GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda
Truist Building – John H. McAdoo Conference Room
Third Floor, 201 W Market St, Greensboro, NC 27401
October 14, 2026
6:00 PM

I. Roll Call

II. Agenda Amendments

III. Approval of Minutes: September 9, 2026

IV. Rules and Procedures

V. Continuance Requests

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)

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) to Amend a Special Use Permit (ref. Case #21-05-GCPL-04192) with respect to the application submitted by Thomas E. Terrell, Jr., Attorney, on behalf of the property owner West River Solar, LLC for the property 1984 Mt. Hope Church Road, 1942 Mt. Hope Church Road, 1922 Mt. Hope Church Road, 1890 Mt. Hope Church Road, 1951 Mt. Hope Church Road, and 1413 Stewart Mill Road (Guilford County Tax Parcel #116807, #116805, #116804, #116799, #120643, and #120662 in Jefferson Township), as heard and decided by the Guilford County Planning Board on September 9, 2026.

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

The subject property is 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.

This is a request to conditionally 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:

Current Use Conditions:

(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; (10) Remnant shops

Current Development Conditions:

(1) 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.

The current conditions listed above are proposed to be amended, as follows:

Proposed 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):

(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 and without Drive-through.

Proposed Amended Development Conditions:

None proposed. Existing Development Conditions to be removed.

The requested conditional rezoning is consistent with the subject property's current Future Land Use Map (FLUM) classification of Office/Service. Therefore, if the request is approved, a FLUM amendment will not be required.

The Planning Board is not limited to the proposed conditional rezoning of the subject property and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-08-PLBD-00035** can be viewed by scrolling to the October 14, 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 #26-09-PLBD-00037: AG & LB, AGRICULTURAL AND LIMITED BUSINESS TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 6501 & 6503 BURLINGTON ROAD

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.

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:

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, Restaurant with a drive-thru, and Car Wash (see the list below).

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 Drive-Through; (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, to also be **allowed**
(1) Garden Center or Retail Nursery; (2) Restaurant with a drive-thru; and (3) Car Wash

Proposed Development Conditions:

None proposed.

The requested conditional rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classifications of Residential and Rural Living. If approved, an amendment to the Retail/Restaurant classification will be required.

The Planning Board is not limited to the proposed conditional rezoning of the subject properties and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-09-PLBD-00037** can be viewed by scrolling to the October 14, 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 #26-09-PLBD-00038: PI, PUBLIC AND INSTITUTIONAL TO CZ-LI, CONDITIONAL ZONING, LIGHT INDUSTRIAL: 1412 RANKIN MILL ROAD

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.

This is a request to conditionally rezone the subject property from PI, Public and Institutional, to CZ-LI, Light Industrial, subject to the following conditions:

Proposed Use Conditions:

Uses to be **prohibited,** as indicated on the application attached use matrix:

(1) Animal Services (Livestock); (2) Animal Services (Other); (3) Horticultural Specialties; (4) Homeless Shelter; (5) Athletic Fields; (6) Batting Cages, Outdoor; (7) Country Club with Golf Course; (8) Golf Course; (9) Paintball Field; (10) Physical Fitness Center; (11) Public Park or Public Recreation Facility (Incl. Indoor Batting Cages); (12) Swim and Tennis Club; (13) Amusement or Water Parks Fairgrounds; (14) Auditorium, Coliseum or Stadium; (15) Go-cart Raceway; (16) Shooting Range, Indoor; (17) Other Outdoor Uses Not Listed; (18) Place of Worship; (19) Vocational, Business or Secretarial School; (20) Daycare Centers in Residence (In Home) (12 or Less); (21) Daycare Center (Not In-Home); (22) Emergency Services; (23) Fraternity or Sorority (University or College Related); (24) Government Office; (25) Post Office; (26) Medical or Professional Office; (27) Personal Service; (28) Advertising, Outdoor Services; (29) Bank or Finance without Drive-through; (30) Bank or Finance with Drive- through; (31) Boat Repair; (32) Building Maintenance Services; (33) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (34) Insurance Agency (Carriers and On-Site Claims Inspections); (35) Kennels or Pet Grooming; (36) Landscape and Horticultural Services; (37) Motion Picture Production; (38) Pest or Termite Control Services; (39) Research, Development or Testing Services; (40) Studios-Artists and Recording; (41) Automobile Rental or Leasing; (42) Automobile Repair Services; (43) Car Wash; (44) Building Supply Sales (with Storage Yard); (45) Convenience Store (with Gasoline Pump); (46) Equipment Rental and Repair, Light; (47) Fuel Oil Sales; (48) Garden Center or Retail Nursery; (49) Manufactured Home Sales; (50) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (51) Service Station, Gasoline; (52) Tire Sales;

(53) Restaurant (Without Drive-thru); (54) Cemetery or Mausoleum; (55) Wholesale Trade – Heavy; (56) Automobile Parking (Commercial); (57) Automotive Towing and Storage Services; (58) Equipment Rental and Leasing (No Outside Storage); (59) Equipment Rental and Leasing (with Outside Storage); (60) Equipment Repair, Light; (61) Truck Stop; (62) Truck and Utility Trailer Rental and Leasing, Light; (63) Truck and Utility Trailer Rental and Leasing, Heavy; (64) Beneficial Fill Area; (65) Bus Terminal and Service Facilities; (66) Courier Service, Central Facility; (67) Courier Service, Substation; (68) Heliport; (69) Moving and Storage Service; (70) Railroad Terminal or Yard; (71) Taxi Terminal; (72) Trucking or Freight Terminal; (73) Communication or Broadcasting Facility; (74) Wireless Communication Tower – Stealth Camouflage Design; (75) Wireless Communication Tower – Non-Stealth Design; (76) Small Cell Wireless Tower; (77) Radio or TV Station; (78) Utilities, Major; (79) Utilities, Minor; (80) Solar Collectors Principal; (81) Utility Company Office; (82) Utility Equipment and Storage Yards; (83) Construction or Demolition Debris Landfill, Minor; (84) Land Clearing & Inert Debris, Minor; (85) Recycling Facilities, Outdoors; (86) Septic Tank Services; (87) Warehouse (Self-Storage); (88) Laundry or Dry-Cleaning Plant; (89) Laundry or Dry-Cleaning Substation; (90) Welding Shops; (91) Manufacturing Light; and (92) Temporary Events/Uses.

Uses to be **allowed**:

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

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) Meet I-840 urban loop scenic corridor overlay district requirements.

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

The Planning Board is not limited to the proposed conditional rezoning of the subject property and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-09-PLBD-00038** can be viewed by scrolling to the October 14, 2026, Regular Meeting Agenda Packet at https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board.

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

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.

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

Proposed Use 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); (18) Insurance Agency (Carriers and On-Site 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

Proposed Development Conditions:

None proposed.

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.

The Planning Board is not limited to the proposed conditional rezoning of the subject property and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-09-PLBD-00039** can be viewed by scrolling to the October 14, 2026, Regular Meeting Agenda Packet at https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board.

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

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. Additionally, clerical revisions to various UDO sections are proposed, which include technical corrections and clarifications.

A summary of the proposed Text Amendment is below:

Remove Minimum Off-Street Parking Standards from the UDO Subsections below	
UDO Use Type	**UDO Subsection**
Temporary Event/Use Permit	3.5.H
Planned Unit Development	4.4
Agricultural Tourism	5.3.B
Mobile Home/Manufactured (HUD) Home Park	5.4.A
Tiny House Developments	5.4.C
Rooming House	5.5.B
Private Club Recreation [Incl. Indoor Batting Cages]	5.6.J
Public Park or Public Recreation Facility [Incl. Indoor Batting Cages]	5.6.K
Recreation Vehicle Park [RVP] or Campsite	5.6.L
Rural Residential Occupation	5.8.C
Bed and Breakfast Home for 8 or Less Guest Rooms	5.9.A
Freestanding Ice Vending Machines	5.10.C
Solar Collectors, Principal	5.14.D
Turkey Shoots	5.20.B

- Amend Subsection 6.1 (Table 6-1-1 Parking Standards) to remove the minimum number of parking spaces required per use. This proposal also amends the subsection to remove the maximum number of spaces permitted, remove parking credits, and remove the calculation for uses with flexible parking demand characteristics, as these are all based upon the minimum parking spaces required per use. This section is further amended to remove mention of required off-street parking spaces.
- Amend Subsection 6.2 (Landscaping, Buffering & Screening Requirements) to remove an expansion of required parking as a reason for modifying landscape buffers. This subsection is also amended to remove an allowance to reduce required parking spaces to accommodate landscape buffers to be in conformance with other changes proposed by this text amendment, as minimum parking standards will no longer be required.
- Amend Subsection 8.9 (Performance Guarantees) to clarify that Performance Guarantees may be provided for proposed, non-required site improvements (e.g., parking) in addition to those which are required per the UDO.
- Amend Subsection 9.1.F.7 (Low Impact Design) to remove and reserve the section referring to parking lot low impact design, as minimum parking standards will no longer be required.
- Amend Subsection 12.04 (Definitions) to modify the definition for “Buildable or Zone Lot” to remove the word “required” in relation to provided parking.
- Amend Appendix 2 – Map Standards, A-2 Required Information on Subdivision Plats, Exempt Plats, Plot Plans, and Site Plans/Group Developments to remove mention of required number of parking spaces.

The Planning Board is not limited to the proposed Text Amendment and may consider substantial changes to the proposed Text Amendment.

Information for **TEXT AMENDMENT CASE #26-09-PLBD-00036** can be viewed by scrolling to the October 14, 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 Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

A. 2027 Planning Board Meeting and Submittal Schedule

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
Board of Commissioners Chambers – Old County Courthouse
301 W. Market Street, Greensboro, NC 27401
September 9, 2026
6:00 PM

Call to Order

Chair Donnelly called the meeting to order at 6:00 p.m.

I. Roll Call

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

James Donnelly, Chair; Jason Randy Little, Vice Chair; Ryan Alston; Reverend Gregory Drumwright; Sam Stalder; Amy Kemp

The following members were absent from this meeting:

Dr. Nho Thi Bui; Guy Gullick

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

Leslie Bell, Planning and Development Director; Jason Hardin, Planning and Development Deputy Director; Oliver Bass, Planning and Zoning Manager; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Amira Yassin-Fort, Planning Technician; Ashton Roberts, Deputy County Attorney; Grady Starnes, Fire Plans Examiner

II. Agenda Amendments

There were no agenda amendments.

III. Approval of Minutes: August 12, 2026

Reverend Drumwright moved to approve the minutes of the August 12, 2026, meeting. The motion was seconded by Mr. Little. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Alston, Drumwright, Kemp, Little, Stalder. Nays: None.)

IV. Rules and Procedures

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

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V. Continuance Requests

None

VI. Old Business

None

VII. New 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

Samantha Lockwood, Senior Planner, presented the Planning staff report for the case. 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. 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):

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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 Highway 61. The Street Yard shall be located entirely within the common area and maintained by the Homeowners Association (HOA). The planting rate will be increased to 3 canopy trees, 3 understory trees, and 20 shrubs per 100 lf 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 Homeowners 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 Homeowners 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 the 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 Homeowners Association (HOA) will be responsible for all maintenance of these areas as well as enforcement of this section with all homeowners.

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Ms. Lockwood noted that 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.

Ms. Lockwood stated that these development conditions may serve to reduce the impact of development on the neighboring park facility and area wildlife, provide more housing opportunities. However, due to the multitude of factors involved including, but not limited to, the significant size of the tract(s), potential impact of the development, and environmental sensitivity of the surrounding area, staff is requesting additional review time.

Chair Donnelly informed the Board that it is not required to make a decision on the case tonight if the Board decides it needs additional information based on the staff recommendation. Chair Donnelly asked the Board for their thoughts on whether to proceed with tonight's meeting. He stated that because all the parties were present, the hearing would proceed.

Chair Donnelly opened the public hearing and asked anyone wishing to speak in favor of the request to come forward and sign in before speaking. The same will be offered to those speaking against the request.

Chair Donnelly noted that several emails with comments were provided as part of the case. He stated that a power of attorney designation was submitted, authorizing Shawn Cummings to act on behalf of JM Holt and Associates. This will allow any amendments to the application. He recognized receipt of emails with comments on the requested rezoning.

Attorney Marc Isaacson, 804 Green Valley Road, representing the applicant, provided information on the request. He stated that they are willing to remove bed-and-breakfast homes and family care homes as permitted uses. This development is intended to be a single-family residential community, and there was no intent to operate a bed-and-breakfast. He offered to add that as a condition to the conditional rezoning application.

Attorney Isaacson referred to a question related to the Parks and Recreation Department and stated that they were committed to dedicating an easement to accommodate a walking trail connected to the Mountains-to-Sea Trail, which is a condition of the application. It will be contiguous to the County property. He stated that they understood the exact location would be part of the site plan and subject to the County's approval. The condition related to the sixth condition is the dedicated easement. The seventh condition would also be subject to Guilford County's approval.

Attorney Isaacson stated that the six acres referred to in the seventh condition will provide a wildlife conservation easement contiguous to the County Farm Park, and that it will be governed by the Homeowners' Association (HOA), which would be subject to Guilford County approval. He stated that they have an illustrative description of where they think six acres would be located.

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Attorney Isaacson went on to explain that the property is about 230 acres located about 2,000 feet from the Gibsonville City limit. He noted that other properties in the area are zoned RS-30, RS-40, and Public/Institutional. He stated that the conditional zoning was for very low density at 0.55 houses per acre. It was similar to neighboring properties in Summer Glen. One key consideration was whether the property was consistent with other properties in the area. The property was seven miles from the Food Lion and Publix distribution centers, which are in an industrial zoning district. The Future Land Use Map, which was intended to guide zoning, was one part of the consideration and was a guideline with specific goals and objectives. The Board voted to deny the project a few months earlier.

Attorney Isaacson said that detailed conditions were added to show what the property was intended to do. The applicant also did much more outreach to the surrounding neighbors. The conditions added to show their commitment to addressing the concerns previously raised. He shared an illustrative concept plan that provides an overview of how the property would be developed, including easements, streets, vegetative cover, and more. They are trying to meet a critical need for housing in the county due to thousands of new jobs introduced to the area. The subdivision will have restrictive covenants that will mirror those in Summer Glen Subdivision. He presented an illustrative concept plan that will demonstrate the proposed conditions.

Reverend Drumwright asked what the new plan addressed that differed from the plan that led to the unanimous opposition. Attorney Isaacson responded that there are significant additional zoning conditions that address the migratory bird population, the Mountains-to-Sea Trail, and the preservation of open spaces, which resulted from communication with Guilford County Staff and the neighbors.

Reverend Drumwright asked about the concerns about the impact of traffic. Attorney Isaacson responded that Rynal Stephenson, a transportation engineer, was available for additional questions if needed. He added that the rezoning request did not trigger the requirement of a traffic study. The traffic impact would be minimal. Reverend Drumwright noted that although the density was low, he was concerned about the impact of 130 homes on the 230-plus acres.

Rynal Stephenson, 5808 Ferrington Place, Raleigh, NC, stepped to the podium. He reported that they reviewed the traffic impacts in the area, but a full traffic study was not required. They examined the traffic the development would generate and analyzed the intersections. All of the intersections and movements near the property would continue to operate well. Not all traffic exited through a single entrance; instead, it spread across multiple driveways, reducing the impact on any one intersection.

Chair Donnelly granted two additional minutes to the speakers in favor of the request, due to questions from the Board regarding certain conditions.

Joy Isley, 7104 Howerton Rd, stepped to the podium. She stated that her property abutted the property at hand. She organized a community meeting after learning that a developer had purchased agricultural land, with the goal of protecting the area. The response was overwhelming, with more than 80 residents coming together to advocate for the community. The developer better understood their concerns after the Planning Board voted against the development.

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Key community concerns included maintaining the area's rural character, minimizing traffic impacts, protecting natural areas, selecting quality builders, establishing strong covenants, preventing the paving of Howerton Road, preserving the Mountains-to-Sea Trail experience, and protecting important wildlife habitats. Although many residents preferred that the land remain agricultural, the community learned early that the property owner had the right to determine its use. The community engaged constructively with the developer. The developer came to understand the significance of the bird population and wildlife and incorporated many community priorities.
Ms. Isley stated that she could no longer support continued opposition against the plan, since she believed it represented a compromise and was better than many other potential uses of the property. She and her husband believed the outcome was the best possible and supported it.

