven't spoken about the infrastructure for the trailers to deliver to the location, or the number of cars going to the schools every day. He noted that the current traffic now is overburdened. The septic field currently smells at the high school and adding another large one is not fair to our kids.

3. Guilford County resident spoke against the rezoning and shared that he recently built a home in 2019 under the current comprehensive plan. He asked if the Board decides to move forward with this plan, that the property must retain all water from the structure on the property.

4. Guilford County resident located off of Church spoke in denial of the request. She noted that school will be back in session in one month with young and impatient drivers. She noted that Guilford County Schools have conducted a traffic study on their property with a significant backlog on Spencer Dixon Road. She asked the Board for the long-range plan for Guilford County Schools and the capacity of the High School and Middle School. She noted that with all of the new residential housing, would Guilford County want potential land for future expansion of the schools. She asked the Board to support what the Planning Board has decided.

5. Phillip Shoester, local resident, spoke to safety concerns. He shared that there is no other school in the county that is located directly next to a commercial development. He noted the continued growth of the schools, current traffic concerns, and anticipates additional growth needs of the school.

6. Deb, a Guilford County resident, shared that they see many accidents in that area. She noted that she and her husband drive busses for Northern Guilford middle and high school. It is currently impossible to get the children to school on time due to the traffic backups every day. It takes 10-15 minutes to make a left out of the parking lots. She shared that they chose to move out into the community because they do not want our community to look like Battleground Avenue.

7. Guilford County resident spoke to the resistance for this request. Highway 150 is currently used as a cut through for truck drivers. She noted that as residents, they chose to move away from commercial development. She asked the Board to deny the request.

8. Olivia Tolbert, recent graduate of Northern High School, shared that it is very stressful to turn into and come out of the parking lot of the schools, and shared her worry of a commercial property being built next to the school.

9. James Morris, local resident, noted that morning rush hour traffic can back up to over a quarter of a mile with left turners currently running the light as they have no other choice to get out of there. He shared that this proposal is unimaginable. He shared the community's desire to not have commercial property and would be destroying the quality of life. He shared water is an issue and wells are starting to run dry. These issues should be addressed first before adding more commercial properties.

10. Local resident shared that he is a volunteer at the schools and due to traffic, the middle school and high school now operate at different times due to the traffic.

Chairman Alston announced the end of the allotted time and closed the floor for opponents. He opened the floor for proponents three (3) minute rebuttal period.

4. John Davenport, employee of the firm who conducted the traffic study, shared that there will be improvements that will have to be made to handle the traffic.

5. Bob Dischinger, owner of Evans Engineering, noted the concern of runoff and there is about two acres that does drain on the north side of Highway 150 and that they will look into the matter.

Chairman Alston announced the end of the proponent's rebuttal period and opened the floor for the opponents three (3) minute rebuttal period.

11. Nicole Martin noted the community is not against change, it is the concern that this property will be general commercial next to a school. She recognized the need for developers to make money and noted the loss of the Shaw family. Martin noted that this study was conducted in May when 62% of the community is still working from home and the schools were not in session. She noted the span of the drop-off and pick-up school cycle.
12. Resident spoke to the opportunity for Guilford County to preserve this land and give alternate uses to the land owners.

Motion was made by Justin Conrad and seconded by Kay Cashion to approve inconsistent plan amendment from Agricultural (AG) and Residential Single Family (RS-40) to ~~Conditional Zoning – *General Business (CZ-GB)*~~ Moderate Commercial.

1. This approval also amends the Northern Lakes area plan.

2. The zoning map amendment and associated Northern Lake area plan amendment are based on the following changes and conditions in the Northern Lakes area plan:

The parcel is located at the key intersection of North Carolina Highway 150 and Spencer Dixon Road. A GB zoning would create opportunities to provide retail and services in the area. Limited Office conditional zoning is adjacent west and Limited Business conditional zoning is to the north across North Carolina Highway 150 west. North Carolina Highway 150 is a major growth corridor in Guilford County.

3. Amendment is reasonable and in the public interest because:

Although inconsistent with the recommendations of the Northern Lakes area plan, the requested action is reasonable and in the public interest because it is in an area with several residential subdivisions and a public school. The parcel is located at the key intersection at North Carolina Highway 150 and Spencer Dixon Road. A GB zoning would create opportunities to provide retail and services in the area. Limited Office conditional zoning is to the adjacent west and Limited Business conditional zoning is to the north across North Carolina Highway 150 west.

VOTE:	**Motion carried 8 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Justin Conrad, Frankie T. Jones, Jr., Kay Cashion, Mary Beth Murphy, James Upchurch**
NOES:	**None**
ABSENT:	**Carly Cooke**

Bell asked the Board if they will amend the motion to moderate commercial.

By General Consensus, the Board amended the motion.

Commissioner Murphy questioned the DOT process in how they are involved to make improvements in this area.

Bell stated that the Department of Transportation is a partner and would need a review of the site plan. The technical review committee would submit recommendations to the DOT.

Commissioner Murphy asked of the developer is obligated to meet the DOT recommended improvements.

Bell stated yes.
Commissioner Murphy shared remarks on behalf of Commissioner Cooke. She shared that while she is absent due to the passing of her mother, she has been deeply invested in this project noting the primary concerns are traffic and safety. She shared that Commissioner Cooke reached out to the NC DOT and Guilford County Schools.

The NC DOT shared that the staff completed a traffic study over the last 5 years with a total of 8 reported accidents at the intersection. The DOT determined that an advanced warning system should be added but that the intersection is safe and working properly.

The DOT completed a congestion study at the request of the schools. She noted personal accounts being circulated of frequent accidents but noted no formal reports to substantiate those. She spoke to GCS and shared that there are no plans to expand Northern High School or Northern Middle school and takes no position on sidewalks and there are no discussions on expansions for the site.

Commissioner Conrad questioned Mr. Davenport on the traffic study and how many cars per day come through that intersection or on Hwy 150.

Davenport stated that they do not look at peak hours or daily volumes. 5,900 vehicles a day on Hwy 150 per day.

Commissioner Conrad asked how many trips the intersection can maintain with improvements and as it currently exists.

Davenport shared that they will review our data and either concur or ask for more information. He shared that they will look at how the intersection is working today and can make recommendations on the turning lanes to help improve flow.

Commissioner Conrad shared that he has had the opportunity to work with him in the past and is familiar with the thoroughness and quality of his work.

Commissioner Conrad in listening to both presentations, both parties recognize that there will be growth in the community. He shares his preference on development to use local developers who has a vested in interest in making Guilford County better.

Commissioner Cashion thanked everyone who spoke this evening she spoke to the changing scenery as she travels across the county. She noted that the Planning Board denied the request by a 3-2 vote. She would like Bell to speak on staff's position and noted that the developers have offered up several conditions and will those be in perpetuity?

Bell noted that if you do conditional zoning, those conditions will ride with the property and will remain. In regard to staff's position, this is a major corridor along Hwy 150. We try to put commercial development at nodes near major intersections and is consistent with the general patterns of the land use plan for concentrated commercial nodes.

Commissioner Murphy spoke to her experience as a teacher regarding school safety near commercial districts. She noted that her most recent school field trip where they walked to Guilford College and stopped at the Chick-fil-A. This is a great resource near the school, so they have access to the amenities close to their community. She spoke to the traffic congestion concerns brought forward, which is consistent with what she experiences during times of drop-off and pick-up, and the uniqueness of this circumstance to possibly get road improvements at this intersection to help with these concerns.

Commissioner Jones questioned some of the changes to the UDO from a lighting perspective.

Bell noted that a lighting plan will need to be submitted and the plan now requires new fixtures to direct the light downward to help eliminate light pollution to keep the light pointed downward. He noted the use of the adjacent property dictates the lighting requirements.

Commissioner Jones questioned an “hours of operations” condition in a legislative hearing.

Bell noted that typically there is not those types of conditions, as we normally see zoning for potential impacts associated with that particular development, conditions should address the concerns with that development.

Commissioner Jones asked Bell to clarify traffic plans from a site plan perspective.

Bell stated at TRC, you have a number of county departments and divisions and the NC DOT. That review is done concurrently so if there any impacts or changes needed to be made, they are made in concert and that gives you more of a holistic view of what the development will ultimately look like.

Commissioner Jones stated if this request is approved tonight, there is a significant amount of work and input that will be done afterwards though TRC. The local nature of this particular developer will offer opportunity for continued dialogue with the community.

The Board recessed the meeting at 7:38PM.

The Board reconvened the meeting at 7:50PM

Vice Chairwoman Foster stated each commissioner should have received the proposed revisions to the County’s CBO Community Based Organizations funding policy.

Motion was made by J. Carlvena Foster and seconded by James Upchurch to approve proposed revisions to the County’s CBO policy as presented by staff.

VOTE:	**Motion carried 8 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Justin Conrad, Frankie T. Jones, Jr., Kay Cashion, Mary Beth Murphy, James Upchurch**
NOES:	**None**
ABSENT:	**Carly Cooke**

VIII. NEW BUSINESS

A. 2022-396 CREATE AN OPIOID SETTLEMENT COMMUNITY ENGAGEMENT & TASKFORCE COORDINATOR POSITION

Approve the addition of one Opioid Community Engagement & Taskforce Coordinator position to coordinate the County's opioid abatement and remediation strategic

planning and activities to be funded with the Opioid Settlement Funds that the County is receiving under its Memorandum of Agreement with the State of North Carolina. And Approve Option B.

Legislation Text

Final Opioid MOA.pdf

Exhibit-A-to-NC-MOA.pdf

Exhibit-B-to-NC-MOA.pdf

Exhibit-C-to-NC-MOA.pdf

22.08.04 - BOCC - Opioid Settlement Fund.pptx

Assistant County Manager Victor Isler asked the Board to approve the Opioid Taskforce Coordinator position. He noted Guilford County will receive $21.7 million in opioid settlement funds over the course of 18 years. He noted that this is an issue of great magnitude. Our desire is to use this task force coordinator to manage our priorities and move forward with staff recommendation Option B. If we use Option B, we can use treatment modality to treat those who are dually diagnosed. We are looking to move forward with Option B and the recommendation of a task force coordinator position.

Commissioner Upchurch questioned if the other municipalities also have 18 years to spend those funds, will we be working with them to put together a collaborative approach?

Isler noted that we want to move forward with collaboration. We just had our first inter-local meeting with the municipalities with High Point and Greensboro. We look forward to having this annual meeting at the end of September and look forward to that collaboration.

Vice Chairwoman Foster asked what will happen to this position at the end of the grant program.

Isler noted that there is a need to continue to provide these services and as we get near the end of the 18-year mark, we will evaluate that necessity.

Vice Chairwoman Foster questioned who that position will report to.

Isler noted that for now it will be me, but traditionally, it falls under Public Health so as we build out this program, we will evaluate its permanent location.

Chairman Alston noted that the health department should be a part of this.

Motion was made by Alan Perdue and seconded by J. Carlvena Foster to approve to include Option B and the addition of one Opioid Community Engagement & Taskforce Coordinator position to coordinate the County's opioid abatement and remediation strategic planning and activities to be funded with the Opioid Settlement Funds that the

County is receiving under its Memorandum of Agreement with the State of North Carolina.

VOTE:	**Motion carried 8 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Justin Conrad, Frankie T. Jones, Jr., Kay Cashion, Mary Beth Murphy, James Upchurch**
NOES:	**None**
ABSENT:	**Carly Cooke**

B. 2022-398 DHHS - DIVISION OF SOCIAL SERVICES EMERGENCY RENTAL ASSISTANCE - ADDITIONAL PROGRAM FUNDING

Approve receipt of the additional funding allocation from the US Department of the Treasury for the Emergency Rental Assistance 1 (ERA1) program and amend the Emergency Rental Assistance 1 (Federal) grant project ordinance with an increase of $427,470 in Federal/State Revenue and an increase in appropriation to the Emergency Rental Assistance 1 (Federal) grant project ordinance, in the same amount.

Legislation Text

GC COVID - Rental Utilities Assist - ADOPT 22.08.04.pdf

Pargie Turner-Horton and Charita Sutton with Social Services presented the agenda item.

Sutton noted that the county will need to expend the additional allocation by September 30, 2022.

Vice Chairwoman Foster asked the current balance of the ERA 1 funds.

Sutton noted that we have about $500,000 left.

Vice Chairwoman Foster spoke to the peak applications and the current flow of applications.

Sutton stated the court eviction mediation program started in High Point today, and we are using those remaining funds to help prevent evictions in the High Point area.

Sutton stated we have not had any issues with landlords to date.

Motion was made by J. Carlvena Foster and seconded by Kay Cashion to approve receipt of the additional funding allocation from the US Department of the Treasury for the Emergency Rental Assistance 1 (ERA1) program and amend the Emergency Rental Assistance 1 (Federal) grant project ordinance with an increase of $427,470 in Federal/State Revenue and an increase in appropriation to the Emergency Rental Assistance 1 (Federal) grant project ordinance, in the same amount.

VOTE:	**Motion carried 8 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Justin Conrad, Frankie T. Jones, Jr., Kay Cashion, Mary Beth Murphy, James Upchurch**
NOES:	**None**
ABSENT:	**Carly Cooke**

C. 2022-329 RESOLUTION CERTIFYING ELECTION RESULTS FOR SPECIAL ELECTION ON $1.7 BILLION BOND REFERENDUM

Adopt resolution certifying the May 17, 2022 election results, as approved by the Certificate of Canvass from the Guilford County Board of Elections (conducted May 27, 2022 at 9:00AM), for the Guilford County, North Carolina bond referendum for $1.7 billion School Facilities bonds.

Legislation Text

05.17.22_Certificate of Canvass_1.7b

Statement of Result-Guilford 2022 GO Bonds(15003213.2)_08.04.22 (003)

Canvass Resolution-Guilford 2022 GO Bond Authorization(15003165.3)_08.04.22

John Barfield, Interim Finance Director, introduced the agenda item.

Commissioner Murphy read the resolution into the record.

Motion was made by Mary Beth Murphy and seconded by J. Carlvena Foster to adopt resolution certifying the May 17, 2022 election results, as approved by the Certificate of Canvass from the Guilford County Board of Elections (conducted May 27, 2022 at 9:00AM), for the Guilford County, North Carolina bond referendum for $1.7 billion School Facilities bonds.