Vice Chair Little asked Ms. Isley for more information to help the Board understand the community's perspective. Ms. Isley noted that her personal concern was a data center or another type of large development being placed on the property.

Reverend Drumwright asked Ms. Isley how much of the community she is speaking for, given the number of opposition letters received by the Board. She stated that a group of people living in Summer Glen supported her statement.

Todd Smiley, 6904 Claron Oaks Court, Summer Glen Community, stated that he was a resident of the nearby community and had the opportunity to serve on the small group. The committee debated quite a bit amongst itself and the larger community. The small group also challenged the developer and the residents. He discussed how much communication was needed. He discussed the evolution he had seen in the developer's listening to and hearing of the concerns of the residents and the small group. He stated that what was presented at the current meeting was a compromise with the developer. He said that he would like more information on where the letters opposing the development came from and discussed that it fell on the community as a whole to fix the issues together.

Reverend Drumwright stated that they had two sets of letters from the Bird Society, and they were on two opposite sides of the issue. He said he was not sure which society was more representative of the community and credible on the issue, or which was more directly impacted. Mr. Smiley stated that having had two piles of letters, both those who opposed and those who were in favor of the development, spoke to all of the communication and work that had been done with the development and community.

Attorney Isaacson stated that it was discussed that there were no current restrictions on what the land could be used for, but the conditions were binding and limited land use to the listed items. That commitment was in writing and would remain with the property.

Heather Russell, NC Audubon Society, 591 Jockey Place, stepped to the podium. She stated that she was unclear about the commitment to maintain the bird habitat. She stated that they made a commitment to support the maintenance of the bird population on the property. She stated that the letter was not in support of the development.

Chair Donnelly noted that Reverend Drumwright was seeking insight into the differing opinions.

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Reverend Drumwright asked if the two societies worked together. Mr. Russell confirmed that they did.

Reverend Drumwright asked if they were aware of the different correspondences. Members from the two societies confirmed that they had. He noted that the letter was not necessarily in support but was more about the discussions that had taken place.

Jim Gant, President of the Piedmont Bird Society, 1483 Bethan Dr, said their society's position was to advocate for birds and the environment. He stated that he was opposed to the development. He stated that the Piedmont Bird Society and Audubon Society shared the same mission of advocating for birds with individuals working across Guilford County and even outside the county. He stated that they work with the Guilford County Farm Park frequently. Chair Donnelly noted that he was welcome to return to provide comments for the opposition.

Reverend Drumwright asked whether the Piedmont Bird Club could have more say in how the bird sanctuary was managed. Mr. Gant stated that they worked more closely with Guilford County and the area surrounding the Guilford County Farm.

Chair Donnelly invited anyone opposed to the rezoning to step to the podium and provide public comment.

Anne Cassebaum, 3469 Amele Rd, Elon, NC, stepped to the podium to provide public comment. She reported that six months after the Board denied the development, a new proposal was submitted, but it did not address the concerns. It still involved a loss of 234 acres of agricultural land. The rezoning request was denied because it would harm the unique Guilford County Farm and conflict with the Guiding Guilford Comprehensive Plan. Rezoning the land would undermine the democratic process of the Guiding Guilford Comprehensive Plan, which took two years to draft. The vision of Guiding Guilford emphasized the importance of rural landscapes and working farms and highlighted the need to incentivize farming. Ms. Cassebaum said they should not rush to give away the valuable farmland. The farmland was a natural way for people to enjoy the area. Scouts camp and many groups gathered there. She stated that the farm was essential to their well-being. The less expensive houses still would not be in the affordable range or near the transit, infrastructure, and jobs that Guilford County greatly needed. Volunteers would have to maintain the proposed trail. She asked who would ensure that the HOA carried out the plans. Ms. Cassebaum reminded everyone that the land was purchased as agricultural land.

Ms. Cassebaum noted which nearby roads were paved. She stated that Howerton Road west of Highway 61 is paved; east of Highway 61, it is unpaved until the junction with County Farm Road.

Chair Donnelly stated that a portion of Howerton Road was unpaved and asked whether it was strictly under NCDOT's purview. Mr. Bell confirmed it was under NCDOT's purview.

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Russell Early, 6031 Bethel Church Rd, stepped to the podium to provide public comment. He raised concerns about the loss of cropland and farmland. He stated that he came from a farm family and was a farmer himself. He said that at the last meeting, he heard a comment about farmers purchasing the land themselves to protect it. He discussed how expensive farmland was and that it was not feasible for them to purchase it to save it. Once farmland is developed, it never returns to farmland. He asked Guilford County to save the land and prevent another devastating loss for farmers and their neighbors.

Chair Donnelly asked how the farmland affected the habitat on Mr. Early's property. Mr. Early discussed that not all of the land could be farmed. Important parts of the property, such as the trees and streams, could not be farmed.

Mr. Gant reported that the Piedmont Bird Club reviewed the updated rezoning request, including the conditions. Based on their assessment of the negative impact on the system, the Guilford County Planning Board was asked to deny the rezoning request. The property was one ecosystem with various habitats and included over 100 bird species. Construction would prevent sensitive bird species, especially migratory birds, from using the area. Domestic cats would cause additional stressors to the birds. The land requested for rezoning was an essential part of the habitat. Noise pollution was another concern noted. The proposed mitigating actions and conditions would not change the significant and permanent impact on the ecosystem. Over three million birds had been lost in North America since 1970, and the primary driver was the loss of natural habitats. He said there was no opposition to development in Guilford County or to development in the area, but he opposed the proposed type of development and to the rezoning request.

Chair Donnelly asked about the adjacent zoned areas to the north and stated that two of them were well over half the size of the proposed development. He asked why the specific development became the tipping point. Mr. Gant stated that when one development was put up, they had no knowledge, they were not involved and their voices were not heard. They were trying to prevent additional sprawl that would take away the vital ecosystem.

Reverend Drumwright thanked Mr. Gant for attending the meeting and for his expertise. He asked where the birds would go if the development proceeded. Mr. Gant explained that the habitat would shrink. Birds would often go elsewhere, but the many developments limited where they could go. The area is a major fly route for migrating birds and was also a common place for birds to rest during migration. He said there needed to be a better process to determine the environmental impacts on the entire ecosystem. Reverend Drumwright asked whether another area in Guilford County had a similar ecosystem. Mr. Gant stated that there were approximately eight other preserves, but none of them were the size of the one on the property being discussed.

Amy Hanson, 303 E Hendrix St, stepped to the podium to provide public comment. She reported that she was a member of two bird societies. She stated that the bird population would decline if part of the habitat was lost. She noted that the Guilford County Farm Park area was the best place to go to see many bird species in the county. The Audubon Bird Society letter was discussed. Ms. Hanson discussed the importance of the property's land and noted that the birds did better with larger habitats. She stated that she would like more time to reach out to more people and staff.

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Ms. Hanson stated that there was a lot of confusion about the difference between a concept plan and a commitment, and asked who would ensure the HOA carried out the plans.

Chair Donnelly provided a five-minute rebuttal period for comments from the applicant and the opposition.

Attorney Isaacson discussed the County Farm Park and the location. The subject property was touching the County Farm to the west. To the southeast of the County Farm Park was a parcel zoned SC, Shopping Center, one of the most intensively zoned retail districts. The area had a variety of zoning. The county had various mechanisms by which properties could be committed to agricultural use, and the current property was not registered that way. It is available land. If the property was being farmed, it was not necessarily being preserved for the bird population or for any other wildlife. They presented conditions committed to preserving the area for the existing ecosystem.

Chair Donnelly clarified that SC is not a zoning under the current UDO, but existed under the prior Ordinance. The current zoning is HB. This would be updated in the County GIS.

Anne Cassebaum commented that if land was zoned AG, it did not mean it was up for grabs until rezoned. The land was purchased as agricultural land. It was stated that just because land was being farmed did not mean it was not a habitat. Numerous scientific studies show negative impacts on bird populations when habitat is removed.

Mr. Gant stated that just because something is not being farmed, it does not mean it is not a bird habitat. He stated that you cannot lose land without having a negative effect.

Ms. Cassebaum asked whether a data center could be placed on AG-zoned land. Mr. Bell stated it was not. She stated that the current design was not the worst outcome because it was not a data center or a large apartment complex.

Mr. Early commented that AG zoning allowed farming, and that was the zoning's intention.

Chair Donnelly closed the public hearing by acclamation, and the Board took a five-minute break at 8:23 p.m. Chair Donnelly called the meeting back to order at 8:28 p.m.

Chair Donnelly recognized a letter from the NC Department of Agriculture and Consumer Resources and noted that the Board received a number of comments.

Chair Donnelly stated that there was an earlier request to amend the application to eliminate the Bed & Breakfast Home for 8 or fewer guest rooms and the temporary family healthcare structure as permitted uses. Chair Donnelly asked if anyone would like to make a motion to amend the application to eliminate the Bed-and-Breakfast and the Temporary Health Care Use.

Attorney Roberts clarified that the Family Care Home Facility Use has already been removed from the application. Therefore, the motion would only be needed to amend the application to eliminate the Bed-and-Breakfast use.

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Chair Donnelly suggested clarifying with the applicant. Chair Donnelly asked Attorney Isaacson whether he was in a position to clarify which uses would be eliminated from the application.

Attorney Isaacson stated he was in a position to clarify and requested that the application be amended to delete the 2 uses mentioned, the temporary family health care structure and the bed and breakfast, but that those uses would be permitted or not allowed.

Reverend Drumwright moved to accept the applicant's amendment to eliminate the bed-and-breakfast home use and the temporary healthcare structure use. The motion was seconded by Mr. Stalder. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Alston, Drumwright, Kemp, Little, Stalder. Nays: None.)

Mr. Alston stated that he wanted everyone to learn from circumstances such as this. He said he wanted to preserve agricultural land as much as possible, but there was also strong demand for housing. He discussed the concerns presented at the current meeting and said the community and others needed to work to actively protect areas crucial to the ecosystem through conservation easements, enhanced agricultural districts, and more. Those conversations had to happen while the landowner was still able to participate voluntarily. He commented on the need for community members to be proactive instead of reactive. The zoning built a blueprint for what was expected, but land could still be rezoned. He voiced his support for the rezoning request.

Chair Donnelly asked what additional information would enable the staff to make a recommendation. Mr. Bell mentioned the conservation easements offered and said that information on what else might be in the habitat that they may not be aware of would help staff make a more informed decision regarding the offered conditions.

Mr. Little commented that this was the most amazing turnaround they had seen for an application and that it was great to see the community and the developer working together.

Reverend Drumwright stated that he saw it slightly differently from Mr. Alston. He referenced a public comment that the farmers did not make enough money to purchase the land. He acknowledged that the developer had done more and offered more to the community than he had seen, and he stated that it was admirable and offered a new blueprint for how a community and developers could come together. He discussed how much farmland was being converted to development and noted that a study ranked North Carolina as the leader in agricultural land loss. He said he would support continuing the matter until more conversations could be held.

Ms. Kemp thanked everyone for attending and providing their comments. She said it was amazing that the developer came back with the concessions the neighbors asked for. The Parks and Recreation study was important, and the sewer and water portion had not yet been addressed, which could be impactful. She stated that she was open to continuing the case.

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Mr. Stalder stated that he believed it was a good compromise on land use. He stated that an alternative could have more lots and less conservation. He said he would support approval or a continuance.

Mr. Alston clarified that he was not trying to speak down to the community, but he wanted the community to be proactive in preserving the land. The comprehensive plan did not state that zoning could never be changed; it was a tool to guide future land-use decisions. He stated that he respected the other Board members' desire to continue the issue and was okay with continuing. He commented that he had never seen such a quick turnaround on a plan from a developer and such extensive outreach to the community.

Chair Donnelly said their primary responsibility was determining what an appropriate land use is for the subject properties. He recognized that they had to look more narrowly at what was an appropriate land use, what was reasonable, and what was consistent. He noted the importance of the Future Land Use Map in their consideration. He believed the low-density per acre looked more residential, or even potentially agricultural, which was a compelling point supporting the reasonableness of the land-use proposal. At the same time, the negative impacts on the surrounding areas had to be considered. The area was a unique habitat, and there was at least one proposal to obtain additional information about the broader implications and what was at risk. He stated that he was willing to support a continuance and move forward with a decision on the case.

Attorney Roberts noted that if the study was requested, it would be on the applicant's property, and the property owner's consent would be required. Chair Donnelly asked Attorney Isaacson about the issue.

Attorney Isaacson stated that the property owner would gladly grant the county permission to do any necessary studies. He noted that they had a concept plan, but a process would be needed to determine the overall plan. He stated that he would prefer the process move forward, but he was happy to include any studies as part of the site plan process.

Reverend Drumwright moved to continue the 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 to no more than two months from the current date of September 9, 2026, to gather additional information, including a 30-day biological inventory of the adjacent property with the impacts reasonably expected from the proposed development, consistency with the applicable adopted plans and whether the requested rezoning is feasible and in public interest. The Parks and Recreation Department is requested to provide identified information in 45 days, and Planning Staff is directed to review it and provide supplemental reports before continuing. No final recommendation or decision shall be made until that point.

Chair Donnelly asked staff whether the motion sufficiently covered the items related to Parks and Recreation. Attorney Roberts clarified that the adjacent property was the subject property, not the County Farm. The motion asked for the applicant to submit the information, but the Parks and Recreation Department should submit it.

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Reverend Drumwright accepted the staff's recommended amendments to the motion. The motion was seconded by Mr. Little. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Alston, Drumwright, Kemp, Little, Stalder. Nays: None.) Chair Donnelly noted that the public hearing would be continued to a meeting date within no more than two months. The public hearing could be reopened if the Board desired.

VIII. Evidentiary Hearing Item(s)

A. 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)

Chair Donnelly swore in or affirmed all present wishing to speak on the case.

Ms. Lockwood presented the staff report for Special Use Permit Case #26-07-PLBD-00031 to the Board. She confirmed that the appropriate notice signs were placed. The subject properties are located at 1984 Mt. Hope Church Road, 1942 Mt. Hope Church Road, 1922 Mt. Hope Church Road, 1890 Mt. Hope Church Road, 1951 Mt. Hope Church Road, and 1413 Stewart Mill Road in tax parcels #116807, #116805, #116804, #116799, #120643, and #120662. The subject properties are approximately 1,500 feet northwest of the intersection of McConnell Road and Mt. Hope Church Road, and comprise approximately 470 acres. There is no history of denied cases on the subject properties.

Ms. Lockwood stated that the request is to amend the existing Special Use Permit (SUP) for a Solar Collector (Principal) use to revise a portion of Development Condition #3 (listed below under Current SUP Development Conditions), specifically requiring "wildlife-friendly fencing" and instead allowing standard fencing in its place. All other conditions previously approved by SUP Order 21-05- GCPL-04192 (listed below) and as amended in BOA variance 23-06-BOA-00005 (listed below) shall carry over and apply. Conditions number 1 and 2 will remain unchanged and is agreed as follows:

1) Along the western and southern boundaries of parcel # 120643, West River Solar will observe minimum setbacks of 125 feet from the nearest panel to adjoining property lines as shown on the site plan submitted May 12, 2021;
2) Along the western boundaries of parcel #120643, West River Solar will plant or preserve a minimum of 50 feet of vegetation for screening purposes as shown on the site plan submitted May 12, 2021; and
3) The request to revise Condition 3 from as it currently reads: “To the extent practicable, West River Solar will plant native grasses or pollinator plant species within the project footprint and install wildlife-friendly fencing that meets or exceeds the standards of the National Electric Code” to remove the words “wildlife-friendly fencing” from that condition.

Ms. Lockwood said that BOA Case #23-06-BOA-00005 granted two variances to the Subject Properties. These variances are as follows:

1) The first variance applied to the internal boundary of Parcels #120662 and #116799.

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The approved variance for Parcel #120662 was for a 15-foot variance to allow minimum side yard setbacks of 0 feet and the elimination of the landscape buffer requirements. The approved request for Parcel #116799 included a 30-foot variance to allow minimum rear yard setbacks of 0 feet and the elimination of landscape buffer requirements.

2) The second variance applied to the internal boundary of Parcels #116805 and #116807. The approved variance for Parcel #116805 was for a 15-foot variance to allow minimum side yard setbacks of 0 feet and the elimination of landscape buffer requirements. The approved request for Parcel #116807 included a 15-foot variance to allow minimum side yard setbacks of 0 feet and the elimination of landscape buffer requirements.

Ms. Lockwood stated that the current zoning of the subject properties was AG. 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.

Ms. Lockwood presented the vicinity map for the subject properties. The existing land uses on the property were Solar Collectors Principal, Residential, and Agricultural. Two inventoried historic resources are located adjacent to the subject properties. The Stewart House is located adjacent to the subject properties on Parcel 116796. This property is not a local historic landmark, but it was inventoried by the State Historic Preservation Office as Site No. GF2049. Additionally, the Phipps House is located adjacent to the subject properties to the west on Parcel 116797. This property is also not a local historic landmark, but the State Historic Preservation Office inventoried it as Site No. GF1602. The requested amendment to the Special Use Permit is not anticipated to have a substantial impact on these historic resources.

Ms. Lockwood noted that no cemeteries are located on or adjacent to the subject property. The properties are located 6.6 miles from the nearest fire station in the McLeansville FPSD. Water and sewer services were private and not within a service area.

Ms. Lockwood said that Mt Hope Church Road is classified as a Major Throughfare under the adopted Thoroughfare and Collector Street Plan. The North Carolina Department of Transportation (NCDOT) 2025 Annual Average Daily Traffic count was 2,698 cars. No proposed road improvements are currently known in the area. Any new development would be subject to NCDOT review and would need to obtain any required approvals. A projected traffic generation was not provided.

Ms. Lockwood stated that per the USDA-NRCS Soil Survey, the topography of the above-referenced parcels ranges from nearly level to gently and strongly sloping and moderately steep to steep, very steep, and extremely steep. There is a regulated floodplain on site per the effective Flood Insurance Rate Map. Mapped wetlands are present on site per the National Wetlands Inventory. There are mapped streams on site per the USGS Topo Quad Map and/or Soil Survey Map of Guilford County. The property is located within the Lake Mackintosh WS-IV General Watershed Area (GWA).

Ms. Lockwood noted that the Future Land Use Map (FLUM) classification of the subject properties is Working Farm/Agriculture in the Southeast Quadrant.

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Ms. Lockwood stated that per Unified Development Ordinance (UDO) Subsection 3.5.Q.3.g, the applicant must demonstrate that the following review factors have been adequately addressed:

1) Circulation: Number and location of access points to the property and the proposed structures and uses, with particular reference to automotive and pedestrian safety, traffic flow and control, and access in case of emergency. The submitted zoning site plan shows that access will continue to be from Mt Hope Church Road. The applicant will need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, during the formal site plan review process.
2) Parking and Loading: Location of off-street parking and loading areas. Parking for Solar Collectors Principal is subject to UDO Table 6-1-1: Parking Requirements. Solar Collectors Principal would be classified as “All other utilities & communications uses” under the Utilities & Communications use category, which is subject to Subsection E - Uses with Flexible Parking Demand Characteristics. Parking requirements will be addressed during the formal site plan review process.
3) Service Entrances and Areas: Locations of refuse and service areas with adequate access for service vehicles. Locations of service areas will be reviewed to ensure adequate access for all service vehicles during the formal site plan review process per UDO Subsection 6.1. The applicant will also need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, during the formal site plan review process.
4) Lighting: Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other property in the area. A lighting plan, if required, will be reviewed during the formal site plan review process in accordance with UDO Subsection 6.3.
5) Utilities: Location and availability of utilities (public or private). The Guilford County Environmental Health Division will regulate septic evaluation during the formal site plan review process. The existence/location of utility easements will also be reviewed by staff during the formal site plan review.
6) Open Spaces: Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable). County staff will review landscaping requirements during the formal site plan review process per UDO Subsection 6.2.
7) Environmental Protection: Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space and other natural features. Environmental regulations will be administered by the Guilford County Watershed/Stormwater Section during the formal site plan review process per UDO Subsection 9.
8) Landscaping, Buffering & Screening: Installation of landscaping, fencing, or berming for buffering and screening where necessary to provide visual screening where appropriate. Landscape buffer and street planting yard requirements will be addressed during the formal site plan review process per UDO Subsection 6.2.4.9.
9) Effect on Nearby Properties: Effects of the proposed use on nearby properties, including, but not limited to, the effects of noise, odor, lighting, and traffic. A lighting plan, if required, will be reviewed during the formal site plan review process in accordance with UDO Subsection 6.3. The applicant will also need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, which would cover traffic flow and safety concerns. 10.
10) Compatibility: The general compatibility with nearby properties, including but not limited to the scale, design, and use in relationship to other properties. Adjacent properties are predominantly agricultural and residential.

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Any landscape buffering and screening requirements will be addressed during the formal site plan review process per UDO Subsection 6.2.

Ms. Lockwood explained that per UDO Subsection 3.5.Q.3.f: Required Findings, the Special Use Permit shall be granted when each of the following Findings of Fact have been made by the Planning Board, based on competent, material, and substantial evidence in the record:

1) The proposed use is represented by an "S" in the column for the district in which it is located in UDO Table 4.3-1: Permitted Use Schedule;
2) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted;
3) That the use meets all required conditions and specifications;
4) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
5) That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs.

Ms. Lockwood concluded that after reviewing the application and site plan submitted for this request, staff offers the following for consideration by the Planning Board:

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

Chair Donnelly asked if the internal property line allowed the Solar Farm to act as if the property boundary were not present. Ms. Lockwood confirmed this was correct.

Chair Donnelly asked whether anything in the request reviewed by Staff raised concerns with respect to the UDO. Ms. Lockwood confirmed that there were none.

Reverend Drumwright asked if the special use permit was just for the fence change. Ms. Lockwood confirmed that is correct.

Chair Donnelly invited the applicant to come forward to present testimony.

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Attorney Tom Terrell, 230 N. Elm St, Greensboro, NC, representing the property owners, West River Solar, LLC, JH Stewart Family, LLC, and Needham Farm, LLC, stepped to the podium. He presented a notebook with information regarding the request for a Special Use Permit. He reported that the difference between a wildlife-friendly fence and a standard fence was only three inches. He stated that it was the first time he had been before a Board in which the proposed difference was so small. It was the first time he presented a case on the principle of res judicata, which means you already made the decision and there was nothing material that came to you that would change the findings that you had made, which is the reason that he provided all the material that was accepted by previous boards and all the material that this Board has adopted so that the record has all of this in it. He informed the Board that behind Tab 1, there is a year-by-year history. There were two solar farms, one in 2018, and 52 acres were added in 2021. The board adopted an order that made all the findings that the solar farms met all the standards, but there was one provision offering wildlife fencing that was volunteered. Staff did not ask for it; the neighbors did not ask for it. Pine Gates and Noble were interested in doing that because it allowed skunks, possums, rabbits, and very small mammals to get from one side to the next.

Attorney Terrell continued saying there were variance requests approved in 2022. Pinecroft was the only company that had to file for bankruptcy. The applicant was a team of professionals who handled it so it could be completed. Someone ordered the wrong fence, and regular chain-link was ordered instead. A multi-page letter was sent to the neighbors. He stated that the fencing, which was only volunteered, would be behind the vegetative buffers and not visible from the road. He cited subsections 71 and 72 related to the protection of small animals and said it could be volunteered, but the protection of small animals was outside the Planning Board's powers. He reemphasized that everything else in the plan was conditional, and the only change was allowing the fence change that was inadvertently ordered. The fence size was not a factor in the plan approval. He stated that one of the cases that would be most applicable to this case is the case he argued in front of the Court of Appeals, that is, Mount Ulla Historical Preservation Society vs. Rowland County. In that case, when a board makes a decision, it has the same facts, the same issues, and the same standards. The next Board has to make the same findings if there is no material change.

Chair Donnelly stated that the Board had one similar case. He asked how the Historical Preservation Society case applied to the current situation.

Attorney Terrell stated that he was presenting the Historical Society case, which involved the height of a broadcast tower. Pilots presented evidence, and a large, organized protest took place. They offered to reduce the tower from 1,300 feet to 1,100 feet, but the pilots requested a reduction to approximately 700 feet. Mr. Terrell stated that a material difference for the Board could take any action. Attorney Terrell discussed that precedents had to be followed.

Chair Donnelly asked Attorney Roberts whether she had anything to add. Attorney Roberts confirmed that she agreed with Mr. Terrell’s interpretation that the burden would shift to the opponent to prove why this change was so material that it would change the previous findings.

Chair Donnelly invited members of the public to come forward and present testimony.

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Juan C. Vazquez, 1858 Andrews Farm Rd, stepped to the podium. He asked the Board to keep the third condition to require the wildlife fencing. The change caused by an ordering mistake would cause real damage to his property because normal wildlife movement in the area was already harmed by the amount of land that had been cleared. Replacing the fence with a standard chain-link fence would act like a solid wall, preventing smaller animals from moving freely. He stated that wildlife fencing was specified for a reason. He stated that an ordering mistake should not become one of the neighbors' problems. Specific promises were made by adding the volunteered condition, and now the applicant was asking for it to be removed because of an ordering mistake. He stated that he expected a commercial developer to be held to the same standards as everyone else. He stated that neighbors should not be punished with property damage just to make up for the developer's mistake.

Reverend Drumwright asked Mr. Vazquez if he was present for the request in 2022. Mr. Vazquez stated he was not present, that he received a phone call notifying him of the property developer's intention to build behind his property, but he did not understand the full scope of the project at that time.

Chair Donnelly asked about the material nature of the change. Mr. Vazquez reiterated that the animals would be trapped. When you clear 470 acres, those animals get displaced, and they have to figure out where to live.

Aaron Bartlett, 6008 Ingold Rd, stepped to the podium. He stated that they were initially excited about the solar development. Over the past year and a half, the project had stalled. Hundreds of stacks of solar panels lay on the land. He appreciated that the fence was offered as a concession, but it was part of the commitment. He discussed who it was imperceptible to, since it would impact the animals and was chrome instead of black. He stated that he wanted to understand what the fences would look like and did not want to make concessions for an ordering mistake.

Reverend Drumwright asked if he remembered the proceedings. Mr. Bartlett noted that he had moved shortly after the development started.

Attorney Terrell asked to comment, noting that concessions were constantly being made and that it was important to note that the developer was not asking to get out of anything or to be allowed to avoid the proper oversight bodies. The type of wildlife displacement was commented on. It was noted that the wildlife was already displaced and was only changing its path.

Reverend Drumwright asked the attorney if there were images of the chain-link fence. Attorney Terrell stated that the chain-link fence was standard at least 6 feet in height. However, later in the meeting, it was confirmed that no image was in the packet.

Chair Donnelly swore in Robin Davis to present testimony.

Robin Davis, 313 S. Chapman St., stepped to the podium. She stated that she searched for the differences between a standard and wildlife fence, and the differences included hole size, fence height, and being off the ground so animals could move beneath it. She raised concerns about wildlife and discussed its importance. She said the commitments were likely made to get project approval, and now they were being removed.

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Attorney Terrell stated that it may be an opinion that the wildlife fencing was better, but in order to make a different decision, it had to be shown that it made a material difference to the findings.

Hearing no further comments, Chair Donnelly closed the evidentiary hearing.

Reverend Drumwright asked Attorney Roberts how it would not be characterized as a material difference if it were not the original permeable wildlife fence. Attorney Roberts stated that the different factors had to be considered, and it was up to the Planning Board to determine whether the change in fencing would change responses to the factors.

Chair Donnelly asked whether there was evidence that the change would materially endanger public health or safety, that the change shifted the whole project from meeting the required specifications and conditions, that it would substantially injure the value of the property, or that it would fundamentally alter the harmony of the area. Under North Carolina precedent, the burden of demonstrating the difference fell on the opposition because the Board heard this case and approved it.

Reverend Drumwright stated that the Board negotiates with the applicant at every meeting for concessions. He asked whether it was reasonable to change a concession the applicant offered. He stated that he believed the concession was influential in the case and asked how they could consider it not a commitment. He referenced the condition and commented that he believed it was no longer met: "That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity." Is the fact that it would cost too much adding or reducing the value of the concession that was put forward, or these property owners?

Chair Donnelly stated that this is different from rezoning conditions. With a special use permit, the Board has to decide based on the evidence presented. They were obligated to issue the special use permit if all of the conditions were met.

Reverend Drumwright asked Attorney Roberts if a concession was a commitment. Attorney Roberts stated that she could not offer a legal opinion on whether a concession was a commitment.

Reverend Drumwright stated that he could not support the applicant’s request due to the concession that had initially been made.

Chair Donnelly stated that he did not recall the condition regarding the wildlife fence being particularly important during the initial Planning Board approval.

Mr. Alston stated that he believed the condition was important and echoed others’ comments about not wanting to remove the volunteered conditions.

Chair Donnelly stated that it was his understanding that a condition was not the same when the applicant offered it.

Reverend Drumwright referred to Ms. Robin Davis’s public comment. He stated that Ms. Davis presented her line of work and certifications during her testimony and asked whether they were acceptable credentials to consider.

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Attorney Terrell objected. He stated that she does not live anywhere near the site, and to be qualified as an expert, he has the right to cross-examine her as to relevance and on the evidence.

Chair Donnelly stated that if they wanted to weigh her opinion as substantial, the appropriate process needed to be gone through.

Reverend Drumwright commented on the lack of a photograph of the chain-link in the provided materials. He reiterated his question about a concession being considered a commitment. He said he was having a hard time because wildlife did not play a large role in the initial discussions.

Chair Donnelly stated that he did not disagree in some respects with Reverend Drumwright's comments.

Mr. Little moved that the Guilford County Planning Board, having held a hearing on September 9, 2026, to consider amending condition three under the Special Use Permit Case #26-07-PLBD-00031: Request to Amend Special Use Permit for Solar Collector (Principal) Ref. Case #21-05-GCPL-04192, in accordance with the Guilford County Register of Deeds Book #8507, Pages #2196-#2205 located 1984, 1942, 1922, 1890, 1951 Mt. Hope Church Road, & 1413 Stewart Mill Road in Tax Parcel #s 116807, 116805, 116804, 116799, 120643, and 120662 in Jefferson Township to revise the existing condition #3 specifically requiring wildlife fencing and to instead allow standard fencing in its place. All other conditions previously approved in Case #21-05-GCPL-04192 shall carry over. The proposed amended Special Use Permit condition reads as follows: "To the extent practical, West River Solar will plant native grasses or pollinator plant species within the project footprint and install fencing that meets or exceeds the standards of the National Electric Code." Having heard all of the evidence and arguments presented at the Evidentiary Hearing, the Board makes the following Findings of Fact and draws the following conclusions:

1. It is the Board's conclusion that the proposed use is represented by an "S" in the column for the district in which it is located in Unified Development Ordinance (UDO) Table 4.3-1: Permitted Use Schedule. This conclusion is based on the following Findings of Fact: the application was duly filed, complete, and correct with all technical information required.
2. It is the Board's conclusion that the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based on the following Findings of Fact: the application is for the construction of Solar Collectors on the tax parcels listed above.
3. It is the Board's conclusion that the use meets all required conditions and specifications. This conclusion is based on the following Findings of Fact: the application affirms the intent of all previously adopted and approved conditions in Case #21-05-GCPL-04192, except for the use of wildlife fencing.

4. It is the Board's conclusion that the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity. This conclusion is based on the following Findings of Fact: the written statements from experts indicated that there would be no effect on property value, and the

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type of fencing was not relevant to changing the Board's opinion.

5. It is the Board's conclusion that the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs: This conclusion is based on the following Findings of Fact: the use of standard chain-link fencing is allowable under the UDO, and the change in fencing type is minor and not a material change.

Therefore, based on all the foregoing, it is ordered that the application for amending the special use permit for Solar Collectors, Principal, be granted subject to the following:

1. The development of the parcel shall comply with all regulations as specified in the UDO.
2. The development shall proceed in conformity with all plans and conditions attached to the Special Use Permit application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of the site plan and design features by the Planning & Development Director after receiving comments from the TRC, illustrating conditions related to the request and applicable development standards. The final site plan will need to comply with the development standards contained in the UDO and meet the requirements outlined in Appendix 2: Map Standards.
4. The development shall proceed in accordance with any added conditions, if applicable.
5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted.
6. This motion also directs staff to draft a proposed order reflecting these findings and conclusions and such other findings and conclusions as may be consistent with the Board's decision and supported by the evidence and the law, for the Board's consideration at its next meeting.