VOTE:	**Motion carried 8 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Justin Conrad, Frankie T. Jones, Jr., Kay Cashion, Mary Beth Murphy, James Upchurch**
NOES:	**None**
ABSENT	**Carly Cooke**

IX. APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

A. 2022-354 APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS & COMMISSIONS

The following appointments and reappointments are presented for Board consideration:

Guilford County Juvenile Crime Prevention Council
Appoint Dr. LaToya B. Gathers to 1st term in Citizen position (August 4, 2022 - August 3, 2024)
Appoint Nicole Goodman to 1st term in Citizen position (August 4, 2022 - August 3, 2024)

Guilford County Transportation Advisory Board
Reappoint Derek T. Mobley to 2nd term in Public & Business Sector position (July 19, 2022 - July 18, 2025)

Jamestown Planning & Zoning Board
Appoint William W. McLean, Jr. to 1st term in BOCC ETJ-Alternate position (August 4, 2022 - August 3, 2027)

Sandhills Center
Reappoint Walter L. Salinger to 2nd term in Member At-Large position (September 2, 2022 - September 1, 2025)

Legislation Text

LGathers_App_08.02.22.pdf

LGathers_Resume_08.02.22.pdf

NGoodman_App_08.03.22.pdf

NGoodman_Resume_08.03.22.pdf

DMobley_Reapp_05.25.22.pdf

DMobley_Resume_05.25.22.pdf

WSalinger_Reapp_06.06.22.pdf

WSalinger_CV_06.06.22.pdf

WMcLean_App_07.21.22

07.21.22_Recommend_WMcLean.pdf

Chairman Alston noted the addendum and the addition of JCPC appointments

Motion was made by Mary Beth Murphy, and seconded by Kay Cashion to approve the following appointments and reappointments are presented for Board consideration:

Guilford County Juvenile Crime Prevention Council
Appoint Dr. LaToya B. Gathers to 1st term in Citizen position (August 4, 2022 - August 3, 2024)
Appoint Nicole Goodman to 1st term in Citizen position (August 4, 2022 - August 3, 2024)

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Reappoint Derek T. Mobley to 2nd term in Public & Business Sector position (July 19, 2022 - July 18, 2025)

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Sandhills Center
Reappoint Walter L. Salinger to 2nd term in Member At-Large position (September 2, 2022 - September 1, 2025)

VOTE:	**Motion carried 8 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Justin Conrad, Frankie T. Jones, Jr., Kay Cashion, Mary Beth Murphy, James Upchurch**
NOES:	**None**
ABSENT:	**Carly Cooke**

X. COMMISSIONER LIAISON UPDATES

There were no commissioner liaison updates.

XI. COMMENTS FROM COUNTY MANAGER / COUNTY ATTORNEY

County Manager Halford turned his time over to Debra Mack, Behavioral Health Center Director, for some updates on the Behavioral Health Center.

Mack noted that on August 1, the County opened the Facility Based Crisis center having served 7 clients in the first week. She noted that the crisis hotline 9-8-8 went live on July 16th and on August 17th the County will offer a community check in on the 9-8-8 crisis line with both in person and online presentations on the new system.

XII. COMMENTS FROM COMMISSIONERS

Commissioner Upchurch shared his opportunity to participate in national night out at Oak View community center and thanked Jim Bronnert for his efforts to organize the event. He shared that he had a great conference at the NACo conference and their ability to tour Boom Super Sonic.

Commissioner Murphy shared that it was her honor to read the resolution certifying the school bond. She shared that she is very glad to be able to move forward with this historic investment in our education. She shared that she also attended the NACo conference and the opportunity to learn from other communities particularly on housing and how to support an investment in housing in our community.

Commissioner Cashion shared her attendance of the NACo conference and announced the new president of NACo this year is from Illinois and her statewide theme of "Connecting Counties: Expanding Broad Band". She provided a report on the Justice and Public Safety Committee and a new project involving fire fighter uniforms. She noted that these expiration dates limit the use of viable equipment and hopes to have more information on this topic soon. Commissioner Cashion discussed details on a presentation on 9-8-8.

Commissioner Cashion shared her attendance of the Large Urban County Caucus noting her concurrence that the conference was one of the best conferences she has attended. She also noted that Commissioner Foster announced that she is a candidate for the 2nd Vice President for the NCACC.

Commissioner Perdue extended condolences to the family of Walter "Sticky" Burch, recognizing his time as a former Guilford County Sheriff and Deputy Chief of the Greensboro Police Department. He recognized all of his efforts to raise funds for the Shriners Club burn hospital and asked to keep his family in your thoughts.

The Board took a moment of silence for the former Sheriff.

Commissioner Conrad lifted up the family of Doug Nodine, a former town council member of Oak Ridge who served several terms, who passed away as result of a fairly rapidly advancing cancer. He also announced the Wyndham Championship starts today.

Commissioner Jones offered condolences to the family of Lemuel Dowdy, he was with the Federal Trade Commission and a local attorney. He congratulated A&T on their grant from the Department of Commerce. He recognized the Boys and Girls club of Greensboro. Commissioner Jones congratulated all of the city of Greensboro electorate in the recent city election.

Vice Chairwoman Foster noted she chaired her last meeting as the president of the Women of NACo. When she began, there were only about 40 members and when she left membership was up to 120 members. She thanked Commissioner Cashion for serving as a mentor to her and lifting her up.

Vice Chairwoman Foster noted she attended National Night Out at Cedrow Park in High Point. She also recognized Guilford County employee, Tiffany Oliva, who presented at the NACo Conference on ARPA.

Vice Chairwoman Foster also expressed sympathy for the family the Honorable Sammie Chess, Jr.

Chairman Alston noted that we had a lot of guests in our community the past two weeks. He shared that we had about 18,000 people in the stands at A&T and the Wyndham golf tournament. He shared that the Civil Rights Center had a very successful GALA two weeks ago with 1,800 participants.

XIII. HOLD CLOSED SESSION PURSUANT TO N.C.G.S. §143-318.11 FOR THE PURPOSE OF CONSULTING WITH THE COUNTY ATTORNEY.

There was no Closed Session.

XIV. ADJOURN

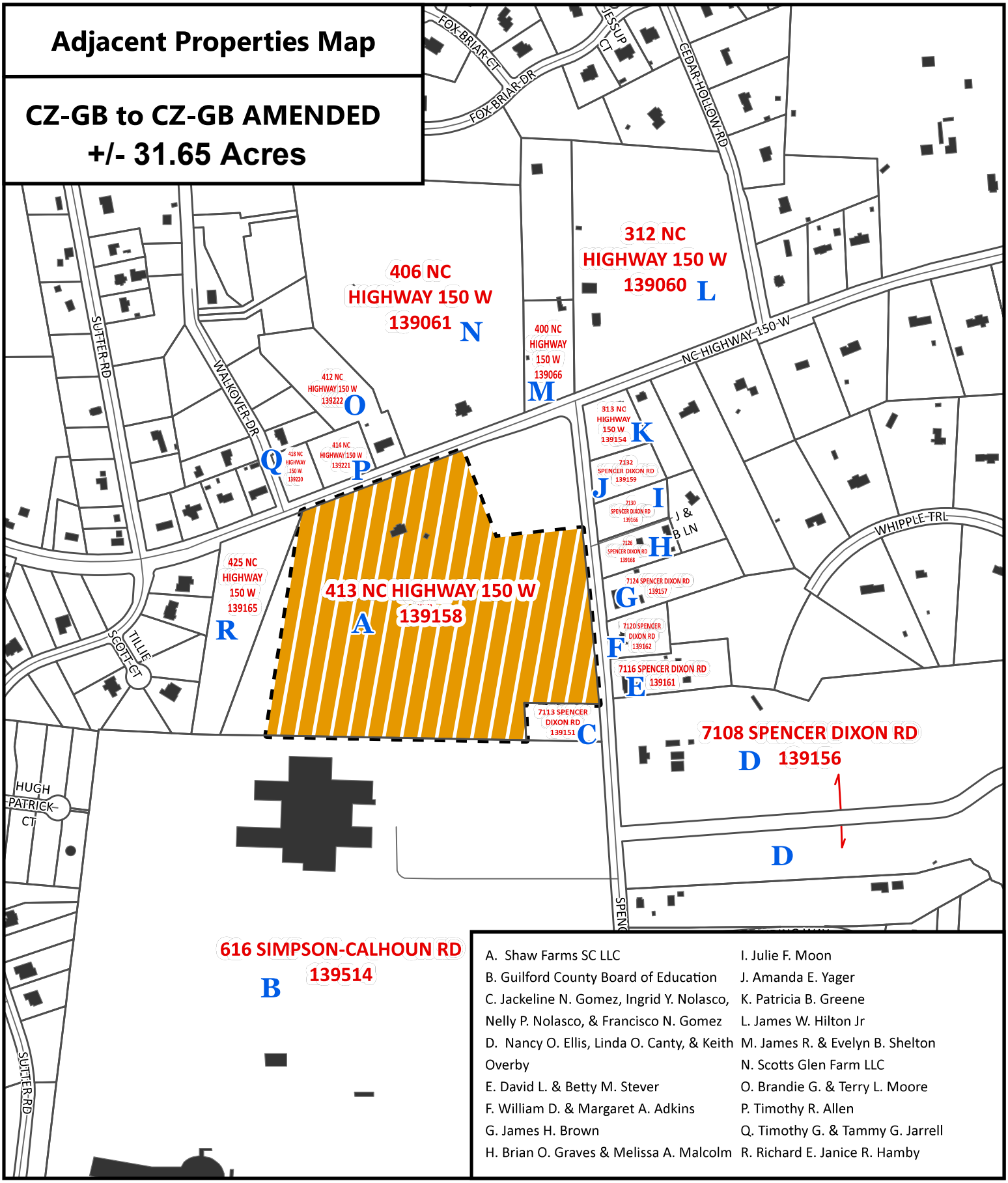
There being no further business, the meeting was adjourned by unanimous consent at 8:32PM.

_____
Melvin “Skip” Alston
Chairman

_____
Robin Keller
Clerk to Board

Adjacent Properties Map

CZ-GB to CZ-GB AMENDED
+/- 31.65 Acres



A. Shaw Farms SC LLC
B. Guilford County Board of Education
C. Jackeline N. Gomez, Ingrid Y. Nolasco, Nelly P. Nolasco, & Francisco N. Gomez
D. Nancy O. Ellis, Linda O. Canty, & Keith Overby
E. David L. & Betty M. Stever
F. William D. & Margaret A. Adkins
G. James H. Brown
H. Brian O. Graves & Melissa A. Malcolm
I. Julie F. Moon
J. Amanda E. Yager
K. Patricia B. Greene
L. James W. Hilton Jr
M. James R. & Evelyn B. Shelton
N. Scotts Glen Farm LLC
O. Brandie G. & Terry L. Moore
P. Timothy R. Allen
Q. Timothy G. & Tammy G. Jarrell
R. Richard E. Janice R. Hamby

Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-10-PLBD-00046

Case Area:
Parcel(s) - 139158
413 NC Highway 150 W

Scale: 1" = 500 '

Aerial Map

CZ- GB to CZ-GB AMENDED
+/- 31.65 Acres



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

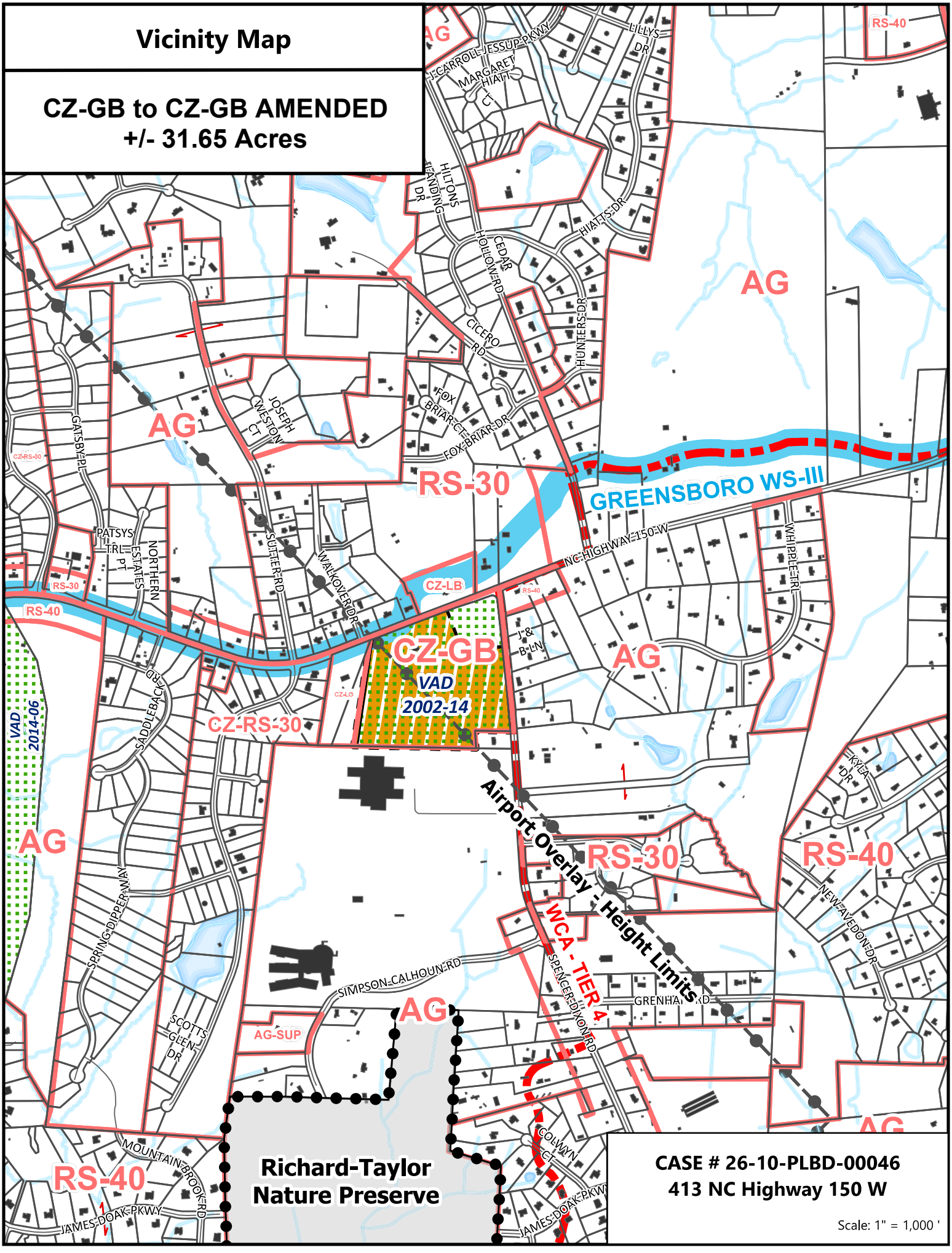
Case Number:
26-10-PLBD-00046

Case Area:
Parcel(s) - 139158
413 NC Highway 150 W

Scale: 1" = 500 '