Before the vote, Reverend Drumwright reviewed the meeting minutes from the initial Special Use Permit Approval. The wildlife-friendly fence was clearly an important factor. The original Board did not write it as an unqualified requirement. It was a condition that was agreed to. Reverend Drumwright stated that he did not like the excuse of ordering the wrong fence being an accident. He stated that he would be voting no.

The motion was seconded by Mr. Stalder. The Board voted 4-2, in favor of the motion. (Ayes: Donnelly, Kemp, Little, Stalder. Nays: Alston, Drumwright.)

IX. Other Business

None.

X. Adjourn

There being no further business before the Board, Chair Donnelly adjourned the meeting by acclamation at 9:37 p.m.

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The next regular meeting of the Guilford County Planning Board is scheduled for October 14, 2026, at 6 p.m. in the John H. McAdoo Conference Room, located on the third floor of the Truist Building, 201 W Market St, Greensboro, NC 27401.

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

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ORDER AMENDING A SPECIAL USE PERMIT

On September 9, 2026, the Guilford County Planning Board ("the Board") met and held an evidentiary hearing to consider the following Application:

Case Number: 26-07-PLBD-00031

Property Owner/Applicant: West River Solar, LLC/Jaya Velamakanni
JH Stewart Family, LLC/John Stewart Shepherd
Needham Farm, LLC/Thomas W. Needham

Request: To amend the Property's current Special Use Permit for Solar Collector (Principal) (ref. Case #21-05-GCPL-04192) and recorded in the Guilford County Register of Deeds Book #8507, Pages #2196-#2205, subject to the submitted site plan and the following conditions offered by the Applicant:

1. Along the western and southern boundaries of parcel # 120643, West River Solar will observe minimum setbacks of 125 feet from the nearest panel to adjoining property lines as shown on the site plan submitted May 12, 2021.

2. Along the western boundaries of parcel #120643, West River Solar will plant or preserve a minimum of 50 feet of vegetation for screening purposes as shown on the site plan submitted May 12, 2021.
3. To the extent practicable, West River Solar will plant native grasses or pollinator plant species within the project footprint and install fencing that meets or exceeds the standards of the National Electric Code.

Property Location: 1890 Mt. Hope Church Rd, Liberty, NC, 27298
1922 Mt. Hope Church Rd, McLeansville, NC, 27301
1942 Mt. Hope Church Rd, McLeansville, NC, 27301
1951 Mt. Hope Church Rd, Whitsett, NC 27377
1984 Mt. Hope Church Rd, McLeansville, NC, 27301
1413 Stewart Mill Rd, McLeansville, NC, 27301

Tax Parcel Number(s): 116807, 116805, 116804, 116799, 120643, and 120662

The Applicant requested consideration to amend the Property's current Special Use Permit for Solar Collectors Principal (ref. Case #21-05-GCPL-04192), subject to the submitted site plan and the conditions offered by the Applicant.

Having heard all the evidence and arguments presented at the hearing, the Board, based upon competent, material, and substantial evidence, upon motion duly made and seconded, and by a vote of four (4) to two (2), makes the following FINDINGS OF FACT[1] and draws the following CONCLUSIONS:

1. The Board concludes that the proposed use, Solar Collectors Principal, **is** represented by an "S" in the column for the AG zoning district in Guilford County Unified Development Ordinance (UDO) Table 4.3-1: Permitted Use Schedule, and thus is permitted in the AG zoning district with an approved Special Use Permit pursuant to Section 3.5.Q of the UDO. This conclusion is based on the following findings of fact:

   Within the UDO, the proposed use of Solar Collector (Principal) is permitted with an approved Special Use Permit in the AG, Agricultural district in which the subject property is located, as reflected by an "S" in the column for the AG zoning district in Guilford County Unified Development Ordinance (UDO) Table 4.3-1: Permitted Use Schedule. Additionally, the application was duly filed, complete, and the required technical information was correct.

2. The Board concludes that the use **will not** materially endanger the public health or safety if located where proposed and developed according to the submitted site plan and the conditions offered by the Applicant. This conclusion is based on the following findings of fact:

[1] The Planning Board has made all factual findings herein by the greater weight of the evidence, placing the burden of proof on the Applicant.

Additional review will be conducted during the site plan review process to ensure safety-related and additional regulations are followed. This includes, but is not limited to, review by the North Carolina Department of Transportation (NCDOT) to determine whether a Commercial Driveway Permit is needed. If required, the Commercial Driveway Permit review process will address all aspects of traffic flow and safety, including design, drainage, traffic impacts, and motorist safety. Nothing in the proposed use, as conditioned, reasonably poses a risk that would materially endanger public health or safety, and no contrary evidence to this effect was presented during the evidentiary hearing.

3. The Board concludes that the use **does** meet all required conditions and specifications. This conclusion is based on the following findings of fact:

   The Guilford County Technical Review Committee (TRC) reviewed the site plan submitted with the Special Use Permit amendment application and found no inconsistencies with the Unified Development Ordinance (UDO). Additionally, the application affirms the intention of all previously adopted and approved conditions related to ref. Case #21-05-GCPL-04192, except for the use of specific wildlife-friendly fencing to allow standard fencing. Finally, the proposed use will be reviewed for compliance with the UDO during the formal site plan review process.

4. The Board concludes that the use **will not** substantially injure the value of adjoining or abutting property. This conclusion is based on the following findings of fact:

   The Applicant presented materials from the Special Use Permit hearing for ref. Case #21-05-GCPL-04192, including written statements from experts indicating that there would be no adverse impact on nearby property values. Additionally, the Board finds that the type of fencing was not relevant to its opinion regarding the previously approved Special Use Permit.

5. The Board concludes that the location and character of the use, if developed according to the submitted site plan and the conditions offered by the Applicant, **will** be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs. This conclusion is based on the following findings of fact:

   The overall use of the property will remain the same as permitted under the current Special Use Permit, and this application only proposes to amend the type of fencing to be allowed. The Board finds that the use of standard chain link fencing is allowed by the UDO and that the change in fencing type is not a material change to the previously approved Special Use Permit.

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THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the Application to make use of the above described Property for the purpose indicated is hereby **APPROVED** and **GRANTED**, subject to the submitted site plan and the conditions offered by the Applicant, as well as compliance with all local, state, and federal laws.

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

James Donnelly, Chair ☐ Approved ☐ Not Approved _____
Signature

Randy Little, Vice Chair ☐ Approved ☐ Not Approved _____
Signature

Ryan Alston, Member ☐ Approved ☐ Not Approved _____
Signature

Dr. Nho Thi Bui, Member ☐ Approved ☐ Not Approved _____
Signature

Rev. Gregory Drumwright, Member ☐ Approved ☐ Not Approved _____
Signature

Guy Gullick, Member ☐ Approved ☐ Not Approved _____
Signature

Amy Kemp, Member ☐ Approved ☐ Not Approved _____
Signature

Mark Littrell, Member ☐ Approved ☐ Not Approved _____
Signature

Sam Stalder, Member ☐ Approved ☐ Not Approved _____
Signature

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

_____
James Donnelly, Chair
Guilford County Planning Board

_____
Witness

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STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that Samantha Lockwood personally appeared before me this day and certified to me under oath or by affirmation that she is not a grantee or beneficiary of the transaction, and that Samantha Lockwood witnessed/recognizes the signatures of James Donnelly, Randy Little, Dr. Nho Thi Bui, Ryan Alston, Guy Gullick, Rev. Gregory Drumwright, Amy Kemp, Mark Littrell, and Sam Stalder, and that the signatures are genuine.

Date: _____

_____
Jessie H. Baptist, Notary Public

My commission expires: _____

Official Seal

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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 Revised 9-11-26

Date Submitted: 8/11/2026 Receipt # REC-036796-2026 Case Number 26-08-PLBD-00035

Revised 8/13/26

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

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

Said property is located at 3712 N US HWY 29

in Monroe Township; Being a total of: 0.52 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 126433 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:

- [ ] 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) ~~Pawnshop or Used Merchandise store~~ LC 9-11-26

2) ~~Service Station, Gasoline~~ LC 9-11-26

3) ~~Convenience store (with Gasoline Pump)~~ LC 9-11-26

4) Pawnshop or Used Merchandise Store

Development Conditions

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

1)

2)

3)

4)

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

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

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

Respectfully Submitted,

Tello Tires LLC ECL

Emeterio Cuellar Luna
Property Owner Signature

Emeterio Cuellar Luna
Name

3601 Peterford Dr.
Mailing Address

Greensboro NC 27405
City, State and Zip Code

336 456-0253 tellocue@gmail.com
Phone Number Email Address

Tello Tires LLC ECL

Luis Cuellar
Owner/ Representative/Applicant Signature (if applicable)

Luis Cuellar
Name

3601 Peterford Dr
Mailing Address

Greensboro NC 27405
City, State and Zip Code

(336) 335-8829 Lfcuellar3@gmail.com
Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Rezoning
Application-Additional

Additional 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):

5) Service Station, Gasoline

6) Convenience Store (with Gasoline Pumps)

7) Retail (General)

8) Office (General)

9) Laundromat or Dry Cleaner

10) Equipment Rental and Repair Light

ECL 11) Bank or Finance ~~(choose / include)~~ with or without Drive-through

LC

Additional 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):

5)

6)

7)

8)

9)

10)

LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: TELLO TIRES, LLC

SECRETARY OF STATE ID NUMBER: 1797865 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
1797865
CA202520301799
7/22/2025 02:33
☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: EMETERIO CUELLAR

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

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

3601 PETERFORD DR
GREENSBORO, NC 27405 Guilford County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

3601 PETERFORD DR
GREENSBORO, NC 27405

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: TIRES SERVICES

2. PRINCIPAL OFFICE PHONE NUMBER: (336) 375-5535

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

3601 Peterford Dr
Greensboro, NC 27405

5. PRINCIPAL OFFICE MAILING ADDRESS

3601 Peterford Dr
Greensboro, NC 27405

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: LUIS CUELLAR MAGOS	NAME: EMETERIO CUELLAR LUI *LUNA*	NAME:
TITLE: Managing Member	TITLE: Managing Member	TITLE:
ADDRESS:	ADDRESS:	ADDRESS:
3601 PETERFORD DR	3601 PETERFORD DR	
GREENSBORO, NC 27405	GREENSBORO, NC 27405	

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

EMETERIO CUELLAR LUNA — SIGNATURE

7/22/2025 — DATE

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

EMETERIO CUELLAR LUNA — Print or Type Name of Company Official

Managing Member — Print or Type Title of Company Official

This Annual Report has been filed electronically.

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

Use Table Reflects the Revised Application

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	*	*	*	*	*	*	
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
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P	P		P	P	P						
	Two-Family Dwelling (Twin Home or Duplex)		P							P	P	P		P	P	P						
	Townhouse Dwelling									P	P	P			P	P	P					
	Caretaker Dwelling (Accessory)		D										D	D	D	D	D	D	D	D	D	D
	Multifamily Dwelling (including Condominium)*									P	P	P			P	P	P	P	P			
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P						
	Home Occupation		D	D	D	D	D	D	D	D	D	D		D	D	D						
	Mfgr.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z						Z	Z										
	Mfgr.(HUD)/Mobile Home Dwelling Park									S	S	S										
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D	D		D	D							
	Subdivision (Minor) - Residential		P	P	P	P	P	P	P	P	P	P		P	P	P						
	Subdivision (Major) - Residential (6 or more lots)			P	P	P	P	P	P	P	P	P		P	P	P						
	Tiny House Developments									D	D	D										

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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	*	*	*	*	*	*	
	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	
	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	*	*	*	*	*	*	
Recreation and Entertainment (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		
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P
	College or University												P					P				
	Vocational, Business or Secretarial School														P		P	P	P	P	P	P
	Elementary School		D	D	D	D	D	D	D	D	D	D	D	D								
	Secondary School		D	D	D	D	D	D	D	D	D	D	D	D								
	Correctional Institution												S									S
	Daycare Centers in Residence (In Home) (12 or Less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Daycare Center (Not In-Home)		S							D	D	D	D	D	D	D	D	D	D	D	D	
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Community or Social Service Agencies												P	P	P	P	P	P	P	P		

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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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			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	*	*	*	*	*	*	
	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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			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

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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
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																					S
	~~Construction or Demolition Debris Landfill, Minor~~		~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~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~~	~~D~~
	Refuse and Raw Material Hauling	X																				P
	Recycling Facilities, Outdoors																				P	P
	Resource Recovery Facilities																					P
	Waste Transfer Stations																					P
	Septic Tank Services	X																			P	P
	Sewage Treatment Plant	X																				P
	Solid Waste Disposal (Non-Hazardous)	X																				S
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																				S
General Industrial	~~Warehouse (General Storage, Enclosed)~~																	~~D~~	~~D~~	~~P~~	~~P~~	~~P~~
	~~Warehouse (Self-Storage)~~																	~~D~~	~~D~~		~~P~~	~~P~~
	~~Laundry or Dry Cleaning Plant~~	~~X~~														~~P~~	~~D~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~

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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	*	*	*	*	*	*	
	Laundry or Dry Cleaning	X														P	P	P	P	P	P	
	Substation																					
	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																			

Quinn Parker (336) 379-8775

CONDITIONAL USE PERMIT ZONING DISTRICT APPROVAL

Zoning Case No. 153-74 Zoning: M-4 to CU-B-1 Township: Monroe

Location: At the southeast quadrant of U. S. 29 North and Summit Hill Drive

Applicant: J. C. Raynor Tax Map: 140 Block: 504 Lots: ~~Parcel~~: 150-155 Summit Hills Subdivision

Rezoning to the above noted Conditional Use District was approved by the Board of County Commissioners on August 19, 1974 subject to the following uses and conditions:

Uses: Clothing sales; antiques and gift retail sales; offices; dry cleaning pick-up station; appliances - retail sale and repair of household appliances; banks; office equipment sales and service; furniture retail sales; paint retail sales; and remnant shops

Conditions: Repair existing building
Remodel outside with brick and shingles
Prepare off-street parking area
Remove junk on grounds
Plant hedges and plant roses on chain link fence

Note: All above conditions will be complete within six months

A conditional use permit may be issued subject to the applicant meeting all other requirements of the District.

Margaret D Register
~~Planning Director~~

Attachments: Map, Conditional Use Application

Building Permit No. 12,937 Date Issued: 8/22/74 Issued By:

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

Property Information

The subject property is 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.

Zoning History of Denied Cases: There is no history of denied cases.

Nature of the Request

This is a request 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:

Current Use Conditions:

(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; (10) Remnant shops

The current use conditions are 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 and without Drive-through.

Current/Proposed Use Conditions Comparison Table:

Current Use Conditions (Old LDO Use Types) Case #153-74 (Approved 8-22-1974)	Proposed Amended Use Conditions (Current UDO Use Types)
Clothing Sales	Retail (General)
Antiques and Gift Retail Sales	Retail (General)
Office	Office (General)
Dry Cleaning pick-up station	Laundromat or Dry Cleaner
Appliances- Retail Sale and Repair of Household Appliances	Equipment Rental and Repair, Light
Appliances- Retail Sale and Repair of Household Appliances	Retail (General)
Banks	Bank or Finance with Drive-through
Banks	Bank or Finance without Drive-through

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Current Use Conditions (Old LDO Use Types) Case #153-74 (Approved 8-22-1974)	Proposed Amended Use Conditions (Current UDO Use Types)
Office equipment sales and services	Retail (General)
Furniture retail sales	Retail (General)
Paint retail sales	Retail (General)
Remnant shops	Retail (General)
	Pawnshop or used merchandise store*
	Service station, gasoline*
	Convenience store (with gasoline pump)*
	*Uses not currently permitted, which are proposed to be allowed.

Current Development Conditions:

(1) 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.

Proposed Development Conditions:

None proposed. Existing development conditions to be removed.

Underlying District Descriptions

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.

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.