Vicinity Map

CZ-GB to CZ-GB AMENDED
+/- 31.65 Acres

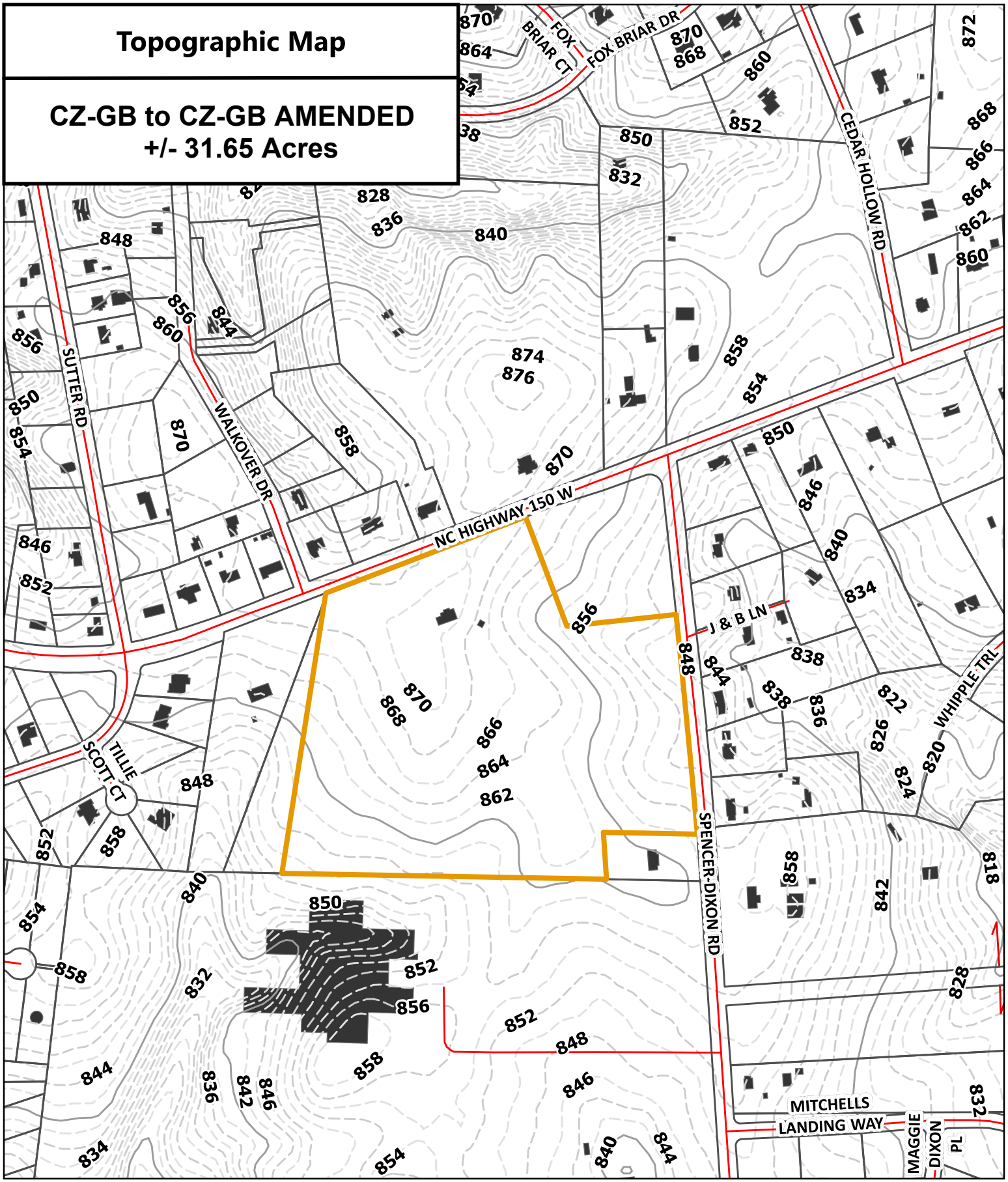


CASE # 26-10-PLBD-00046
413 NC Highway 150 W

Scale: 1" = 1,000 '

Topographic Map

CZ-GB to CZ-GB AMENDED
+/- 31.65 Acres



Planning & Development Department

Jurisdiction: GUILFORD COUNTY

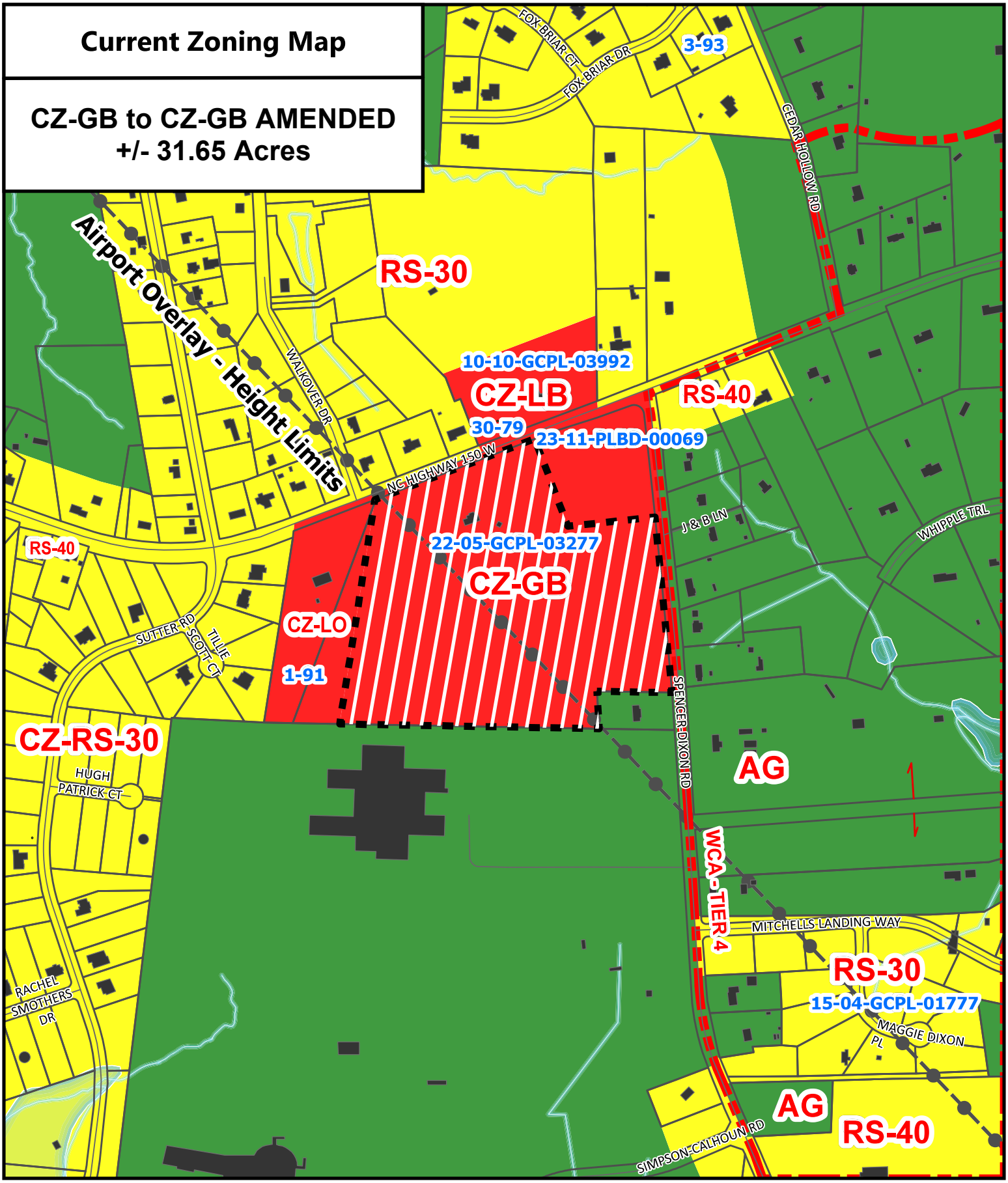
Case Number: 26-10-PLBD-00046

Case Area: Parcel(s) - 139158
413 NC Highway 150 W

Scale: 1" = 400 '

Current Zoning Map

CZ-GB to CZ-GB AMENDED
+/- 31.65 Acres



Planning & Development Department

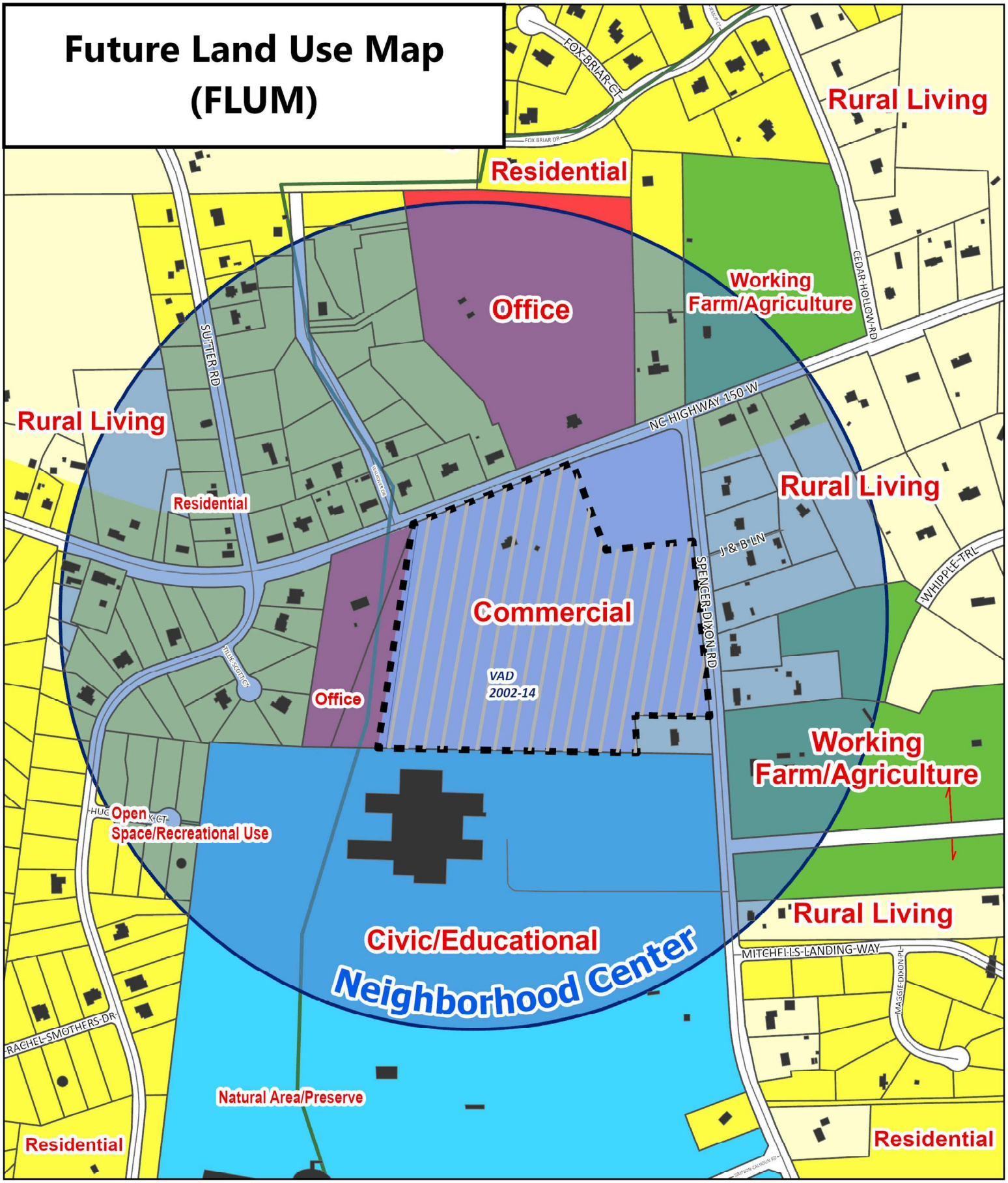
Jurisdiction:
GUILFORD COUNTY

Case Number:
26-10-PLBD-00046

Case Area:
Parcel(s) - 139158
413 NC Highway 150 W

Scale: 1" = 500 '

Future Land Use Map (FLUM)