Overlay District Descriptions

The property is within the US-29 North Scenic Corridor Overlay District and is subject to Scenic Corridor Overlay District requirements, specifically for the US-29 N Corridor. These requirements are described in UDO Subsection 4.9.B and are as follows:

2. US-29 N (US Highway 29) Corridor Overlay District: Except for areas otherwise mapped, the scenic corridor extends for a distance of fifteen hundred (1,500) feet on either side of the centerline of US- 29 North, beginning at the Greensboro City Limits and extending north along US-29 North to the Guilford/ Rockingham County Line, excluding those portions that lie within the City Limits of Greensboro.

DRAFT

General requirements **B.3.a (2) and (3)** shall apply to the US-29 North Scenic Corridor.

3.a General Requirements:

(2) Type of Access: Transition tapers and deceleration lanes may be required to any driveway or development and shall be constructed as approved by the appropriate highway authority and Technical Review Committees.

(3) Type of Requirements:

(i) Location and Spacing of Access

(ii) Corner Clearance. No driveway except residential access shall be allowed within five hundred (500) feet of the centerline of an intersecting thoroughfare or collector street. No driveway except residential access shall be allowed within two hundred (200) feet of the centerline of any other street.

Character of the Area

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 throughfare, 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 approx. 0.5 miles North of the subject property.

Existing Land Use(s) on the Property: Vacant Commercial Building
Surrounding Uses:

North: Industrial, Residential, Commercial
South: Industrial, Commercial, Residential
East: Residential
West: 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: Fire District 13

Miles from Fire Station: 2.8 miles

Water and Sewer Services:

Provider: Private Septic and Well System
Within Service Area: Yes, Growth Tier 1 for the City of Greensboro.

Growth Tier 1: 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.

DRAFT

Feasibility Study or Service Commitment: None proposed.

Transportation:

Existing Conditions: 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. US Highway 29/North O'Henry Blvd's latest count in 2025 was 43,310 cars for the Annual Average Daily Traffic, there is no count data for Summit Hill Drive.

Proposed Improvements: US Highway 29 is listed under the Transportation Improvement Project U-6100 to improve it to interstate standards, which also includes 2 other US highway routes. The project is currently only funded for the preliminary engineering.

Projected Traffic Generation: None provided.

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.

Watershed: The property is in the NPDES Phase II area.

Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map Classification: Office/Service (NE Quadrant)

Activity Center/Node: See Character of the Area Description Above.

The **Office/Service** Land Use Classification represents lands that provide opportunities for concentrated employment in Guilford County and include various forms of commercial enterprises, such as rural office and retail services, large-scale buildings with numerous employees, and areas that encompass several businesses that support and serve one another. This classification also includes businesses that provide services to individuals, such as commercial shopping areas. Primary land uses include administrative offices, professional offices, medical offices, personal services, and corporate parks. Secondary land uses include retail, parks, and restaurants that support office uses.

Consistency Statement: The requested conditional rezoning is consistent with the property's current Future Land Use Map (FLUM) classification of Office/Service. 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.

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 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 business and their employees.
  - **Policy 1:** Align the Economic Development Efforts with the Future Land Use Map

Reasonableness

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.

Recommendation

Staff Recommendation: Approval

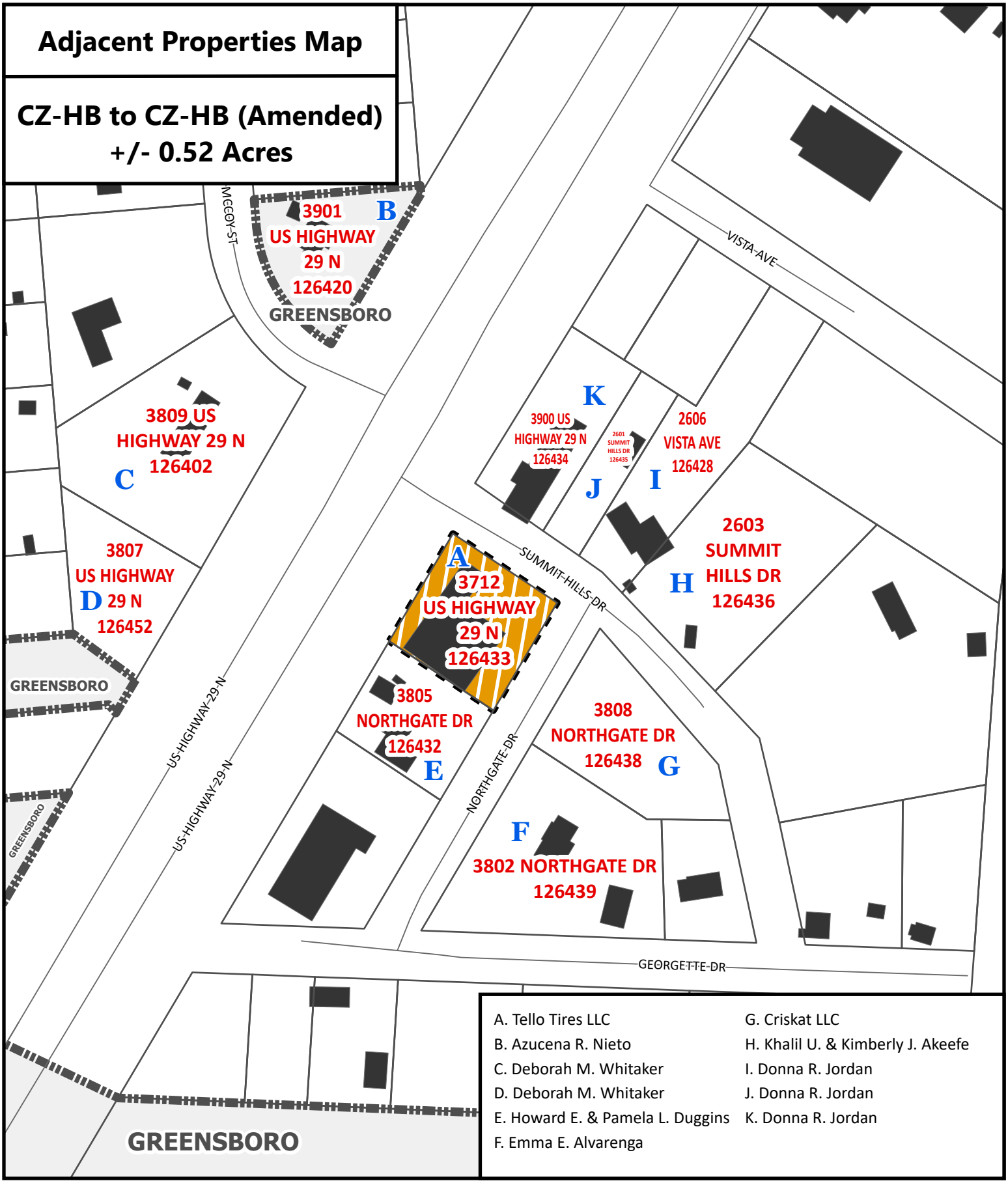
Future Land Use Map (FLUM) Quadrant: Northeast

FLUM Amendment Recommendation: The requested conditional rezoning is consistent with the subject property's current Land Use Classification of Office/Service. Therefore, if the request is approved, no FLUM amendment will be required.

DRAFT

Adjacent Properties Map

CZ-HB to CZ-HB (Amended)
+/- 0.52 Acres



A. Tello Tires LLC
B. Azucena R. Nieto
C. Deborah M. Whitaker
D. Deborah M. Whitaker
E. Howard E. & Pamela L. Duggins
F. Emma E. Alvarenga
G. Criskat LLC
H. Khalil U. & Kimberly J. Akeefe
I. Donna R. Jordan
J. Donna R. Jordan
K. Donna R. Jordan

Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

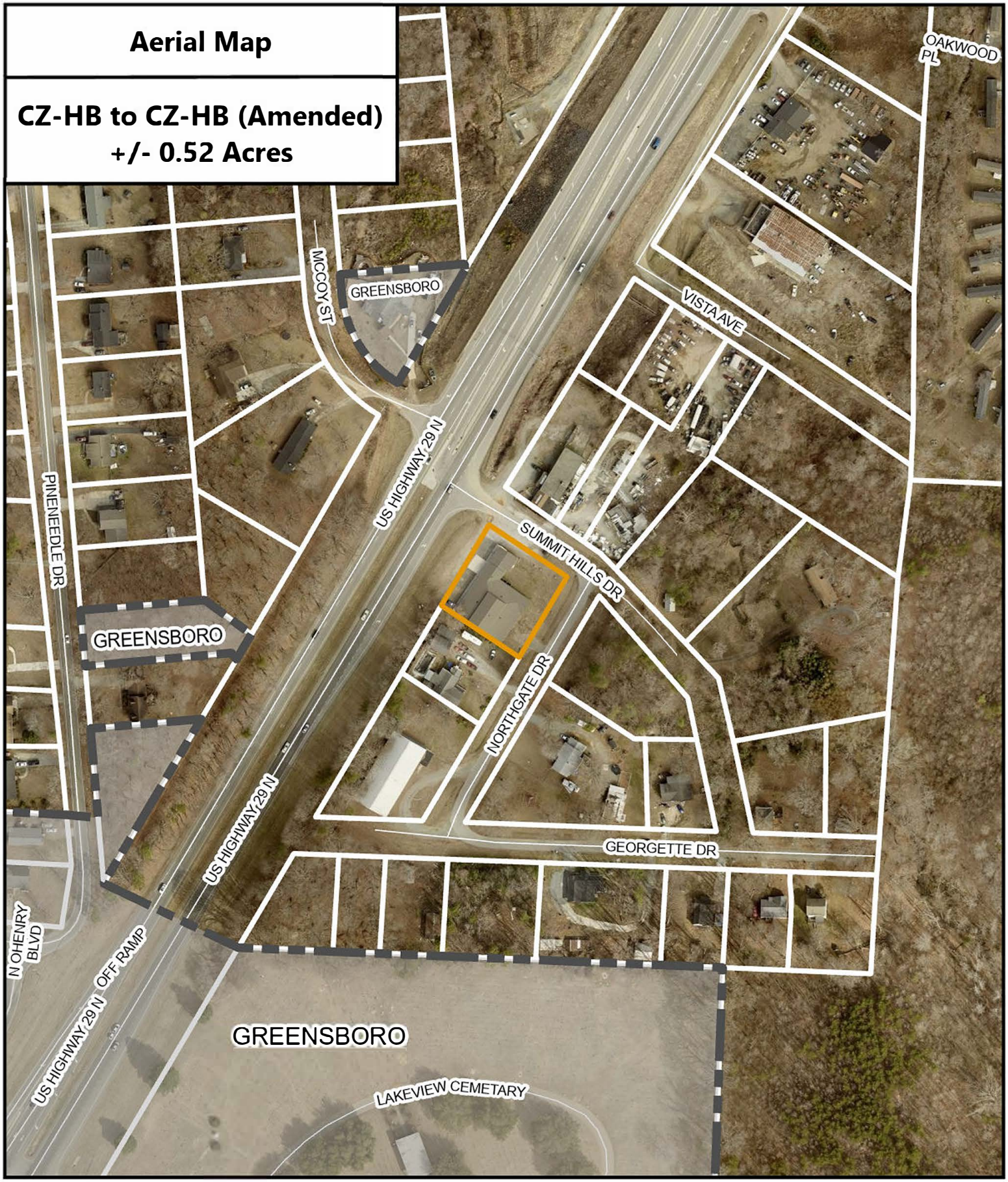
Case Number:
26-08-PLBD-00035

Case Area:
Parcel(s) - 126433
3712 NC US HWY 29

Scale: 1" = 150 '

Aerial Map

CZ-HB to CZ-HB (Amended)
+/- 0.52 Acres



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

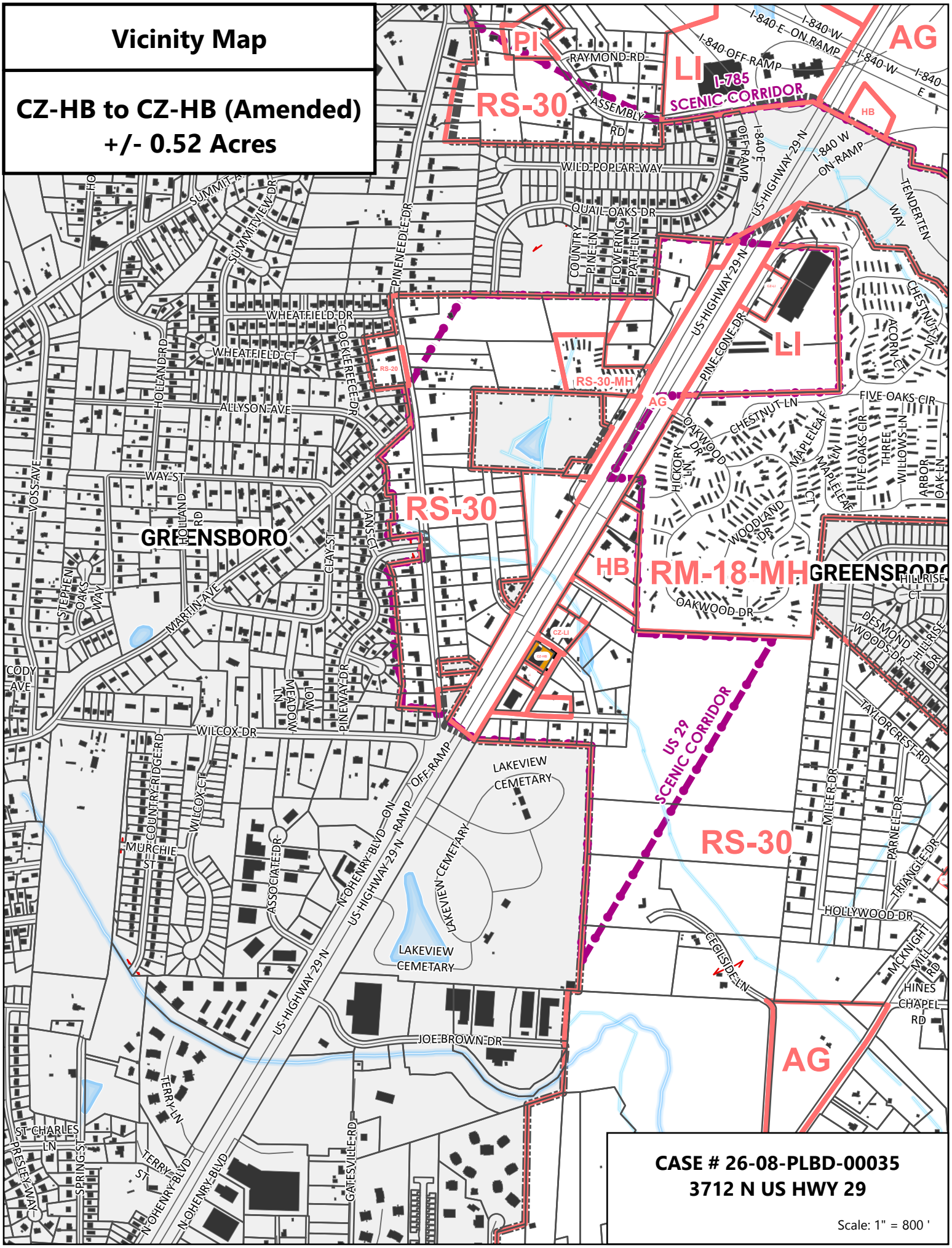
Case Number:
26-08-PLBD-00035

Case Area:
Parcel(s) - 126433
3712 N US HWY 29

Scale: 1" = 200 '