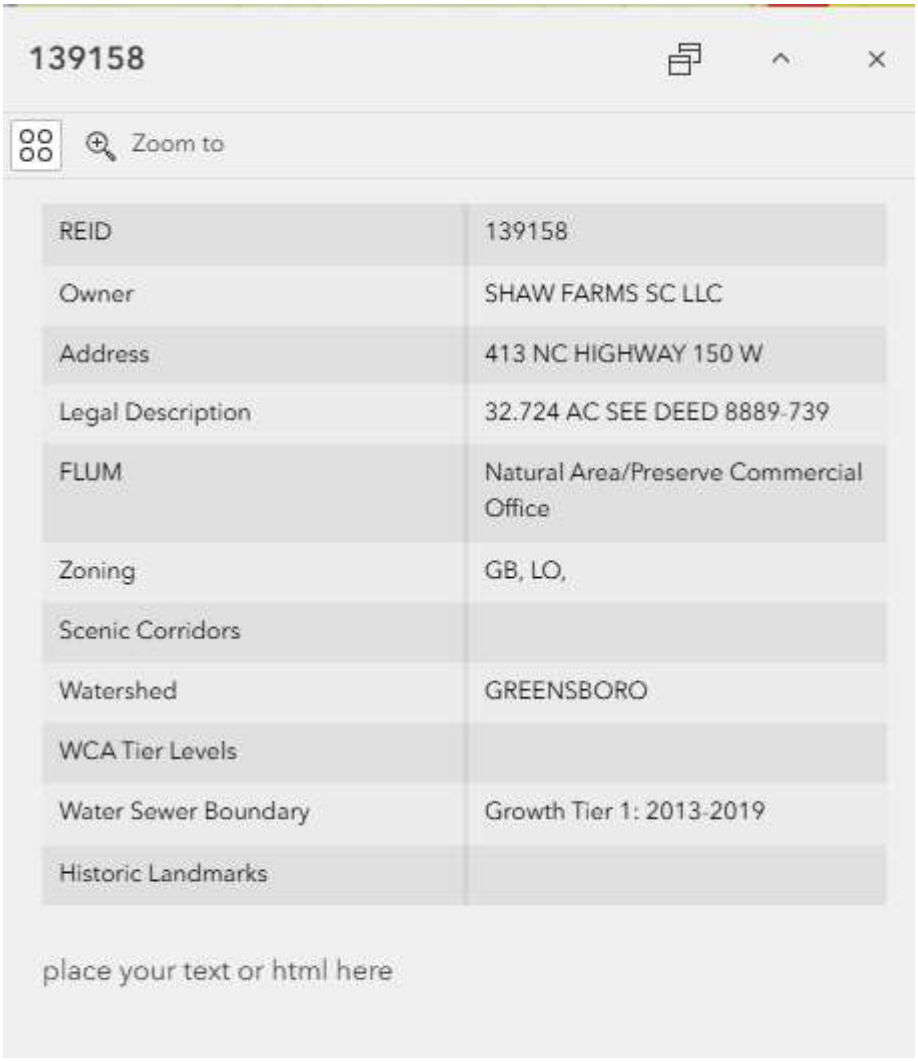
Planning & Development Department

Jurisdiction: GUILFORD COUNTY

Case Number: 26-10-PLBD-00045

Case Area: Parcel(s) - 139158
413 NC Highway 150 W

Scale: 1" = 500 '


139158
Zoom to
REID
139158
Owner
SHAW FARMS SC LLC
Address
413 NC HIGHWAY 150 W
Legal Description
32.724 AC SEE DEED 8889-739
FLUM
Natural Area/Preserve Commercial Office
Zoning
GB, LO,
Scenic Corridors
Watershed
GREENSBORO
WCA Tier Levels
Water Sewer Boundary
Growth Tier 1: 2013-2019
Historic Landmarks
place your text or html here

CONDITIONAL REZONING CASE #26-10-PLBD-00046: CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS (Ref. Case# 22-05-GCPL-03277) TO CZ-GB AMENDED, CONDITIONAL ZONING – GENERAL BUSINESS AMENDED: 413 NC HIGHWAY 150 WEST

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	#1
Deny	Inconsistent	N/A
Approve	Inconsistent	N/A
Deny	Consistent	#4

CONDITIONAL REZONING CASE #26-10-PLBD-00046: CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS (Ref. Case# 22-05-GCPL-03277) TO CZ-GB AMENDED, CONDITIONAL ZONING – GENERAL BUSINESS AMENDED: 413 NC HIGHWAY 150 WEST

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #1
APPROVE-CONSISTENT
NO PLAN AMENDMENT

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #139158 (portion) from **CZ-GB to CZ-GB Amended** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
   [Describe elements of controlling land use plan(s) and how the amendment is consistent.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

2. The amendment **is** reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

   _____
   _____
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   _____
   _____

CONDITIONAL REZONING CASE #26-10-PLBD-00046: CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS (Ref. Case# 22-05-GCPL-03277) TO CZ-GB AMENDED, CONDITIONAL ZONING – GENERAL BUSINESS AMENDED: 413 NC HIGHWAY 150 WEST

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #2
DENY-INCONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #139158 (portion) from **CZ-GB to CZ-GB Amended** because:

1. The amendment **is not** consistent with the Comprehensive Plan because:
   [Describe elements of controlling land use plan(s) and how the amendment is not consistent.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

2. The amendment **is not** reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

CONDITIONAL REZONING CASE #26-10-PLBD-00046: CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS (Ref. Case# 22-05-GCPL-03277) TO CZ-GB AMENDED, CONDITIONAL ZONING – GENERAL BUSINESS AMENDED: 413 NC HIGHWAY 150 WEST

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #139158 from **CZ-GB to CZ-GB Amended** because:

1. This approval also amends the **Future Land Use Map:** Northwest Quadrant.

2. The zoning map amendment and associated **Future Land Use Map** amendment **from Commercial to ____** in the **Northwest Quadrant** are based on the following change(s) in condition(s):
   [Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____

3. The amendment **is** reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____

CONDITIONAL REZONING CASE #26-10-PLBD-00046: CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS (Ref. Case# 22-05-GCPL-03277) TO CZ-GB AMENDED, CONDITIONAL ZONING – GENERAL BUSINESS AMENDED: 413 NC HIGHWAY 150 WEST

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel 139158 from **CZ-GB to CZ-GB Amended** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
   [Describe elements of controlling land use plan(s) and how the amendment is consistent.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

2. The amendment **is** consistent but not reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

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(Insert Color Paper)

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GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board Conditional Rezoning Application

Fees: < 1 acre: $750.00; 1-4.99 acres: $1,200.00; 5-24.99 acres: $1,500.00; 25+ acres or Planned Unit Development: $2,000.00

Date Submitted: 10/6/26 Receipt # REC-038891-2026 Case Number 26-10-PLBD-00047

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

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

Said property is located at 1323 A Scalesville Road

in Center Grove Township; Being a total of: ~~63.38~~ 64.76 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 138696 Tax Parcel # _____

Tax Parcel # _____ 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:

- [X] 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).

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) Uses shall be limited to single family dwellings, Major Subdivisions and/or Minor Subdivisions.

2)

3)

4)

Development Conditions

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

1) All proposed lots shall be offset from Scalesville Road by a minimum of thirty (30) feet.

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,

Mark B. Doggett, Manager of LPL Properties, LLC
Property Owner Signature

Mark B. Doggett
Name

1820 Little Pond Ln.
Mailing Address

Summerfield N.C, 27358
City, State and Zip Code

336 681 3333 dccmarkd@gmail.com
Phone Number Email Address

Amanda Hodierne
Owner/ Representative/Applicant Signature (if applicable)

Amanda Hodierne
Name

804 Green Valley Road, Suite 200
Mailing Address

Greensboro, NC 27408
City, State and Zip Code

336-609-5137 amanda@isaacsonsheridan.com
Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

RS-30 DIMENSIONAL REQUIREMENTS:

MIN. LOT SIZE (S.F.):	30,000
INTERIOR LOT (FT.):	100
CORNER LOT (FT.):	100
MIN. STREET FRONTAGE (FT.):	50
MIN. STREET SETBACK (FT.):	
LOCAL AND COLLECTOR - FRONT:	40
LOCAL AND COLLECTOR - SIDE:	20
MINOR THOROUGHFARE:	40
MAJOR THOROUGHFARE:	50
MIN. INTERIOR SETBACK (FT.):	
SIDE:	10
REAR YARD:	30
MAX. STRUCTURE HEIGHT:	50
MAX. BUILDING COVERAGE:	30%

CURVE TABLE

CURVE NUMBER	RADIUS	DELTA	LENGTH	TANGENT
C-1	960.00'	43°36'48"	685.08'	360.09'
C-2	400.00'	41°23'30"	288.97'	151.11'
C-3	300.00'	13°48'37"	72.31'	36.33'
C-4	400.00'	53°03'45"	369.50'	186.79'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°06'57" E	154.01'
L2	N 75°59'51" E	102.88'
L3	N 78°00'00" E	100.12'
L4	N 81°56'24" E	101.42'
L5	N 84°50'20" E	102.96'
L6	N 86°47'40" E	101.33'
L7	N 87°43'12" E	70.44'

SUITABLE SOILS PER EVALUATION

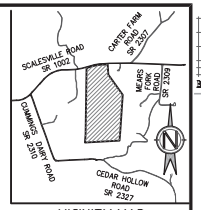
LOT SEPTIC AREA

P.S.L.A.M.E.: PERMANENT SEPTIC LINE & MAINTENANCE EASEMENT

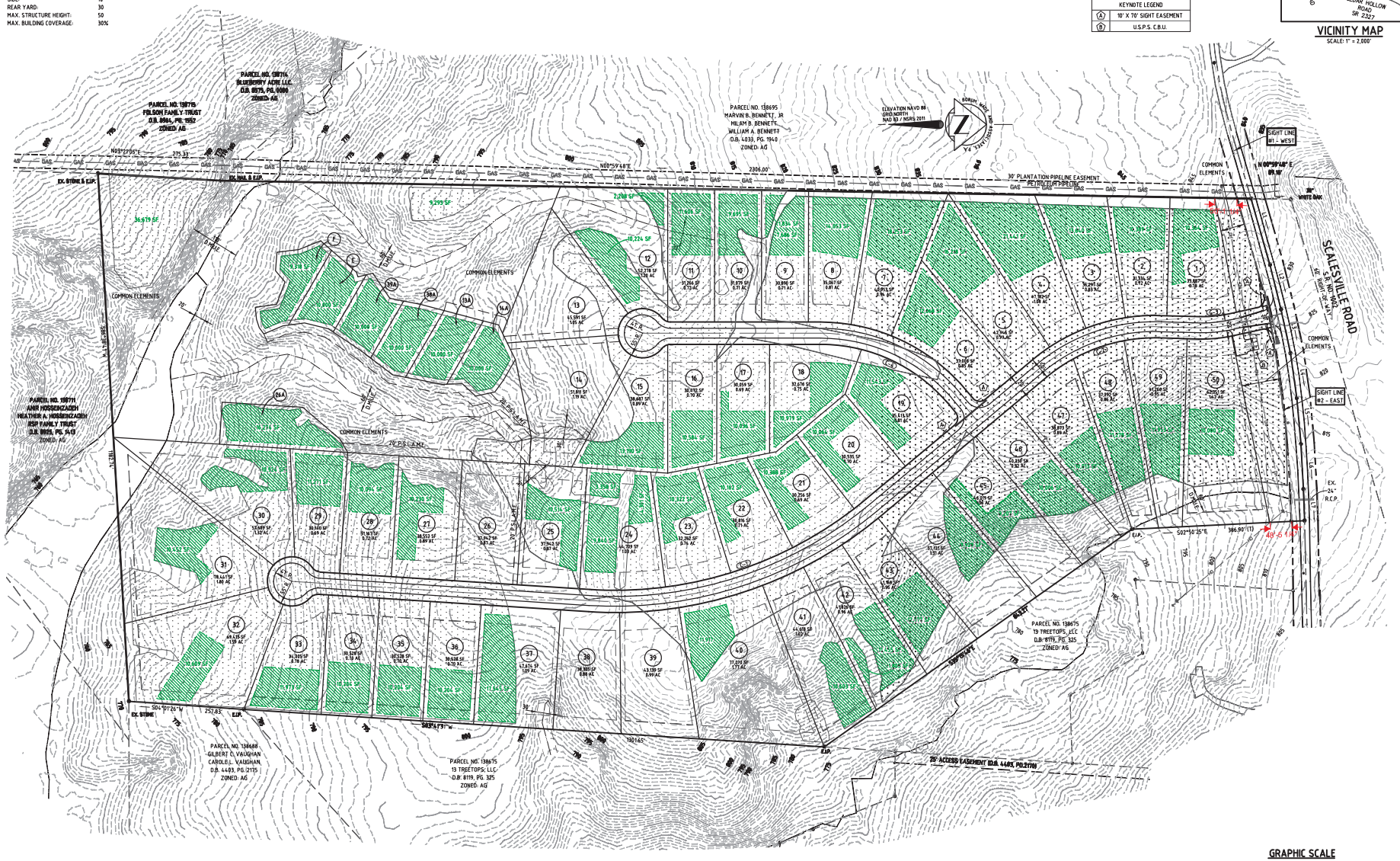
SITE DATA:

SITE AREA:	65.56 ACS.
PARCEL NO.:	138696
PIN:	7950761735
CURRENT ZONING:	AG
PROPOSED ZONING:	RS-30
DEED REFERENCE:	DB. 8007, PG. 1132
LOTS PROPOSED:	50
LINEAL FEET OF NEW STREET:	3,292' (±)
DENSITY	1.09 LOTS/ACRE

KEYNOTE LEGEND	
(A)	10' X 70' SIGHT EASEMENT
(B)	U.S.P.S. C.B.U.



VICINITY MAP
SCALE: 1" = 2,000'



GRAPHIC SCALE
0 50' 100' 200' 300' 400'
1" = 100'

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

PROJECT:

BRUCE'S RIDGE SUBDIVISION

1323 SCALESVILLE ROAD
CENTER GROVE TOWNSHIP, GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

OWNER/DEVELOPER:

LPL PROPERTIES LLC
7820 LITTLE POND LANE
SUMMERFIELD, NORTH CAROLINA 27358
CONTACT: WILL YEARNS
336-202-8514

DRAWN BY:	KLM
DATE:	JULY 6, 2026
REVISIONS:	

SHEET TITLE:
PRELIMINARY SITE PLAN

FILE NO: F:\WBS\DOCKETS\1323 SCALESVILLE\SITE PLANS.DWG
DRAWING SCALE: 1" = 100'
PLAN SHEET NO.
C-1

BWA Engineers Planners Surveyors
Borum, Wade and Associates, P.A.
831 Higgins Court, Suite 109, Greensboro, NC 27407-3731
PO Box 21683 Greensboro, NC 27420-1683
Phone: 336.274.0471 Fax: 336.274.3719
Web: www.borum-wade.com
N.C. License #: C-0868

SEALS:

LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: LPL Properties, LLC

SECRETARY OF STATE ID NUMBER: 0585977 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2026

Filing Office Use Only
E - Filed Annual Report
0585977
CA202609911751
4/9/2026 09:39
☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Barry Dodson

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS **& COUNTY**
201 S Market St
Madison, NC 27025 Rockingham County

4. REGISTERED AGENT OFFICE MAILING ADDRESS
201 S Market St
Madison, NC 27025

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real Estate

2. PRINCIPAL OFFICE PHONE NUMBER: (336) 681-3332

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS
7820 Little Pond Ln
Summerfield, NC 27358

5. PRINCIPAL OFFICE MAILING ADDRESS
7820 Little Pond Ln
Summerfield, NC 27358

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:	Mark Bailey Doggett	NAME:	Martha S Daggett	NAME:	
TITLE:	Manager	TITLE:	Manager	TITLE:	
ADDRESS:	7820 Little Pond Ln Summerfield, NC 27358	ADDRESS:	7820 Little Pond Ln Summerfield, NC 27358	ADDRESS:	

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

Martha S Daggett — SIGNATURE
4/9/2026 — DATE
Form must be signed by a Company Official listed under Section C of This form.

Martha S Daggett — Print or Type Name of Company Official
Manager — 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

LPL PROPERTIES, LLC

October 16, 2026

Dear Neighbor,

Our company, LPL Properties, LLC, owns the property known as 1323 A Scalesville Road in Guilford County. We are excited to be pursuing plans for a high quality, single family residential subdivision on this parcel. We are pleased to be partnering with Granville Homes for this project. As long-time members and residents of this community, it was important to us to choose a high caliber developer and builder that we know will match the standards we all value in our neighborhoods. Granville Homes is a local group that has brought attractive and desirable homes to the Triad for twenty years.

In order to enable our vision for the property, we have applied to Guilford County for a rezoning from the AG zoning district to the RS-30 Conditional zoning district. The RS-30 district will permit the low density, residential use we would like for the property and the conditions we are proposing to further restrict the property are as follows:

1. Uses shall be limited to single family dwellings, Residential Subdivision (Major) and Residential Subdivision (Minor).
2. All proposed lots shall be offset from Scalesville Road by a minimum of thirty (30) feet.

Our request will be heard by the Guilford County Planning Board on November 10, 2026 at 6:00 pm. In order to tell you more about our request and answer any questions you might have, we would like to invite you to an informational meeting at The Sportsman Wildlife Club located at 7999 Winfree Road, Summerfield. The meeting will be on November 4, 2026 at 6:00 pm. Please also feel free to contact our project representative, Amanda Hodierne, via email or by phone, to ask questions or discuss this proposed project. Contact information for Amanda is phone number 336-609-5137 and email address amanda@isaacsonsheridan.com .

We are excited about the opportunity to provide this high-quality residential community and look forward to any questions you may have.

Sincerely yours,

Mark Doggett
LPL Properties, LLC

1323 A Scalesville Road Property



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 629 feet
10/19/2026

CONDITIONAL REZONING CASE #26-10-PLBD-00047: AG, AGRICULTURE TO CZ-RS-30, CONDITIONAL REZONING – RESIDENTIAL: 1323 A SCALESVILLE ROAD

Property Information

The subject property is located at 1323 A Scalesville Road (Guilford County Tax Parcel #138696 in Center Grove Township), approximately 3,925 feet west of the intersection of Scalesville Road and Nutt Road and comprises approximately 64.76 acres.

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

Nature of the Request

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

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

(1) Uses shall be limited to single family dwellings
(2) Major Subdivisions and/or Minor Subdivisions.

Proposed 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) All proposed lots shall be offset from Scalesville Road by a minimum of thirty (30) feet.

District Descriptions

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

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

DRAFT

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

Character of the Area

The vicinity of the subject properties consists predominantly of rural residential and agricultural uses on lands zoned AG, Agricultural. There are pockets of RS-40, and a larger CZ-RS-30 development within the vicinity of the subject parcel. There is also a parcel to the east of the subject property that is within the Voluntary Agricultural District (VAD).

Lennox Woods Development: This is zoned CZ-RS-30 (Ref. Case 10-02), which is located approximately 583 ft, using Guilford County GIS, to the southwest of the subject parcel.

Group of 3 Parcels zoned RS-40: This development is zoned RS-40 (Ref. Case 14-99) was not associated with a named subdivision development is located approximately 1,268 ft, using Guilford County GIS, to the northeast of the subject parcel.

Eureka Ridge Development: This development is zoned RS-40 (Ref Case 19-93), which is located approximately 1,332 ft northeast of the subject property.

The Farm at Cedar Hollow Development: This is zoned RS-30 (Ref. Case 16-09-GCPL-04829), which is located approximately 3,506 ft southeast of the subject property.

Existing Land Use(s) on the Property: Agricultural/Horticultural Specialties

The property owner stated that the subject property has not been farmed since last year (2025).

Surrounding Uses:

North: Agricultural (Horticultural Specialties)
South: Residential, Agricultural (Horticultural Specialties)
East: Agricultural (Horticultural), Residential
West: Agricultural (Horticultural), Residential

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

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

DRAFT

Infrastructure and Community Facilities

Public School Facilities:

1323 Scalesville Rd				
School Boundary	**Built Capacity**	**2026-27 20th Day Enrollment**	**Mobile Classrooms**	**Estimated Additional Students**
Northern Elementary School	734	623	3	24-26
Northern Guilford Middle School	1152	712	0	14-16
Northern Guilford High School	1370	1131	0	24-26
Remarks: (1) Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms; (2) Fourth grade, fifth grade, middle and high school built capacity assumes 30 students per core academic classroom.				
Source: Guilford County Schools				

Emergency Response:

Fire Protection District: Summerfield Fire Department

Miles from Fire Station: approximately 2.6 miles

Water and Sewer Services:

Provider: Well and Septic

Within Service Area: No

Feasibility Study or Service Commitment: None provided

Transportation:

Existing Conditions: Scalesville Road is an existing Minor Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan. The 2025 North Carolina Department of Transportation (NCDOT) Average Annual Daily Traffic count for Scalesville Road is 2,489 vehicles.

Proposed Improvements: There are no proposed improvements.

Projected Traffic Generation: None provided.

Environmental Assessment

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

DRAFT

Floodplain: There is no regulated floodplain on the property based on the Flood Insurance Rate Map.

Wetlands: There are mapped wetlands on the property per the National Wetlands Inventory

Streams: There are mapped streams on the property per the USGS Topo Quad and NRCS Soil Survey maps of Guilford County.

Water Supply Watershed: The property is in the NPDES Phase II area.

Consistency: Land Use Plan & Comprehensive Plan

<u>Future Land Use Map Classification</u>: Working Farm/Agriculture (NW Quadrant)

Activity/Node: None

The **Working Farm/Agriculture** Land Use Classification represents land that is actively used for agriculture or forestry activities, including cultivated farmland, livestock, woodlands, or timber harvest. The lands may or may not support the primary residence of the property owner and outbuildings associated with activities on the property.

Working Farms and Agricultural Lands may contain both residential and non-residential uses and typically have parcel sizes that are typically larger than five or ten acres.

Consistency Statement: This requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agriculture. The Working Farm/Agriculture designation typically includes parcels with sizes typically larger than five-ten acres which exceeds the minimum requirements of the CZ-RS-30 district. The proposed rezoning of CZ-RS-30 is consistent with the Land Use Classification of Residential. The Residential classification consists of low-density, residential uses which are compatible with the proposed CZ-RS-30 zoning district.

Further, a revision to the Residential classification would account for increased density with the allowance of major subdivisions (dividing any parcel into more than 5 lots) which are permitted in the RS-30 underlying district and not in the current AG district. The Residential classification includes a mixture of low and medium density development, typically consisting of densities of up to four dwelling units per acre.

DRAFT

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

Consistency Statement:

The requested conditional rezoning **is consistent** with the following goals policies, and actions of the Guilford County Comprehensive Plan:

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

The requested conditional rezoning thus is **inconsistent** with the following goals, policies, and actions of the Guilford County Comprehensive Plan:

- **Planning Theme: Community Character**
  - **Goal Statement:** Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking.
- **Planning Theme: Protected Natural Environment & Greenspace**
  - **Action N2.1:** Promote more compact development patterns closer to major 'nodes' in Guilford County to mitigate the impacts of development, such as emissions, development waste, and site runoff, on the county's environment and natural resources.

Reasonableness

Staff recognizes that there are competing interests-between an acute need for housing and farmland preservation-that relate to this proposed rezoning within the Guilford County Comprehensive Plan. Large numbers of new jobs have come to the area, or are coming in the future, which creates an urgent need for additional housing in the county.

The subject property was last farmed by the current landowner in 2025; therefore, it is no longer in use as a Working Farm.

The request to conditionally rezone the subject property from AG, Agriculture, to CZ-RS-30, Conditional Rezoning – Residential, would be reasonable and in support of Policy 3, under the Planning Theme to "Protect Natural Features and Sensitive Areas (Riparian Areas, Floodplains, Vegetation/Tree Cover)" with appropriate conservation and protection measures with added conditions to address the following:

- Minimize any adverse development impacts on the stream along the rear of Lots 30 through 32, per the submitted sketch plan.
- Ensure that any wetland area(s) identified on the subject parcel will not be disturbed or encroached upon, except as may be approved.

DRAFT

Addressing the items listed above would balance the County's Attainable Housing goal of creating and retaining housing for all residents and work towards implementing Policy 3 under the Planning Theme Protected Natural Environment and Greenspace.

Recommendation

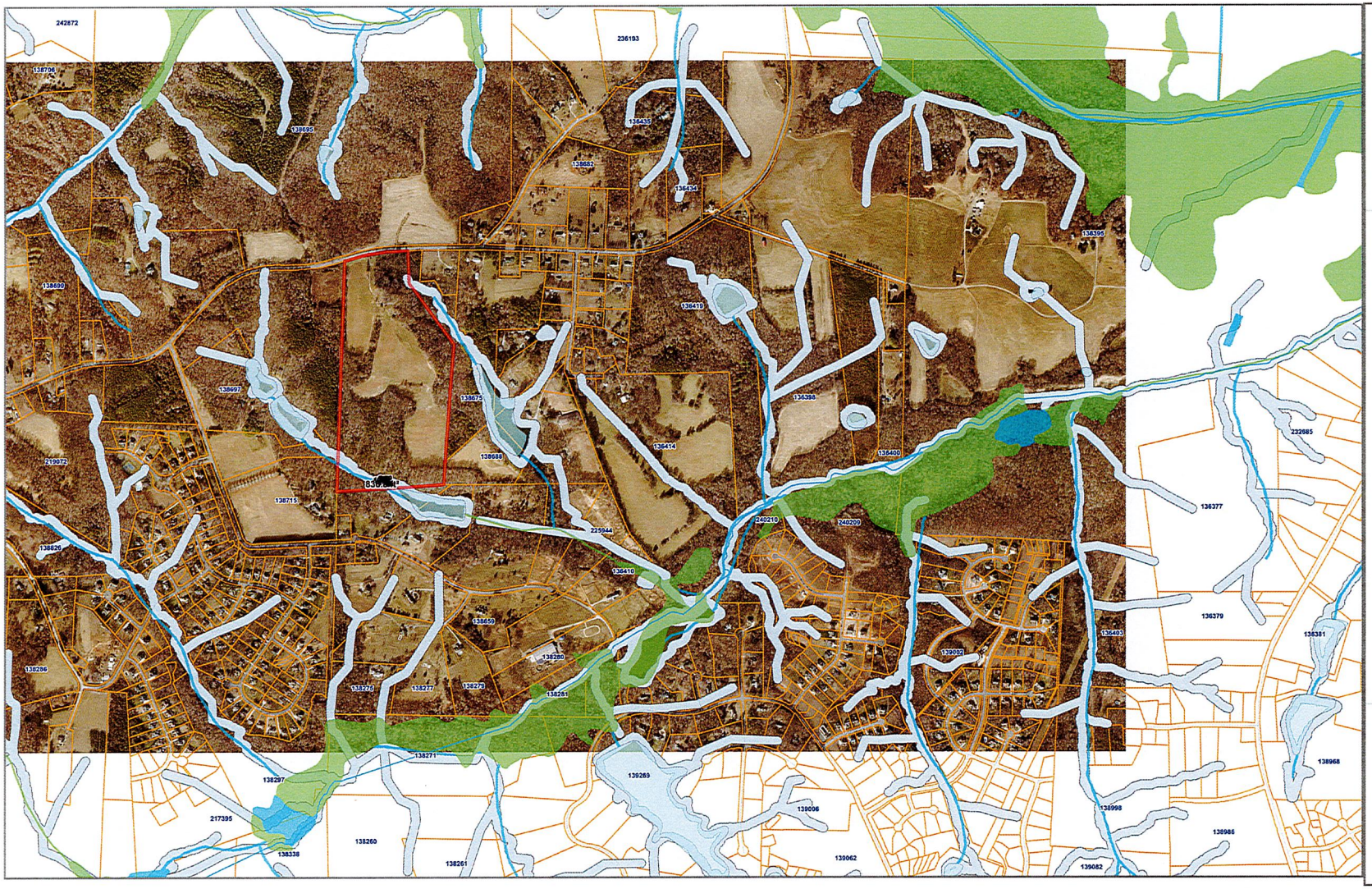
Staff Recommendation: Denial

Future Land Use Map (FLUM) Quadrant: Northwest

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

DRAFT

Guilford County, NC



Base Layers

RoadCenterlines

Streams

Watershed Management

Wetlands Inventory

WETLAND_TYPE

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

NPDES Classified 50' Buffers

Parcels

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 670 feet
10/30/2026

SUBMITTAL SUMMARY REPORT (26-10-PLBD-00047)
FOR GUILFORD COUNTY

PERMIT ADDRESS: 1323 SCALESVILLE RD A
SUMMERFIELD, NC 27358

PARCEL: 138696

APPLICATION DATE: 10/07/2026
EXPIRATION DATE:

SQUARE FEET: 0
VALUATION: $0.00

DESCRIPTION: Conditional Rezoning of 64.76 acres from AG to CZ-RS-30. Applicant will pay today by 11:30 AM

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Mark Doggett		
Attorney	AMANDA HODIERNE	ISAACSON SHERIDAN	804 GREEN VALLEY RD 200 GREENSBORO, NC 27408
Owner	Mark Doggett		

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Sketch Plan Review v.1	10/15/2026	10/29/2026	10/26/2026	Revise & Re-Submit
Sketch Plan Review v.2				Not Received
Staff Review v.1	10/12/2026	11/02/2026	10/12/2026	Review Completed

SUBMITTAL DETAILS

Sketch Plan Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building/Inspections)	Tonya Hodgin	10/29/2026	10/15/2026	Review Completed
Comments	No Comments. TH 10-15-26			
Environmental Health Review - Sub/PB (Environmental Health)	Matthew Shirtz	10/29/2026	10/20/2026	Not Required
Comments	Rezoning does not require EH approval. Review complete. - MJS 10/20/26			
Environmental Services Review (Solid Waste)	Bonnie Ware	10/29/2026	10/20/2026	Review Completed
Comments	There are no assessment recorded for this site.			
Fire Review (Fire Marshal)	Tim McNeil	10/29/2026	10/15/2026	Revise & Re-Submit
Comments	Maximum street length is 800 feet unless in a watershed critical area.			
GIS-Addressing (GIS-Addressing)	Melissa Jones	10/29/2026	10/22/2026	Review Completed
Comments	1. Two approved street names are required before address numbers are assigned. 2. Submit street names to addressing@guilfordcountync.gov for approval. 3. Street name general requirements are outlined in the Guilford County UDO. 4. A monthly list of active and reserved streets names is available online: https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/monthly-reports			
Planning (Planning/Zoning)	Darby Terrell	10/29/2026	10/26/2026	Review Completed
Comments	All comments below are advisory and are required for the subdivision review. 1. A rezoning would be required to rezone from AG to RS-30. Please reach out to County planning staff to schedule a pre-application meeting to discuss the rezoning process and application. 2. Please show the building line in the lots to confirm each lot meets the minimum 100ft width. 3. Please update the adjoining parcel information for Parcel 138688, the Deed Book information per Guilford County GIS is DB 8680 PG 3098. 4. Please note on the plat that lots with an “A” are for off-site sewage and confirm purpose for lots “F’ and “E”, in future revisions. More information can be found in UDO Section 4.10.D and 4.10.E. 5. Please confirm if the mail kiosk will be in a designated common area or a special purpose lot or if there will be other common areas within the development. Please note that conveyance with a Property Owners' Association will be required. More information can be found in UDO Section 8.5.E 6. Please confirm all common area/open space on plat by including the acreage of those lots within the Site Data box.			
Soil Erosion Review (Soil Erosion)	Kristi Cheek	10/29/2026	10/21/2026	Review Completed
Comments	An approved erosion and sediment control plan and the associated permit(s) must be in place prior to beginning land disturbing activities. See cursory review comments for additional information. Contact kcheek@guilfordcountync.gov with questions.			