Vicinity Map

CZ-HB to CZ-HB (Amended)
+/- 0.52 Acres



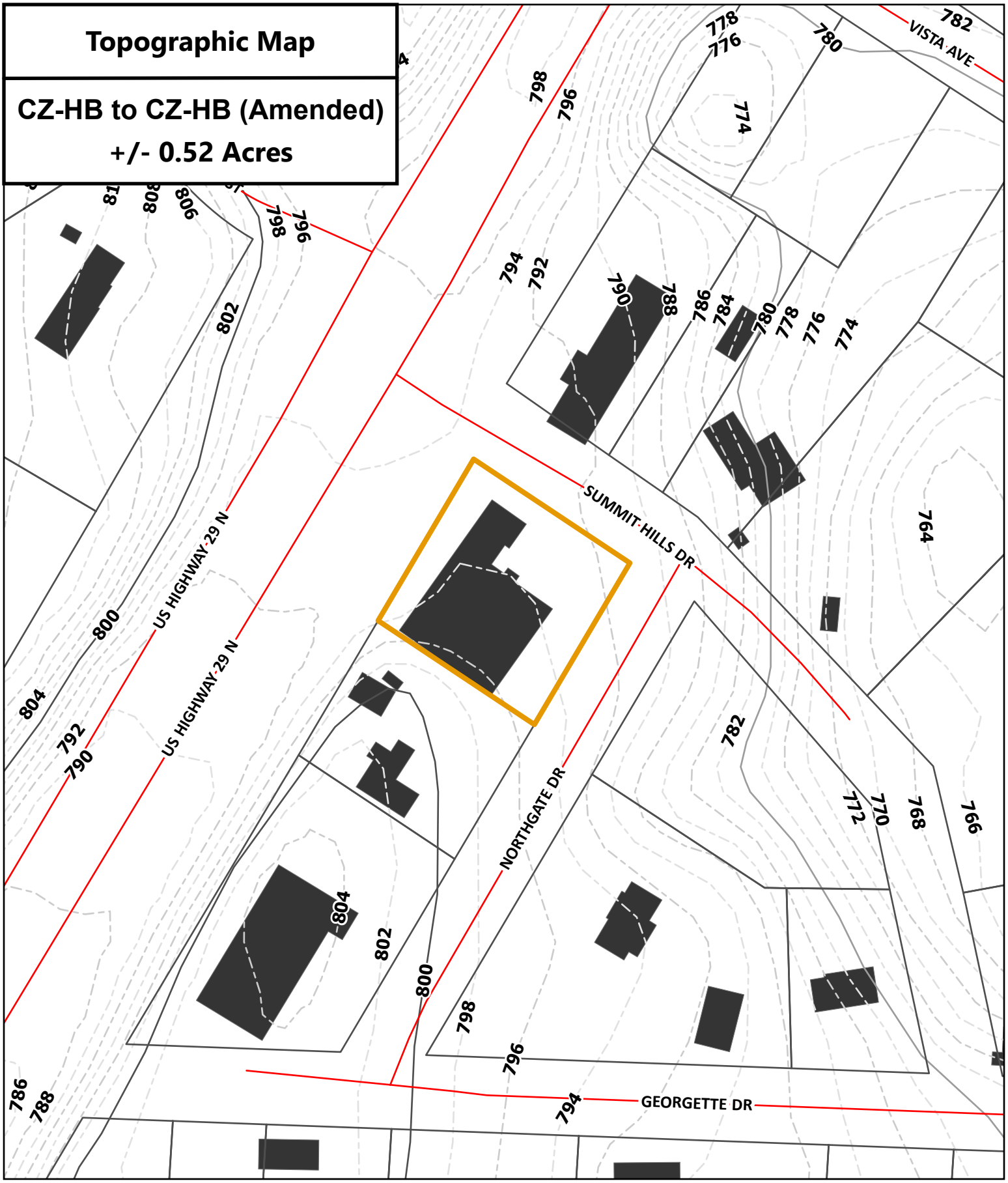
CASE # 26-08-PLBD-00035
3712 N US HWY 29

Scale: 1" = 800 '

Topographic Map

CZ-HB to CZ-HB (Amended)

+/- 0.52 Acres



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

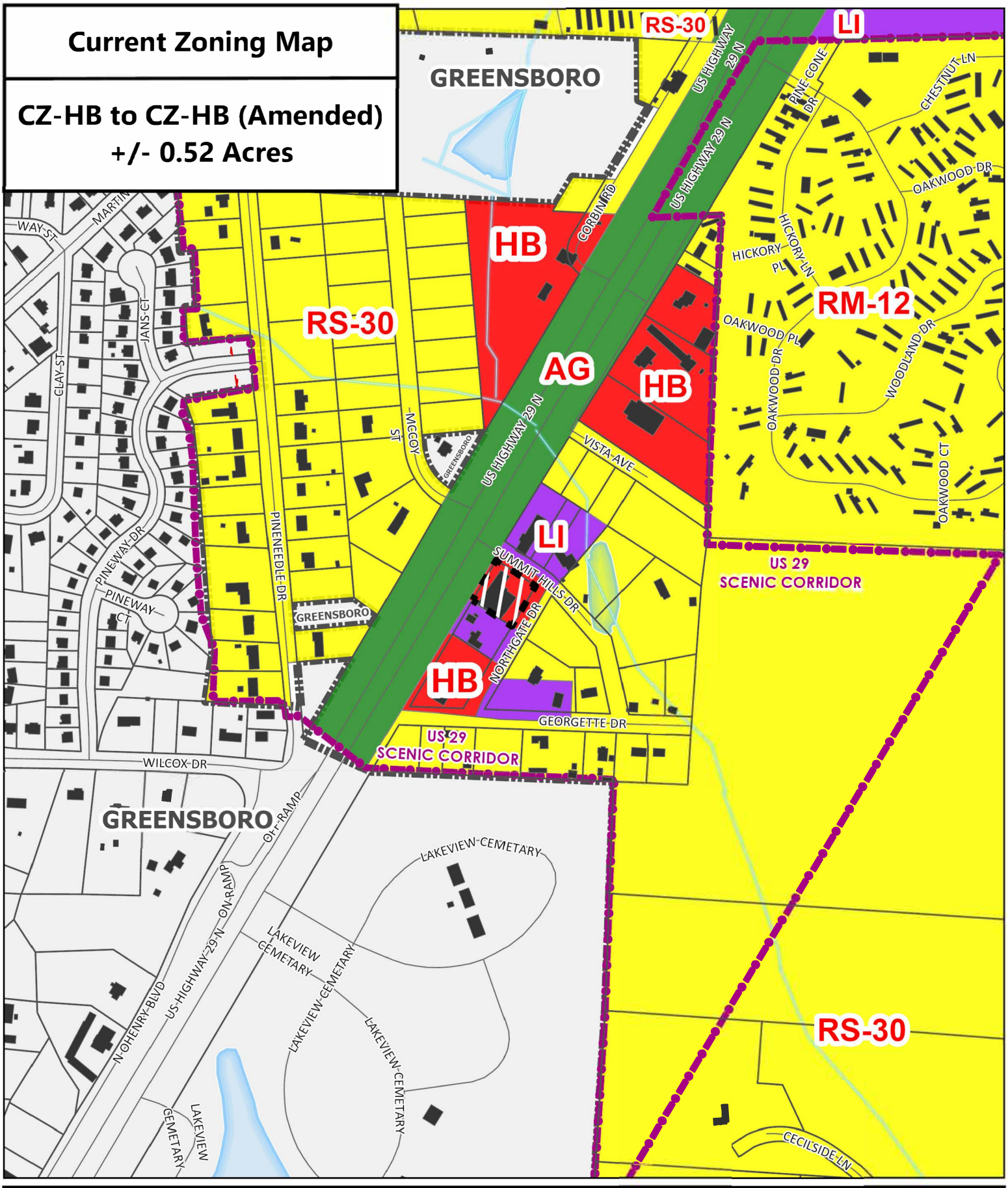
Case Number:
26-08-PLBD-00035

Case Area:
Parcel(s) - 126433
3712 N US HWY 29

Scale: 1" = 100 '

Current Zoning Map

CZ-HB to CZ-HB (Amended)
+/- 0.52 Acres



Planning & Development Department

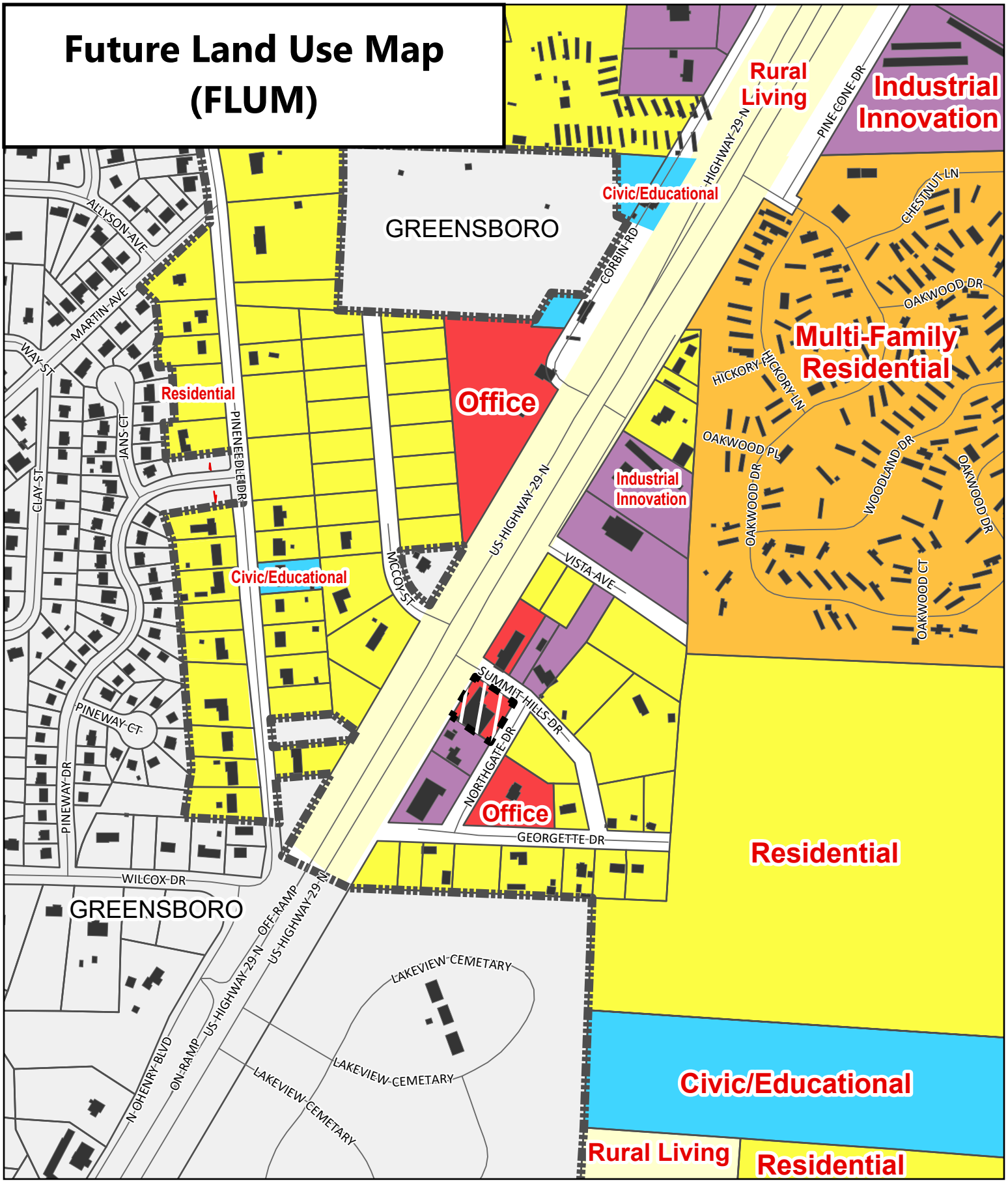
Jurisdiction:
GUILFORD COUNTY

Case Number:
26-08-PLBD-00035

Case Area:
Parcel(s) - 126433
3712 N US HWY 29

Scale: 1" = 400 '

Future Land Use Map (FLUM)



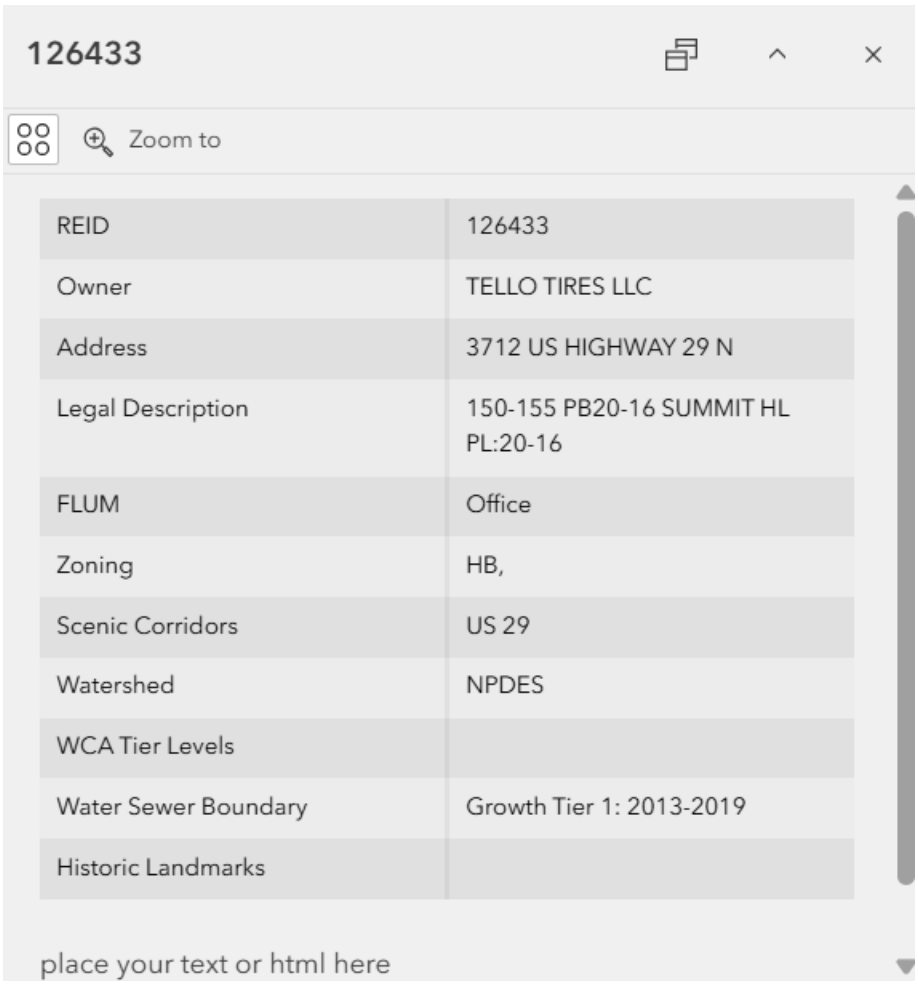
Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-08-PLBD-00035

Case Area:
Parcel(s) - 126433
3712 N US HWY 29

Scale: 1" = 400 '


126433
Zoom to
REID
126433
Owner
TELLO TIRES LLC
Address
3712 US HIGHWAY 29 N
Legal Description
150-155 PB20-16 SUMMIT HL PL:20-16
FLUM
Office
Zoning
HB,
Scenic Corridors
US 29
Watershed
NPDES
WCA Tier Levels
Water Sewer Boundary
Growth Tier 1: 2013-2019
Historic Landmarks
place your text or html here

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

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

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 #126433 from **CZ-HB to CZ-HB 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 #26-08-PLBD-00035: CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS TO CZ-HB AMENDED, CONDITIONAL ZONING – HIGHWAY BUSINESS AMENDED: 3712 US HIGHWAY 29 N

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 #126433 from **CZ-HB to CZ-HB 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.]