SUBMITTAL SUMMARY REPORT (26-10-PLBD-00047)

Watershed Review (Watershed) Brent Gatlin 10/29/2026 10/26/2026 Review Completed

Comments

Below Watershed Section comments (issued on pre-app cursory review and Rezoning Sketch Plan) and mark-ups on the Rezoning Sketch Plan are to be addressed on the Prelim Plat & Watershed Development Plan submission.

1. The property is in the NPDES Phase II Area (non-water supply watershed area):
a. Max Allowable Project Density (low-density) = 2 DU/AC
b. Site is currently proposed as low-density (SCM not required)
2. Include the Project Density calculations on the Prelim Plat and Watershed Development Plan with formal submission.
3. [Low Density projects]: A Watershed Development Plan (WDP) will be required with the Prelim Plat submission for review.
a. Complete, sign & provide the WDP Checklist with submission. Form located at: https://www.guilfordcountync.gov/media/618/download?attachment
b. Provide a Grading & Drainage Plan (signed/sealed by PE) with complete Stormwater Conveyance System design and limits of disturbance.
c. Include the Guilford County Site Plan / Plat Standard Notes on the Prelim Plat and WDP / Grading & Drainage Plan. The standard notes were emailed to Gene Mustin - BWA; custom fields, note preparation instructions and source info are highlighted in the document.
d. Provide a Stormwater Conveyance System Calculations Report (signed/sealed by PE).
e. Provide a Drainage Area Plan for proposed stormwater conveyances.
f. Low Density requirements must be met and compliance demonstrated per 15A NCAC 02B .0624(5) [WSW PROJECTS] or 15A NCAC 02H .1003(2) [NON-WSW PROJECTS], including the design of vegetated conveyances and when applicable, curb outlet systems.
g. [Advisory Comment]***: Public ROW drainage must be designed per NCDOT standards and reviewed by NCDOT for their approval. The more stringent design standards shall apply.
4. Add Drainage Easements per requirements described in UDO Section 9.1.H. See UDO Table 9.1.5 for DE width required for open channel drainage. Use “Drainage Easement” terminology instead of “DMUE”.
5. Provide a Stream & Wetlands Report with Prelim Plat submission.
6. There are mapped wetlands on site per the National Wetlands Inventory. Field locate and include wetlands on the plat and WDP submission.
7. There is no regulated floodplain on the site per the effective FIRM.
8. There are mapped/buffered streams on-site per USGS and/or Soil Survey Map.
a. Locate and label tops of stream banks and buffers. Add riparian buffer zones with dimensions (30’ Zone 1 and 20’ Zone 2). 30’ Zone 1 buffer extents to be measured from top of stream bank or normal pool elevation for ponds/lakes. Include labels/call-outs for “110’ Drainage Easement & 50’ Riparian Buffer” at streams. Include label/call-out for “Drainage Easement & 50’ Riparian Buffer” at ponds (drainage easement at ponds/lakes includes the pond/lake and 50’ all around the pond/lake).
b. Add riparian buffer detail to plat & WDP.
c. [Advisory Comment]: If it is believed the feature is non-jurisdictional or has reduced extents compared to the above referenced map(s), then the applicant has the below options to verify stream extents, which must be done prior to plan approval to remove/reduce the associated buffer.
i. Provide a signed Stream Determination Report from a SWITC-certified professional indicating the extents of perennial and intermittent streams on-site for County review. The report must include completed stream determination score cards (NCDWQ Stream Identification Form Version 4.11), narrative, a map/exhibit clearly indicating the determined stream extents (intermittent vs. perennial), and photos of the features. Include photos where stream ends/begins and at transition areas (e.g. intermittent vs. perennial) and indicate location and direction in which photo was taken. Include Stream ID #s on map, score sheets, and photos so all info is easily identifiable.
ii. Or request the County conduct the Stream Determination. In this case, the applicant must complete and submit the official Request for Stream Determination to James Tardiff, Stormwater Program Admin (336-641-5565 or jtardiff@guilfordcountync.gov) to schedule a site meeting. Request form is located at:
https://www.guilfordcountync.gov/request-form-stream-buffer-determinationpdf/open

eREVIEW SESSION FILES: CURSORY REVIEW COMMENTS - 1323 SCALESVILLE RD1.pdf
Sketch Plan_Bruce's Ridge_07-06-26 copy.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Brent Gatlin	Drainage Easement required (or provide grading of Lot 26 to avoid or relocate needed DE. Final DE may depend on roadway drainage design and discharge location.	10/26/2026 6:22 pm	Sketch Plan_Bruce's Ridge_07-06-26 copy.pdf	1
Brent Gatlin	110' Drainage Easement & 50' Stream Buffer	10/26/2026 6:25 pm	Sketch Plan_Bruce's Ridge_07-06-26 copy.pdf	1
Brent Gatlin	Extend Buffer & DE 50' around pond measured from Normal Pool Elevation all around	10/26/2026 6:25 pm	Sketch Plan_Bruce's Ridge_07-06-26 copy.pdf	1
Brent Gatlin	DE	10/26/2026 6:27 pm	Sketch Plan_Bruce's Ridge_07-06-26 copy.pdf	1
Brent Gatlin	50 feet	10/26/2026 6:33 pm	Sketch Plan_Bruce's Ridge_07-06-26 copy.pdf	1

Brent Gatlin	Watershed Section mark-ups and comments to be addressed with the Prelim Plat & Watershed Development Plan submission.	10/26/2026	6:36 pm	Sketch Plan_Bruce's Ridge_07-06-26 copy.pdf	1

Staff Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Zoning Review (Planning/Zoning)	Darby Terrell	11/02/2026	10/12/2026	Review Completed

eREVIEW SESSION FILES:
Bruce's Ridge Rezoning Application - Signed.pdf
Cursory Review Comments - 1323 Scalesville Rd1.pdf
Sketch Plan_Bruce's Ridge_07-06-26 copy.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
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26-10-PLBD-00047
Attached Use Matrix

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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"*" = 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
	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~~							
Household Living	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										

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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial		
			AG	RS 40	RS 30	RS 20	RS 3	RS 5	RS 7	RM 8	RM 18	RM 26	PI	LO	MXU	NB *	LB *	GB *	HB *	CP *	LI *	HI
	~~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
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	Adult-Oriented Establishments																					S

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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	*	*	*	*	*	*	
(Heavy)	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		
	~~Place of Worship~~		~~P~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~P~~	~~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~~									
Civic, Educational, and Institutional	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~~	~~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~~	~~P~~
	Community or Social Service Agencies												P	P	P	P	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	*	*	*	*	*	*	
	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			
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			

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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	*	*	*	*	*	*	
	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		
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

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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	*	*	*	*	*	*	
	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 Internment 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			
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

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		
			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	*	*	*	*	*	*	
	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
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

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
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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	*	*	*	*	*	*	
	Utility Equipment and Storage Yards																				P	P
	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
Waste-Related Uses	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

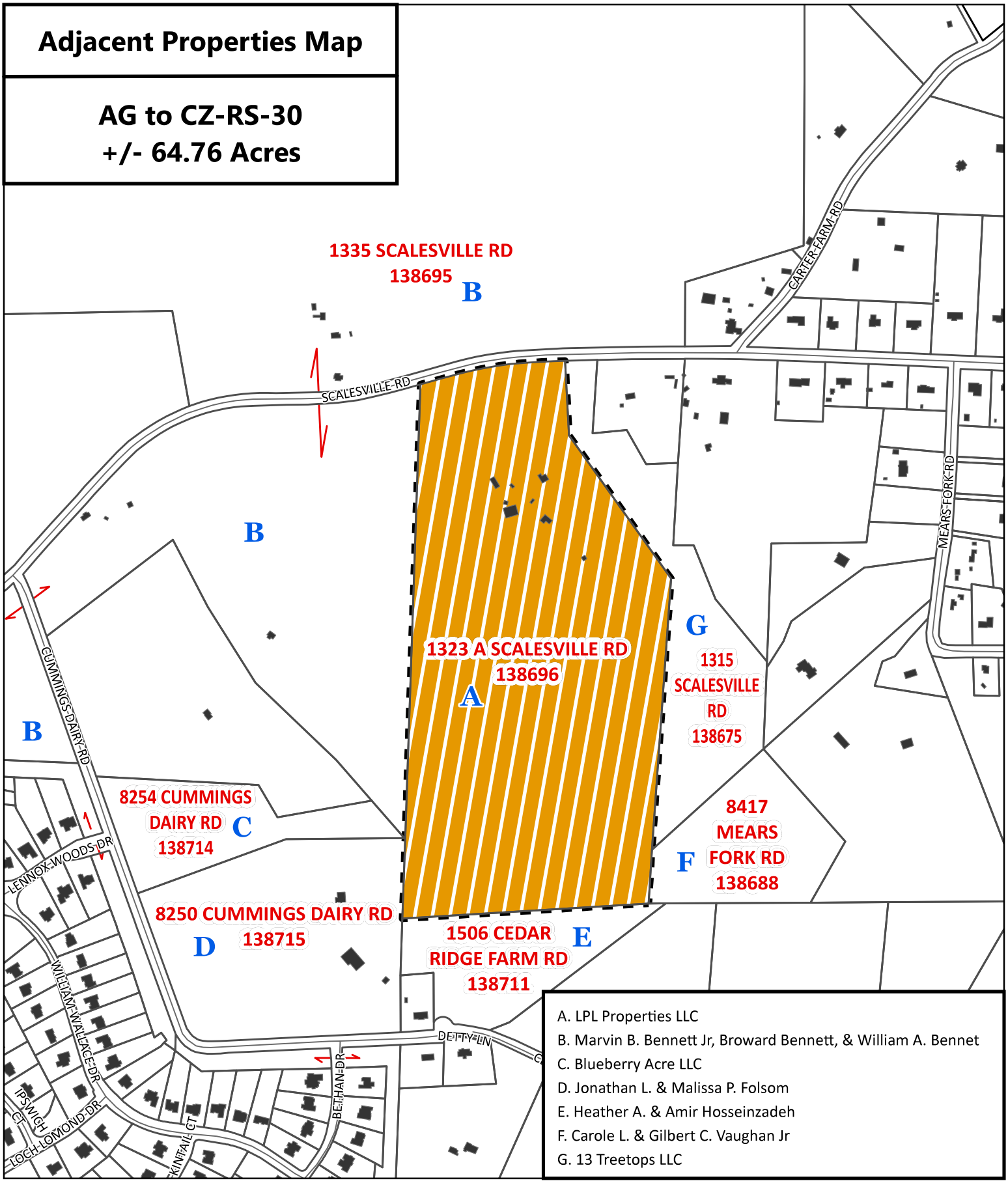
TABLE 4.3-1 PERMITTED USE SCHEDULE

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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	*	*	*	*	*	*	
	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																			

Adjacent Properties Map

AG to CZ-RS-30
+/- 64.76 Acres



A. LPL Properties LLC
B. Marvin B. Bennett Jr, Broward Bennett, & William A. Bennet
C. Blueberry Acre LLC
D. Jonathan L. & Malissa P. Folsom
E. Heather A. & Amir Hosseinzadeh
F. Carole L. & Gilbert C. Vaughan Jr
G. 13 Treetops LLC

Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

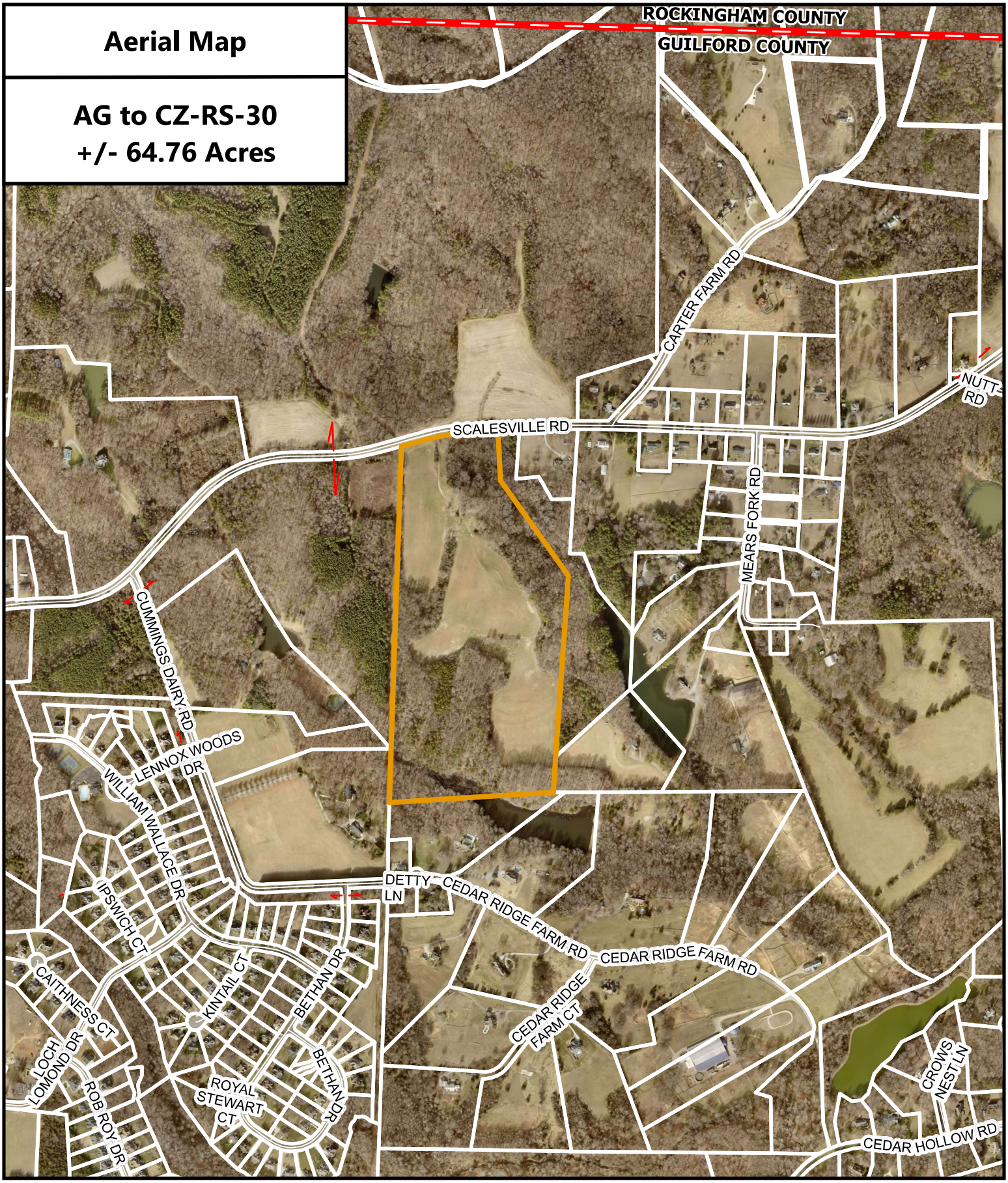
Case Number:
26-10-PLBD-00047

Case Area:
Parcel(s) - 138696
1323-A Scalesville Rd

Scale: 1" = 600 '

Aerial Map

AG to CZ-RS-30
+/- 64.76 Acres



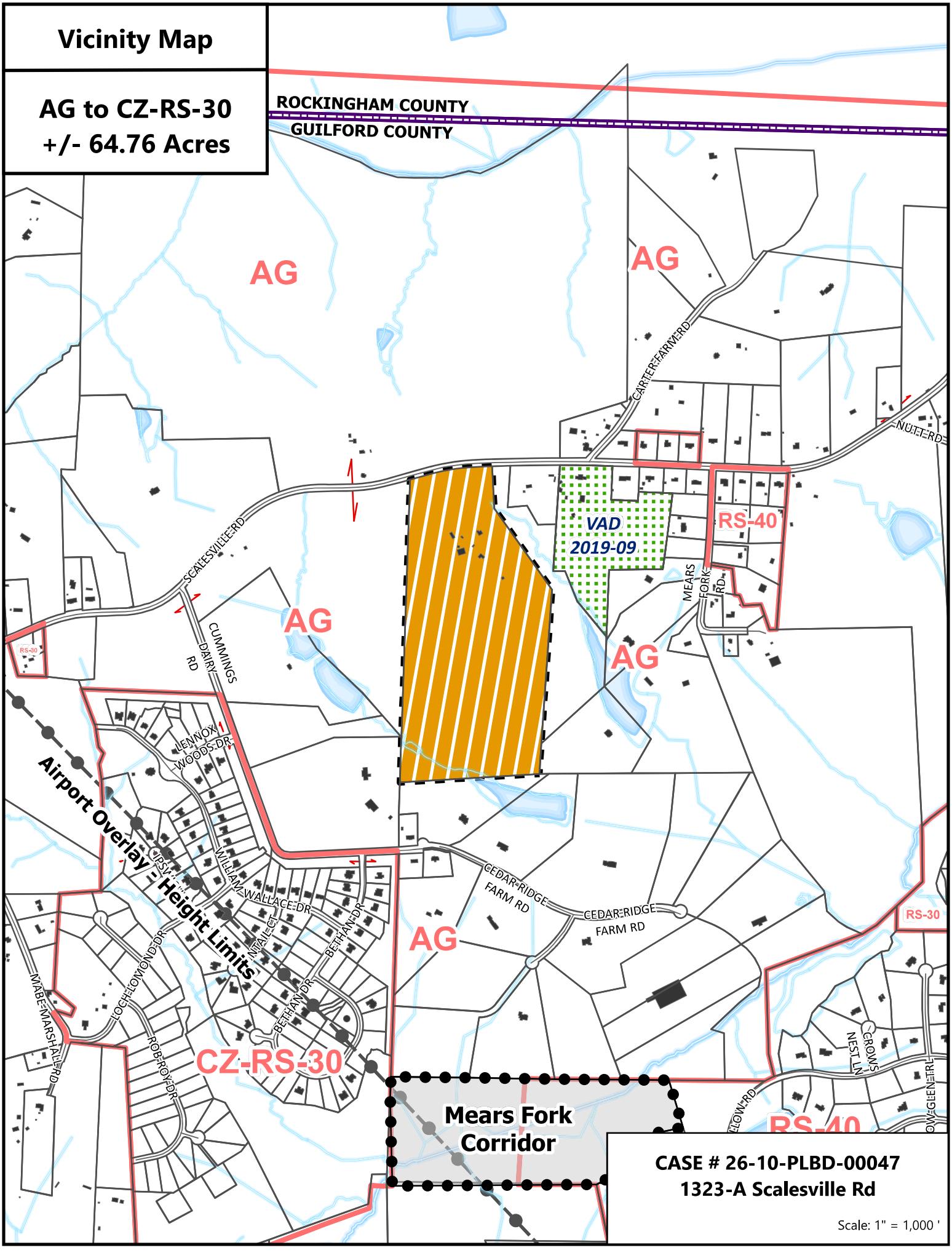
Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-10-PLBD-00047

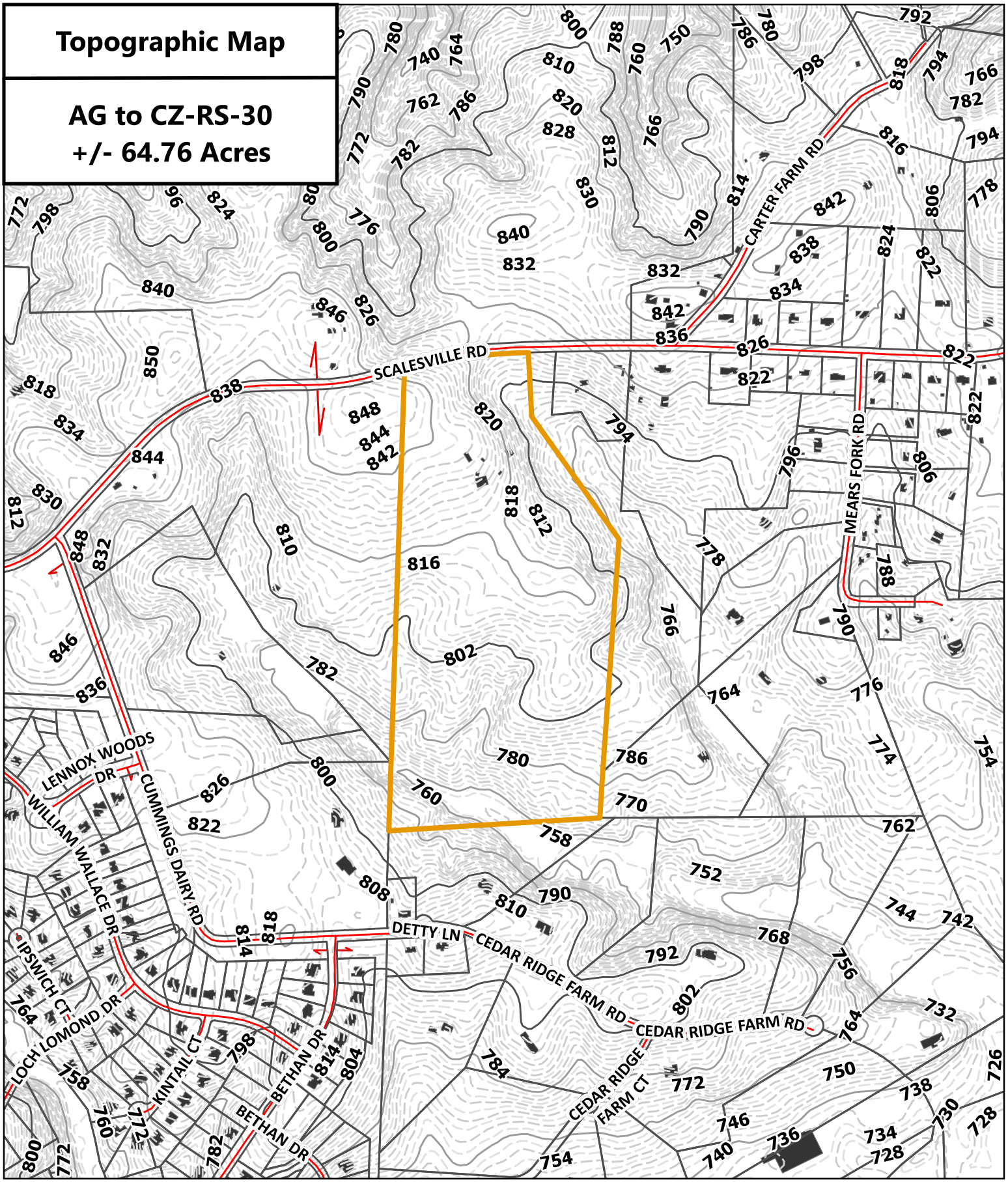
Case Area:
Parcel(s) - 138696
1323-A Scalesville Rd

Scale: 1" = 900 '


Vicinity Map
AG to CZ-RS-30
+/- 64.76 Acres
ROCKINGHAM COUNTY
GUILFORD COUNTY
AG
AG
AG
AG
AG
VAD
2019-09
RS-40
RS-40
RS-30
RS-30
CZ-RS-30
SCALESVILLE RD
CARTER FARM RD
NUTT RD
MEARS FORK RD
CUMMINGS DAIRY RD
LENNOX WOODS DR
Airport Overlay - Height Limits
GIPSY LN
WILLIAM WALLACE DR
NTAIL CT
BEITHAN DR
BEITHAN DR
CEDAR RIDGE FARM RD
CEDAR RIDGE FARM RD
LOCHLOMOND DR
ROB ROY DR
MABE MARSHALL RD
CROWS NEST LN
Mears Fork Corridor
CASE # 26-10-PLBD-00047
1323-A Scalesville Rd
Scale: 1" = 1,000 '

Topographic Map

AG to CZ-RS-30
+/- 64.76 Acres



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

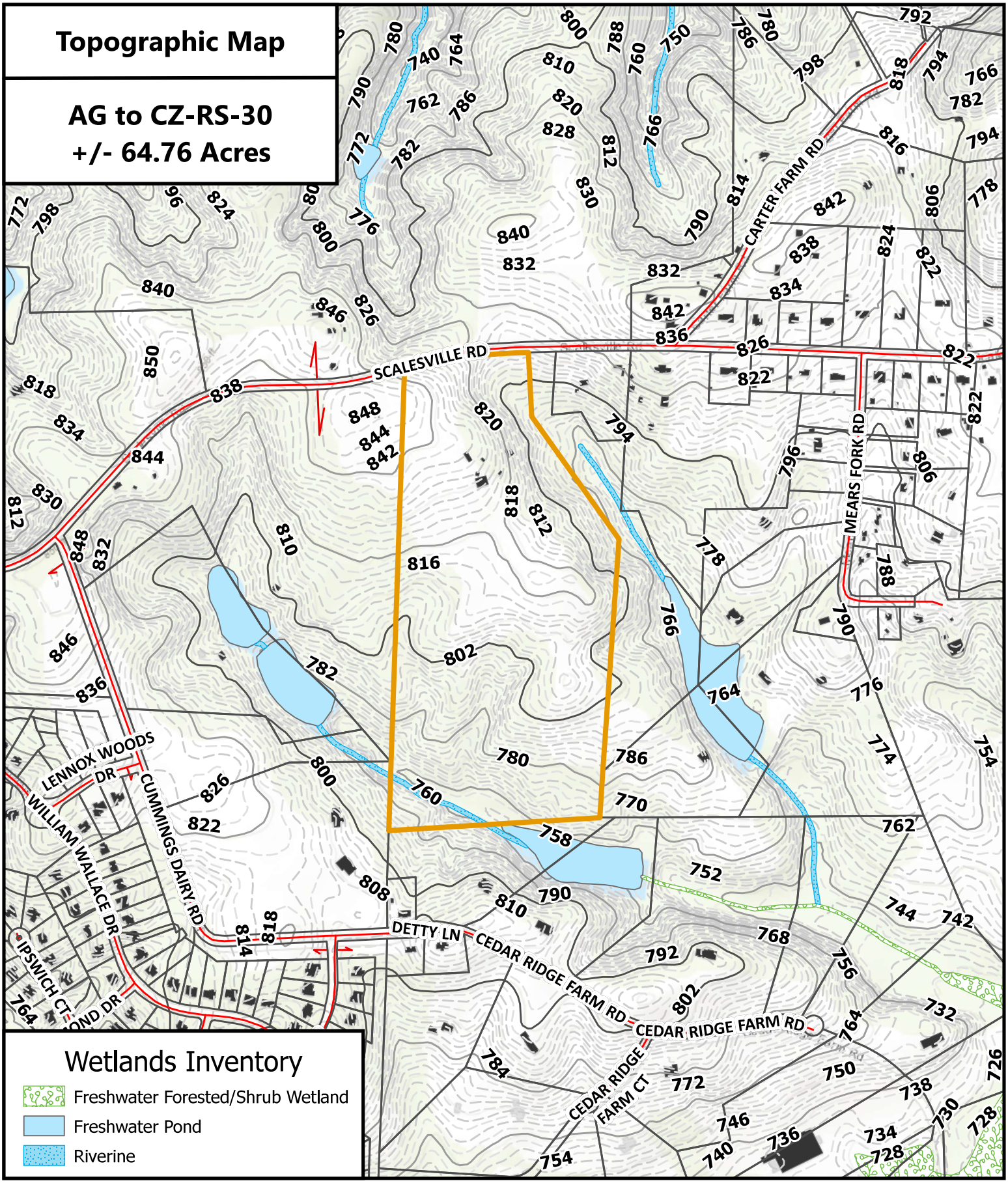
Case Number:
26-10-PLBD-00047

Case Area:
Parcel(s) - 138696
1323-A Scalesville Rd

Scale: 1" = 700 '