   _____
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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

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 #126433 from **CZ-HB to CZ-HB Amended** 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 Office/Service to _____** 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.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____

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-00035: CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS TO CZ-HB AMENDED, CONDITIONAL ZONING – HIGHWAY BUSINESS AMENDED: 3712 US HIGHWAY 29 N

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 #126433 from **CZ-HB to CZ-HB 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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   _____

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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: 8/26/26 Receipt # INV-00042659 Case Number 26-09-PLBD-00037
revised 9/15/26

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the AG & GB zoning district to the CZ-GB zoning district.
Said property is located at 6501 + 6503 Burlington Road, Whitsett NC 27377
in Rock Creek Township; Being a total of: 3.68 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 106285 Tax Parcel # _____

Tax Parcel # 106280 Tax Parcel # _____

Tax Parcel # _____ Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: *(Required)*

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

Check One: *(Required)*

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

Conditional Zoning Requirements:

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

GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Zoning
Application

Use Conditions

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

1) everything that is allowed in the Limited Business that is also allowed in General Business in addition
2) to a Garden Center or Retail Nursery, restaurant
3) with a drive thru, and carwash. See attached for an full list.
4)

Development Conditions

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

1)

2)

3)

4)

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

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

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

Respectfully Submitted,

Allison S. Hussey Member
Property Owner Signature

Allison C Brightwood LLC
Name

2443 Barber Rd
Mailing Address

Elon N.C. 27244
City, State and Zip Code

336 516 5193
Phone Number Email Address

Charles S Hussey II (Chuck Hussey)
Owner/ Representative/ Applicant Signature (if applicable)

Charles S Hussey II
Name

2435 Barber Rd.
Mailing Address

ELON, N.C. 27244
City, State and Zip Code

336-516-5196 husseysbbq@bellsouth.net
Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

Uses Permitted in both LB and GB ~~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 (incl. 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 Drive- through
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
47. Temporary Events/Uses

Uses Permitted in only GB to be allowed

1. Garden Center or Retail Nursery
2. Restaurant with a drive-thru.
3. Carwash - 9/15/26 CH

Charles S. Hursey Jr 9/01/26

Charles S. Hursey 9/01/26

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	*	*	*	*	*	*	
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
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P	P		P	P	P						
	Two-Family Dwelling (Twin Home or Duplex)		P							P	P	P		P	P	P						
	Townhouse Dwelling									P	P	P			P	P	P					
	Caretaker Dwelling (Accessory)		D										D	D	D	D	D	D	D	D	D	D
	Multifamily Dwelling (including Condominium)*									P	P	P			P	P	P	P	P			
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P						
	Home Occupation		D	D	D	D	D	D	D	D	D	D		D	D	D						
	Mfgr.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z						Z	Z										
	Mfgr.(HUD)/Mobile Home Dwelling Park									S	S	S										
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D	D		D	D							
	Subdivision (Minor) - Residential		P	P	P	P	P	P	P	P	P	P		P	P	P						
	Subdivision (Major) - Residential (6 or more lots)			P	P	P	P	P	P	P	P	P		P	P	P						
	Tiny House Developments									D	D	D										

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	*	*	*	*	*	*	
	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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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
(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		
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P
	College or University												~~P~~					~~P~~				
	Vocational, Business or Secretarial School														P		P	P	P	P	P	P
	Elementary School		D	D	D	D	D	D	D	D	D	D	D	D								
	Secondary School		D	D	D	D	D	D	D	D	D	D	D	D								
	Correctional Institution												S									S
	Daycare Centers in Residence (In-Home) (12 or Less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Daycare Center (Not In-Home)		S						D	D	D		D	D	D	D	D	D	D	D	D	
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Community or Social Service Agencies												P	P	P	P	P	P	P	P		

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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			
	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 G	R S 40	R S 30	R S 20	R S 3	R S 5	R S 7	R M 8	R M 18	R M 26	P I	L O	M X U	N B *	L B *	G B *	H B *	C P *	L I *	H I
	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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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	P I	L O	MX U	NB *	LB *	GB *	HB *	CP *	LI *	HI
	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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			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														P			P	P	P	P	P
	Substation																					
	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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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial		
			A G	R S 40	R S 30	R S 20	R S 3	R S 5	R S 7	R M 8	R M 18	R M 26	P I	L O	M X U	N B *	L B *	G B *	H B *	C P *	L I *	H I
	Utility Equipment and Storage Yards																				P	P
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																					S
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Junk/Salvage Yard																					P
	Land Clearing & Inert Debris Landfill, Major	X	S																			S
	Land Clearing & Inert Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Refuse and Raw Material Hauling	X																				P
	Recycling Facilities, Outdoors																				P	P
	Resource Recovery Facilities																					P
	Waste Transfer Stations																					P
	Septic Tank Services	X																			P	P
	Sewage Treatment Plant	X																				P
	Solid Waste Disposal (Non-Hazardous)	X																				S
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																				S
General Industrial	Warehouse (General Storage, Enclosed)																	D	D	P	P	P
	Warehouse (Self-Storage)																	D	D		P	P
	Laundry or Dry Cleaning Plant	X														P	D	P	P	P	P	P

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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	*	*	*	*	*	*	
	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																			

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

Property Information

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.

Zoning History of Denied Cases: There is no history of denied cases.

Nature of the Request

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:

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 Drive-Through; (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 to also be **allowed**

(1) Garden Center or Retail Nursery; (2) Restaurant with a drive-thru; and (3) Car Wash

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

Proposed Development Conditions:

None proposed.

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 **LB, Limited Business District** is primarily intended to accommodate moderate intensity shopping and services convenient to nearby residential uses and typically located at intersections of collectors or thoroughfares.

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 minimal front setbacks, 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.

Character of the Area

The subject property abuts the Brightwood Farms Planned Development, which is characterized by a mix of single-family detached dwellings and multi-family residential. 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 character of the area is a mixture of various commercial, industrial, and residential uses.

Existing Land Use(s) on the Property: Vacant Commercial Building

Surrounding Uses:

North: Single-family and multi-family residential (Brightwood Farm)
South: Single-family residential and industrial
East: Multi-family residential and common area (Brightwood Farm)
West: Multi-family residential (Brightwood Farm) and commercial

Historic Properties: Located on the property is the former Brightwood Inn Restaurant, described as a 1935 1-story, hip-roof, brick-veneered Craftsman bungalow.

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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.

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: Whitsett

Distance from Fire Station: Approximately 1.5 miles

Water and Sewer Services:

Provider: City of Burlington Public Water and private Septic Systems

Within Service Area: A 24-inch City of Burlington water line runs adjacent to the property.

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: 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.

Proposed Improvements: There are currently no known planned road improvements in the area. Any new development would be subject to review and approval by NCDOT.

Projected Traffic Generation: Not available.

Environmental Assessment

Topography: Per the USDA-NRCS Web Soil Survey, the topography at the subject parcel is nearly level to gently 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: The property is in the Lake Mackintosh WS-IV, General Watershed Area.

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Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map (FLUM) Classification: Residential and Rural Living (NE Quadrant)

Activity Center/Node: See Character of the Area Description Above
The **Residential** Land Use Classification represents lands that typically consist 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 routes. Primary land uses include single-family detached dwellings and duplexes. Secondary land uses include residential uses serving commercial, retail, office, civic, and public uses and services.

The **Rural Living** Land Use Classification represents lands typically characterized by various lot sizes with low density residential, typically in the form of single-family detached homes. These lands include both existing development and new areas that are currently undeveloped, which may experience increased density along major transportation corridors over time, but which will remain largely rural the farther away properties are located from established corridors and community services.

The **Regional Employment Center** activity center/node represents lands that are typically high intensity activity centers located outside the immediate municipal corporate limits. These areas often have a mix of land uses including office, retail, and residential buildings, but which may serve a singular use and purpose, such as manufacturing or distribution. Mega sites, such as the Greensboro-Randolph Mega Site, would also fit in this category.

The **Retail/Restaurant** Land Use Classification represents lands that are typically located near key intersections and busy corridors that serve the daily needs of local residential neighborhoods. These uses typically are accessed by car and public transit or via bicycle and pedestrian connections. 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: 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, as these classifications are not intended to accommodate commercial land uses.

The proposed conditional rezoning would be consistent with the Retail/Restaurant classification, as the proposed uses would be consistent with this classification to provide various commercial amenities.

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

Consistency: 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:

DRAFT

- **Planning Theme: Resilient Economy**
    - **Goal Statement:** Promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees.
    - **Action E1.1:** Ensure areas best suited for economic development, such as the US 421 Corridor, are secured for such use, while balancing the needs for housing, recreational amenities, agricultural, and commercial uses
    - **Action E1.4:** 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.

- **Planning Theme: Service Accessibility**
    - **Policy 2:** Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods.

Reasonableness

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:

- Located 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 close 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.

Recommendation

Staff Recommendation: Approval

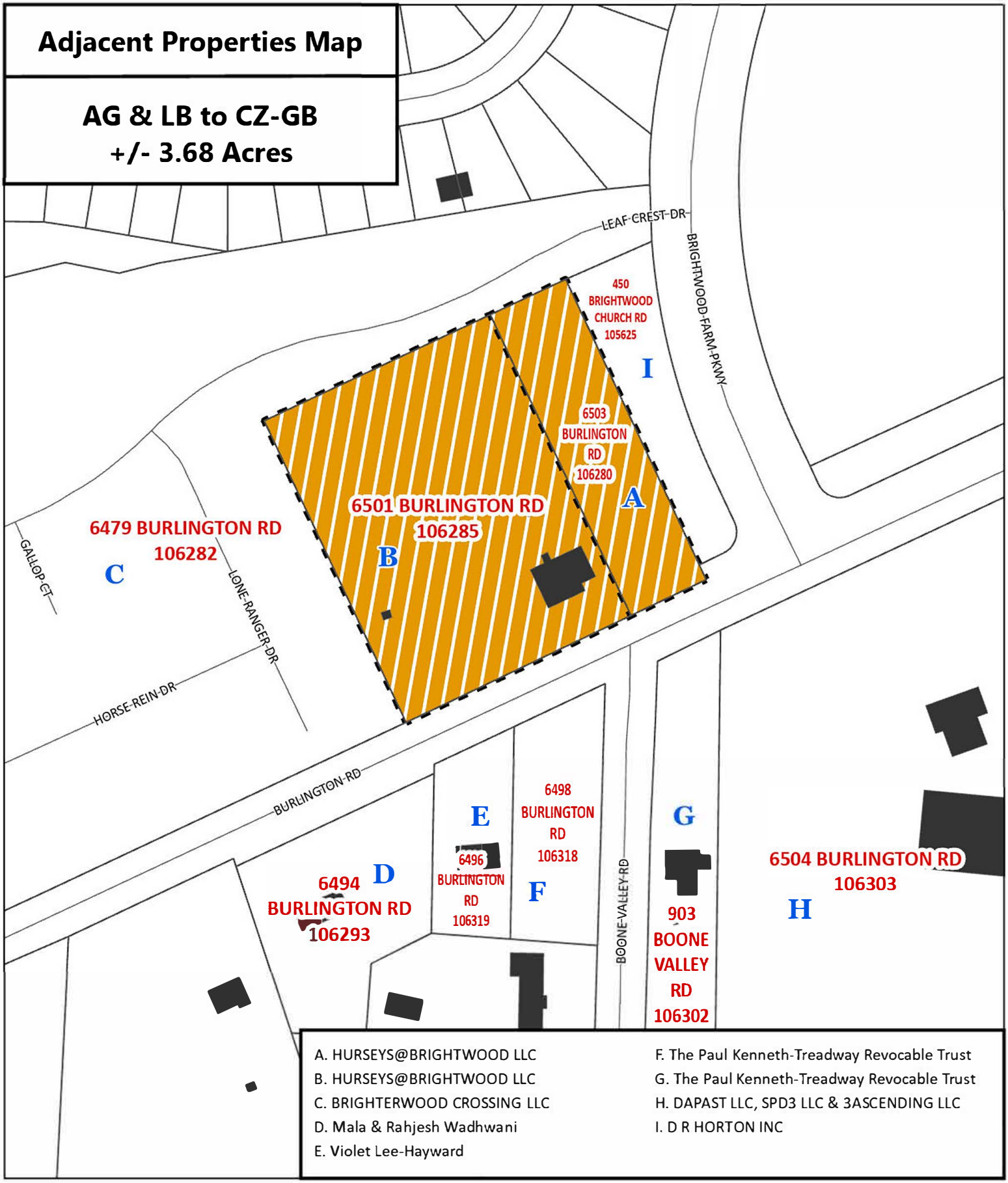
Future Land Use Map (FLUM) Quadrant: Northeast

FLUM Recommendation: 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.

DRAFT

Adjacent Properties Map

AG & LB to CZ-GB
+/- 3.68 Acres



A. HURSEYS@BRIGHTWOOD LLC
B. HURSEYS@BRIGHTWOOD LLC
C. BRIGHTERWOOD CROSSING LLC
D. Mala & Rahjesh Wadhwani
E. Violet Lee-Hayward
F. The Paul Kenneth-Treadway Revocable Trust
G. The Paul Kenneth-Treadway Revocable Trust
H. DAPAST LLC, SPD3 LLC & 3ASCENDING LLC
I. D R HORTON INC

Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

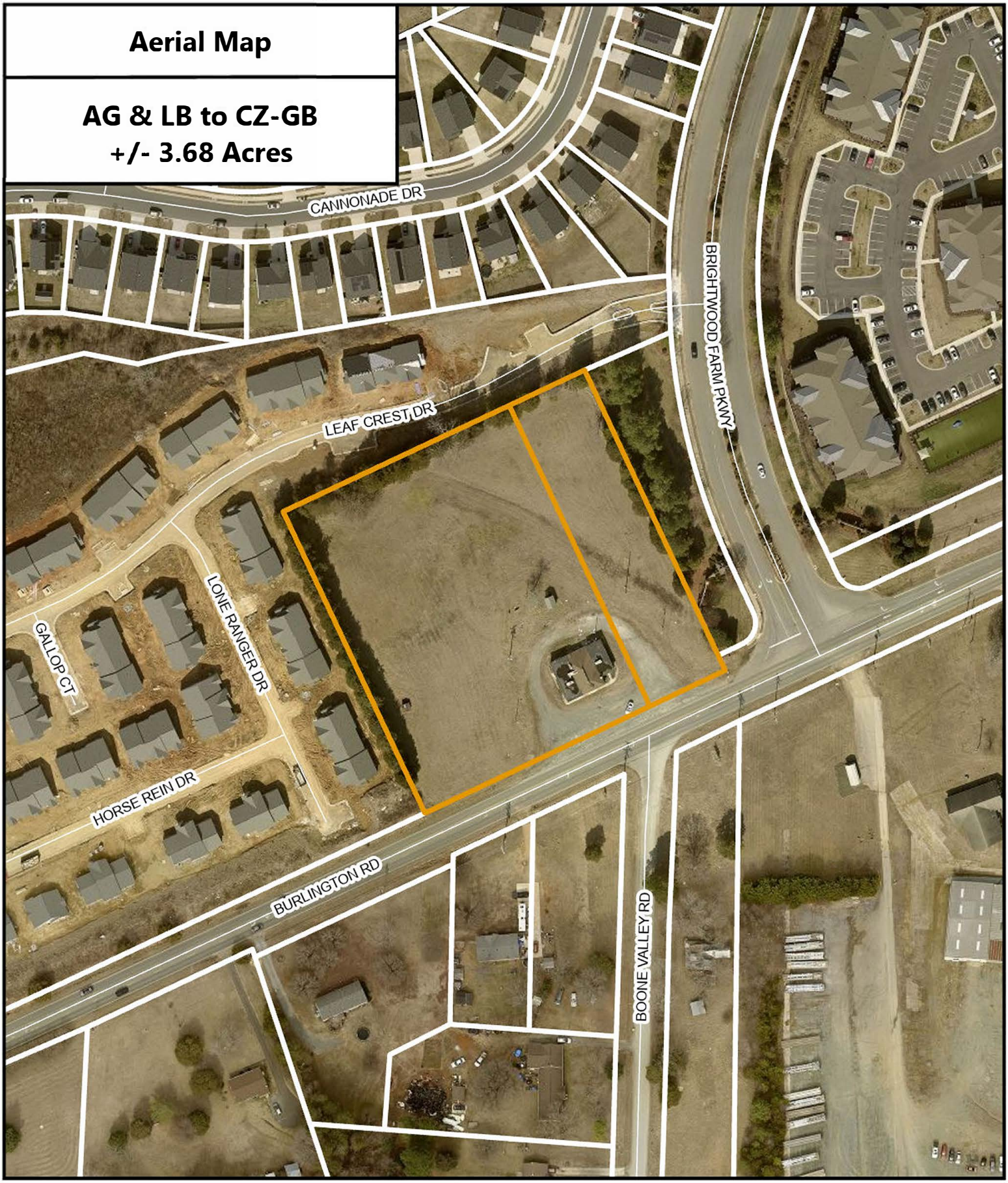
Case Number:
26-09-PLBD-00037

Case Area:
Parcel(s):
106280 (+/- 2.76 AC)
106285 (+/- 0.92 AC)
6501 & 6503 Burlington Rd

Scale: 1" = 150 '