Topographic Map

AG to CZ-RS-30
+/- 64.76 Acres



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

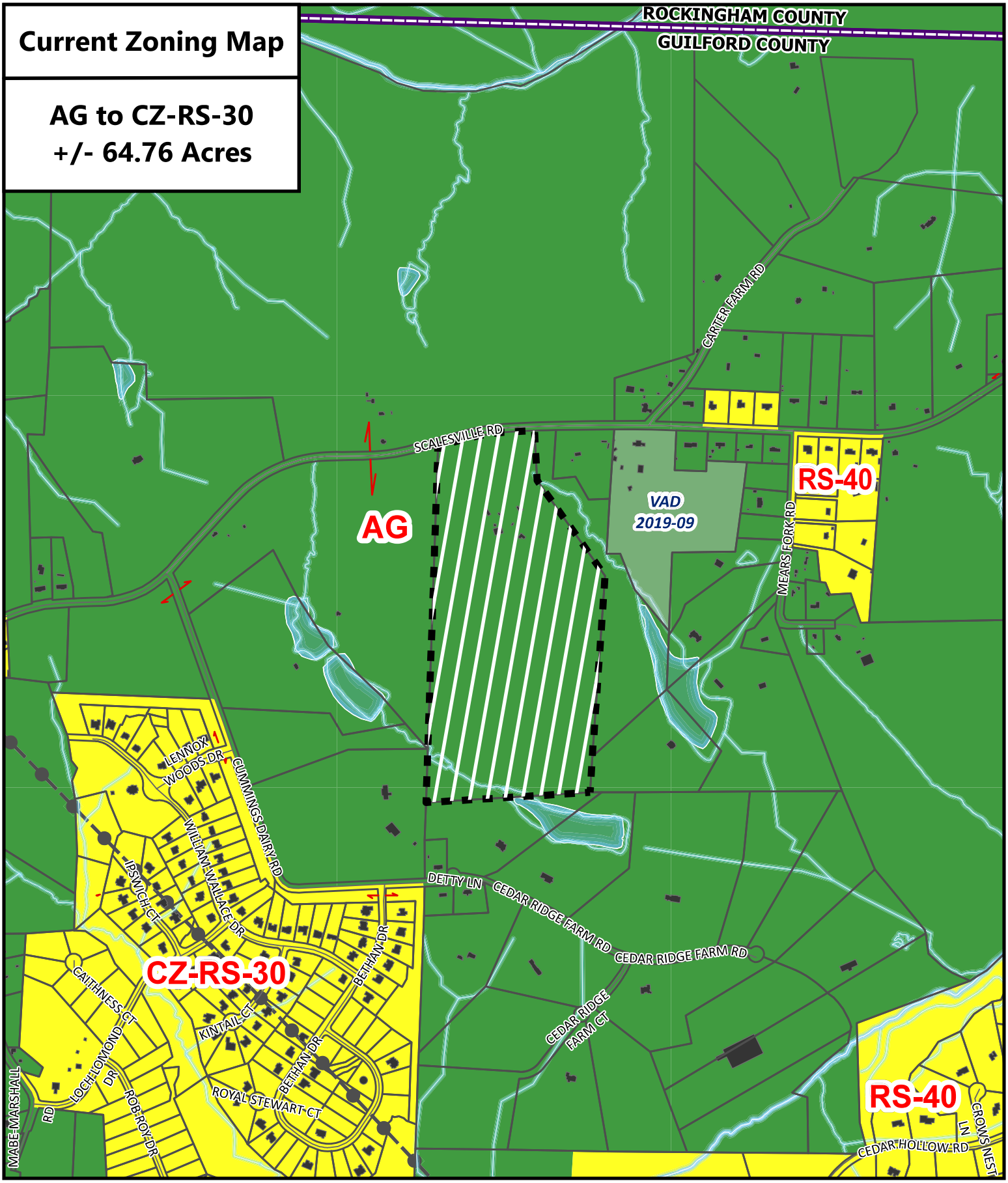
Case Number:
26-10-PLBD-00047

Case Area:
Parcel(s) - 138696
1323-A Scalesville Rd

Scale: 1" = 700 '

Current Zoning Map

AG to CZ-RS-30
+/- 64.76 Acres



Planning & Development Department

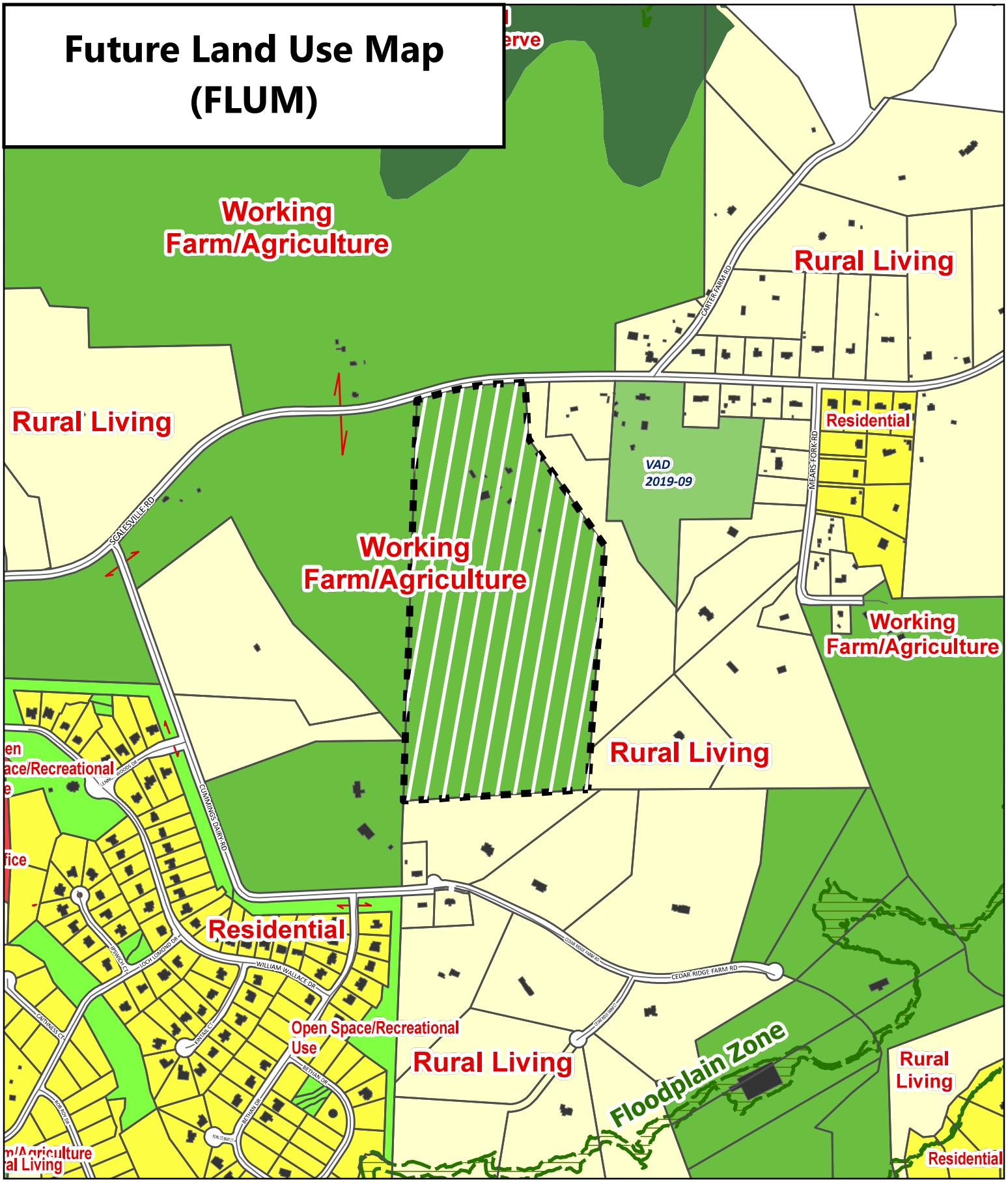
Jurisdiction:
GUILFORD COUNTY

Case Number:
26-10-PLBD-00047

Case Area:
Parcel(s) - 138696
1323-A Scalesville Rd

Scale: 1" = 900 '

Future Land Use Map (FLUM)



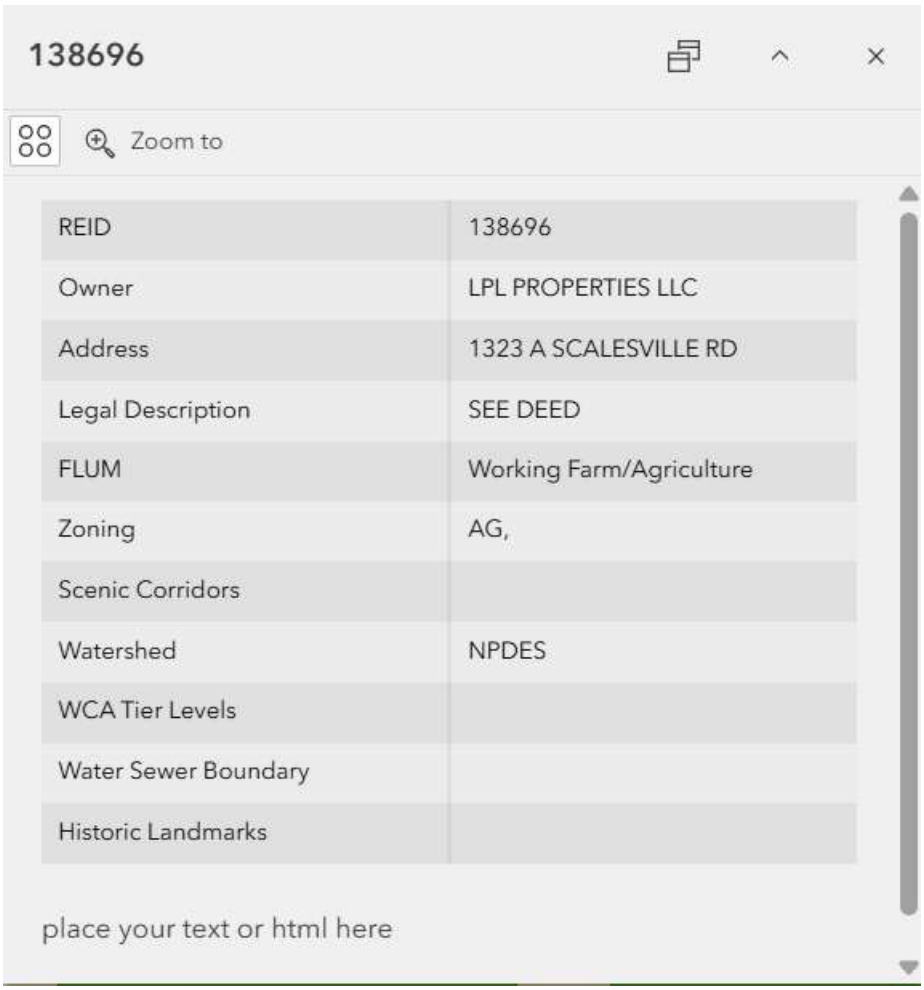
Planning & Development Department

Jurisdiction: GUILFORD COUNTY

Case Number: 26-10-PLBD-00047

Case Area: Parcel(s) - 138696
1323-A Scalesville Rd

Scale: 1" = 800 '


138696
Zoom to
REID
138696
Owner
LPL PROPERTIES LLC
Address
1323 A SCALESVILLE RD
Legal Description
SEE DEED
FLUM
Working Farm/Agriculture
Zoning
AG,
Scenic Corridors
Watershed
NPDES
WCA Tier Levels
Water Sewer Boundary
Historic Landmarks
place your text or html here

CONDITIONAL REZONING CASE #26-10-PLBD-00047: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL REZONING – RESIDENTIAL: 1323 A SCALESVILLE ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	N/A
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	N/A

CONDITIONAL REZONING CASE #26-10-PLBD-00047: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL REZONING – RESIDENTIAL: 1323 A SCALESVILLE ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #1
APPROVE-CONSISTENT
NO PLAN AMENDMENT

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #138696 from **AG to CZ-RS-30** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
   [Describe elements of controlling land use plan(s) and how the amendment is consistent.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

2. The amendment **is** reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

CONDITIONAL REZONING CASE #26-10-PLBD-00047: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL REZONING – RESIDENTIAL: 1323 A SCALESVILLE ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #2
DENY-INCONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #138696 from **AG to CZ-RS-30** because:

1. The amendment **is not** consistent with the Comprehensive Plan because:
   [Describe elements of controlling land use plan(s) and how the amendment is not consistent.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

2. The amendment **is not** reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

CONDITIONAL REZONING CASE #26-10-PLBD-00047: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL REZONING – RESIDENTIAL: 1323 A SCALESVILLE ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #138696 from **AG to CZ-RS-30** because:

1. This approval also amends the **Future Land Use Map: Northwest Quadrant**.

2. The zoning map amendment and associated **Future Land Use Map** amendment **from Working Farm/Agricultural to Residential** in the **Northwest Quadrant** are based on the following change(s) in condition(s):
   [Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____

3. The amendment **is** reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____

CONDITIONAL REZONING CASE #26-10-PLBD-00047: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL REZONING – RESIDENTIAL: 1323 A SCALESVILLE ROAD

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #138696 from **AG to CZ-RS-30** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
   [Describe elements of controlling land use plan(s) and how the amendment is consistent.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

2. The amendment **is** consistent but not reasonable because:
   [Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____