Aerial Map

AG & LB to CZ-GB
+/- 3.68 Acres



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

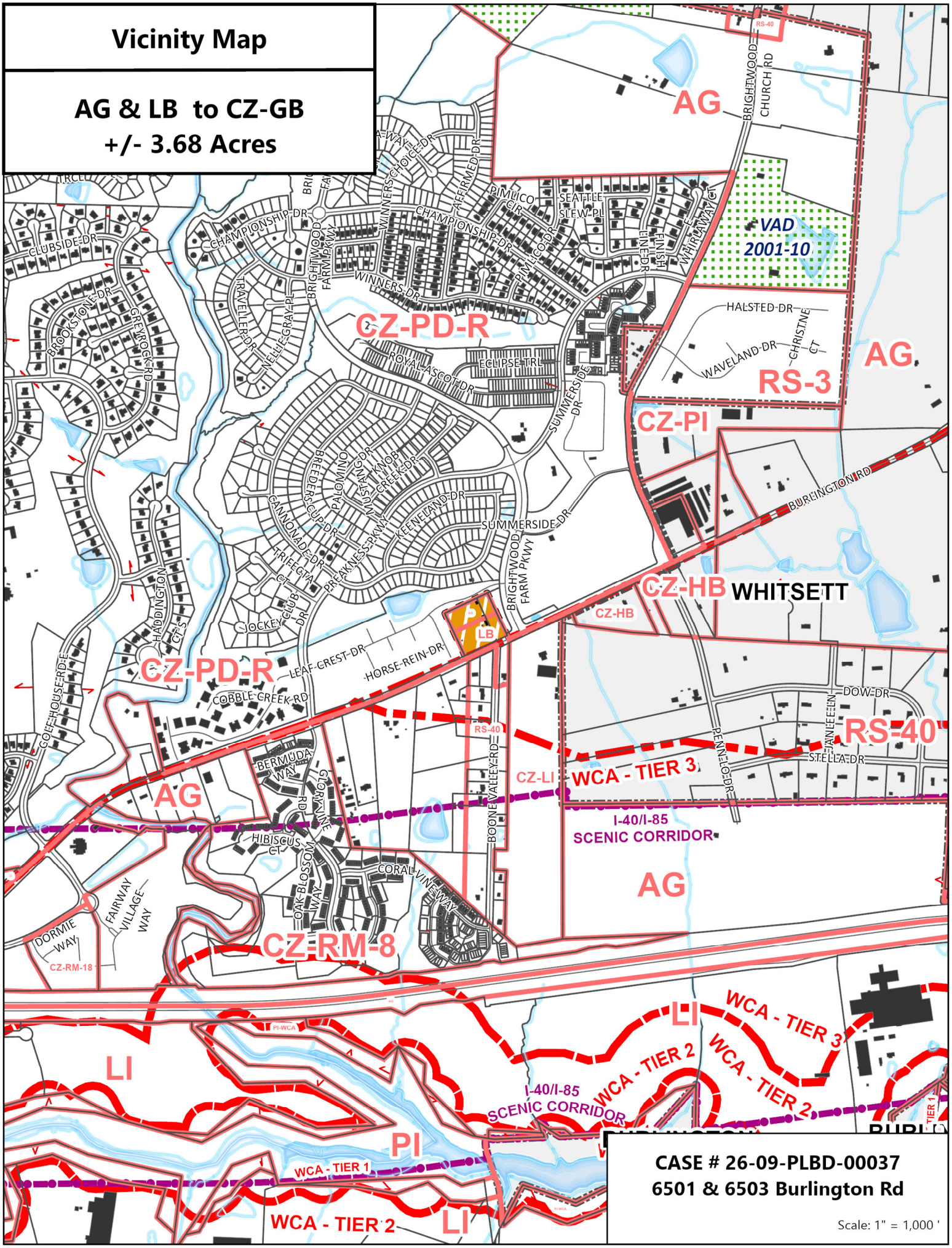
Case Number:
26-09-PLBD-00037

Case Area:
Parcel(s) - 106285 (+/- 2.76 AC)
106280 (+/- 0.92 AC)
6501 & 6503 Burlington Rd

Scale: 1" = 150 '

Vicinity Map

AG & LB to CZ-GB
+/- 3.68 Acres

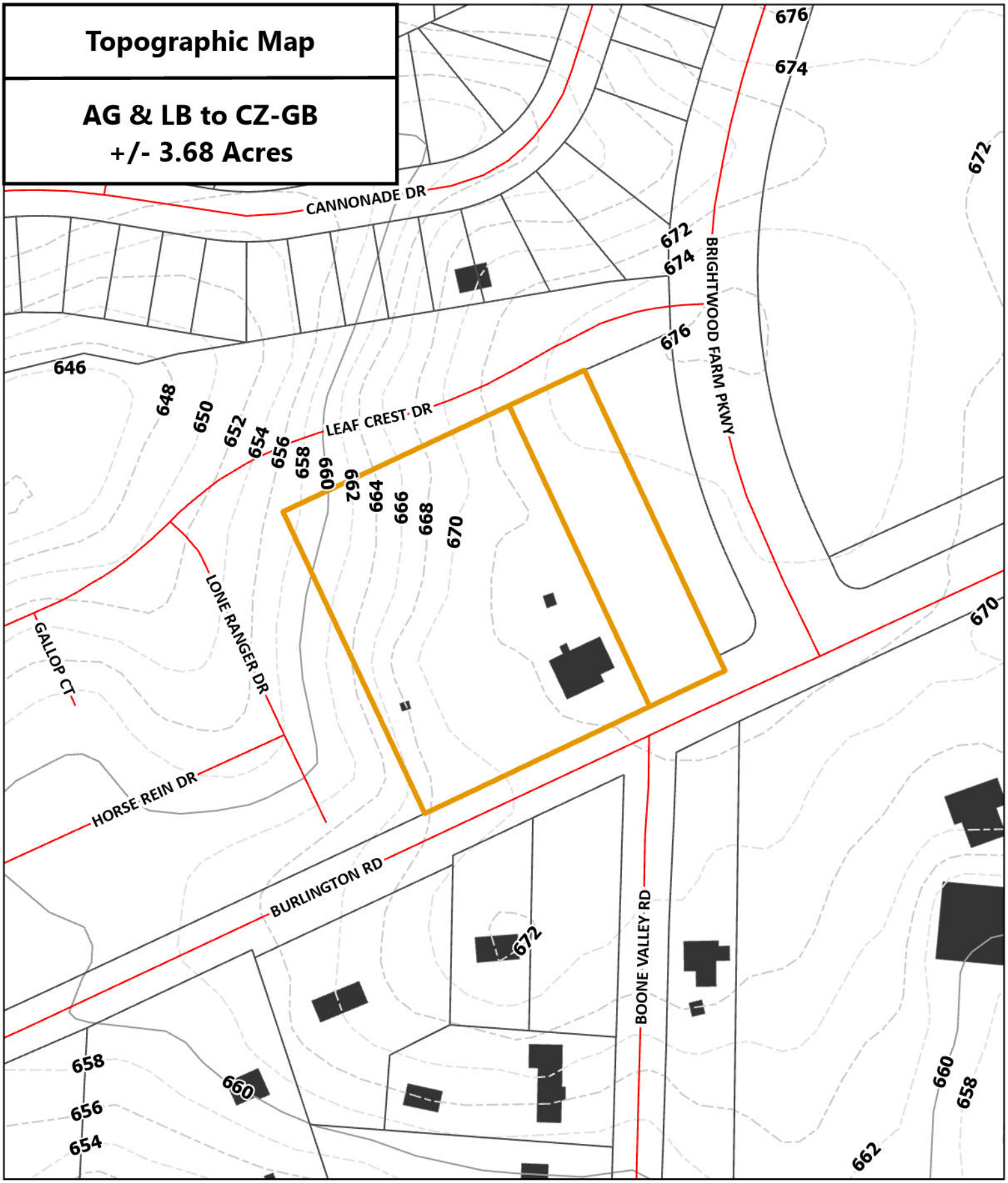


CASE # 26-09-PLBD-00037
6501 & 6503 Burlington Rd

Scale: 1" = 1,000 '

Topographic Map

AG & LB to CZ-GB
+/- 3.68 Acres



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

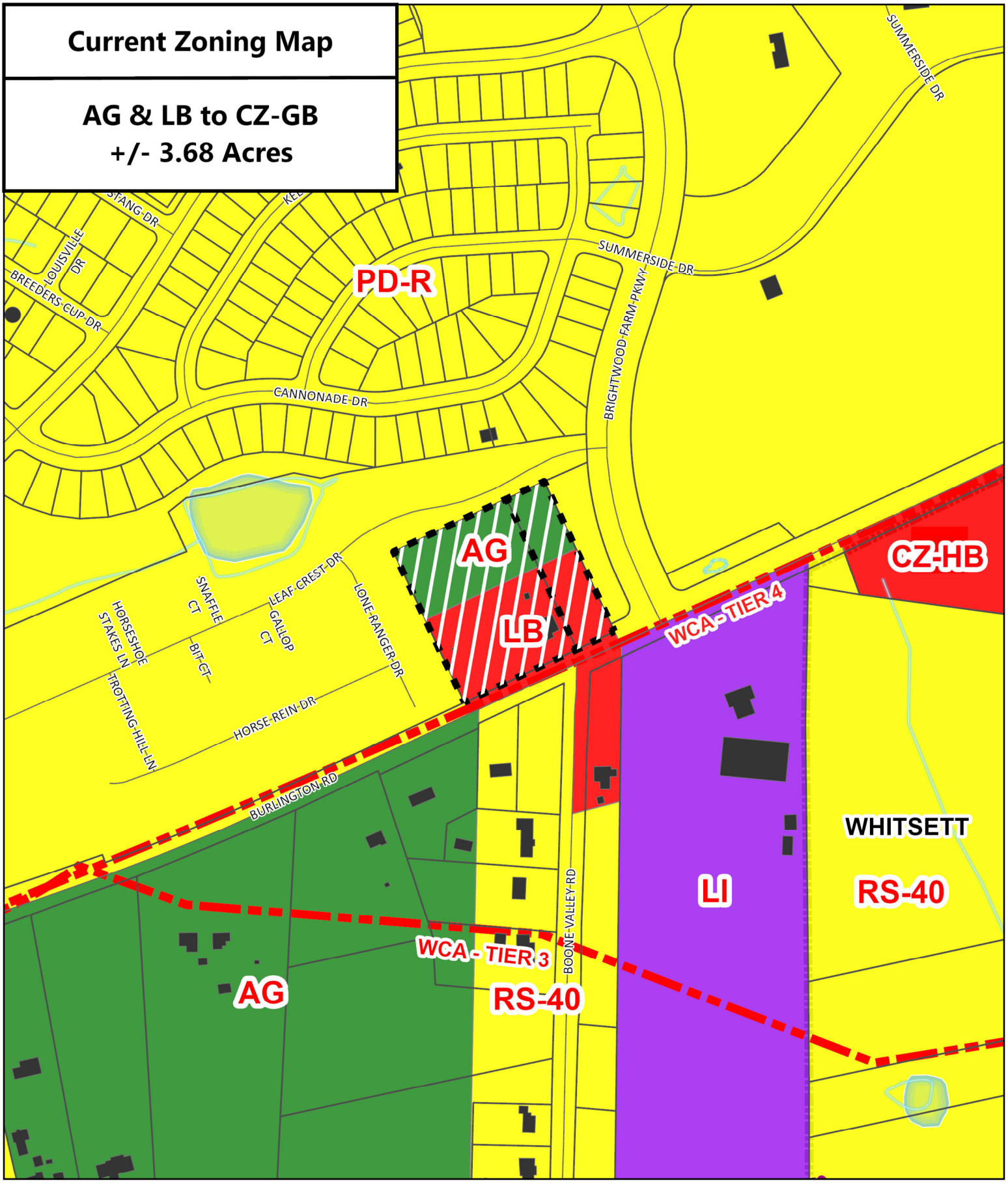
Case Number:
26-09-PLBD-00037

Case Area:
Parcel(s) - 106820 (+/- 2.76 AC)
106285 (+/- 0.92 AC)
6501 & 6503 Burlington Rd

Scale: 1" = 150 '

Current Zoning Map

AG & LB to CZ-GB
+/- 3.68 Acres



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

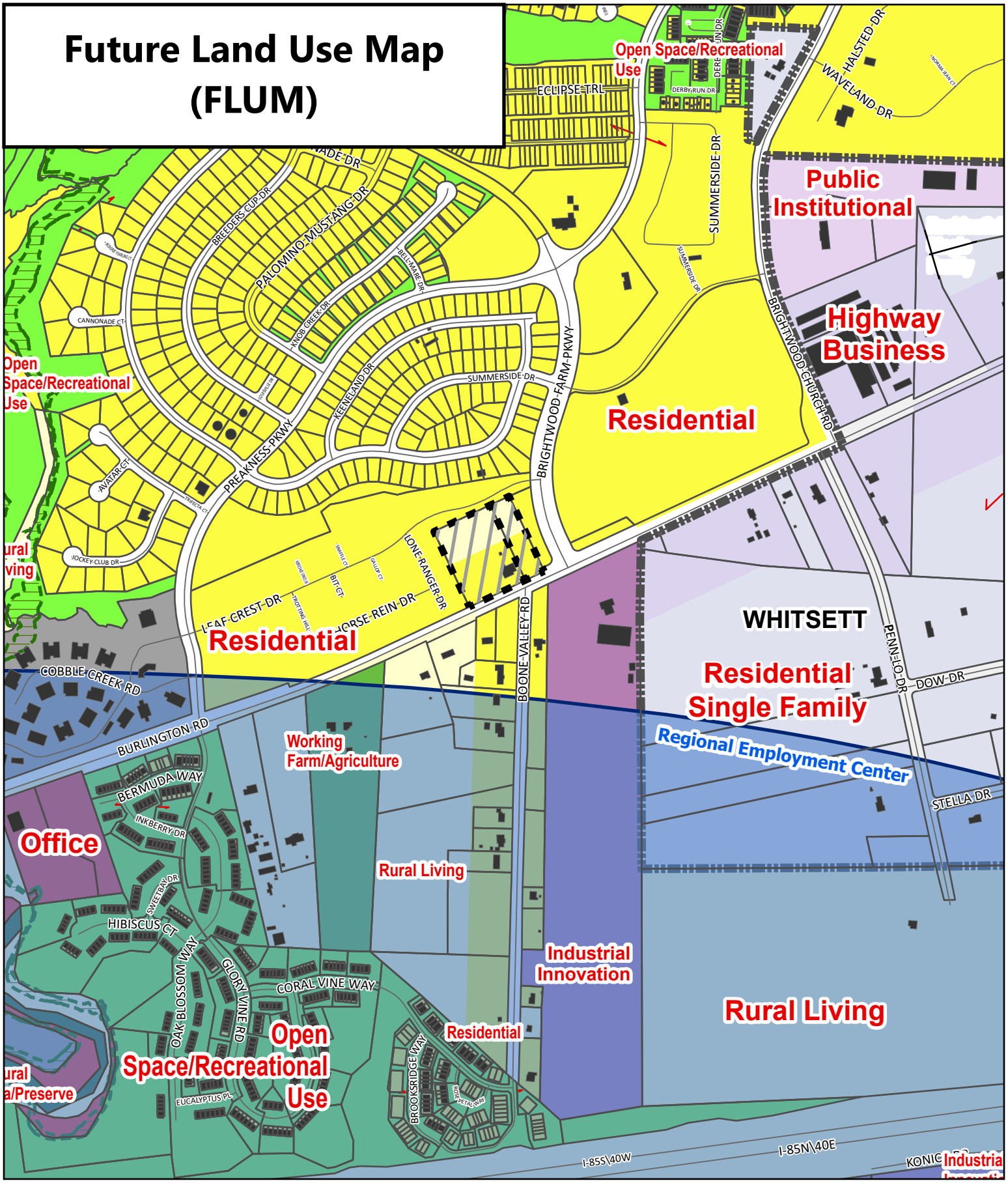
Case Number:
26-09-PLBD-00037

Case Area:
Parcel(s) - 106820 (+/- 2.76 AC)
106285 (+/- 0.92 AC)

6501 & 6503 Burlington Rd

Scale: 1" = 300 '

Future Land Use Map (FLUM)



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-09-PLBD-00037

Case Area:
Parcel(s) -
106285 (2.76 AC)
106280 (0.92 AC)
6501 & 6503 Burlington Rd

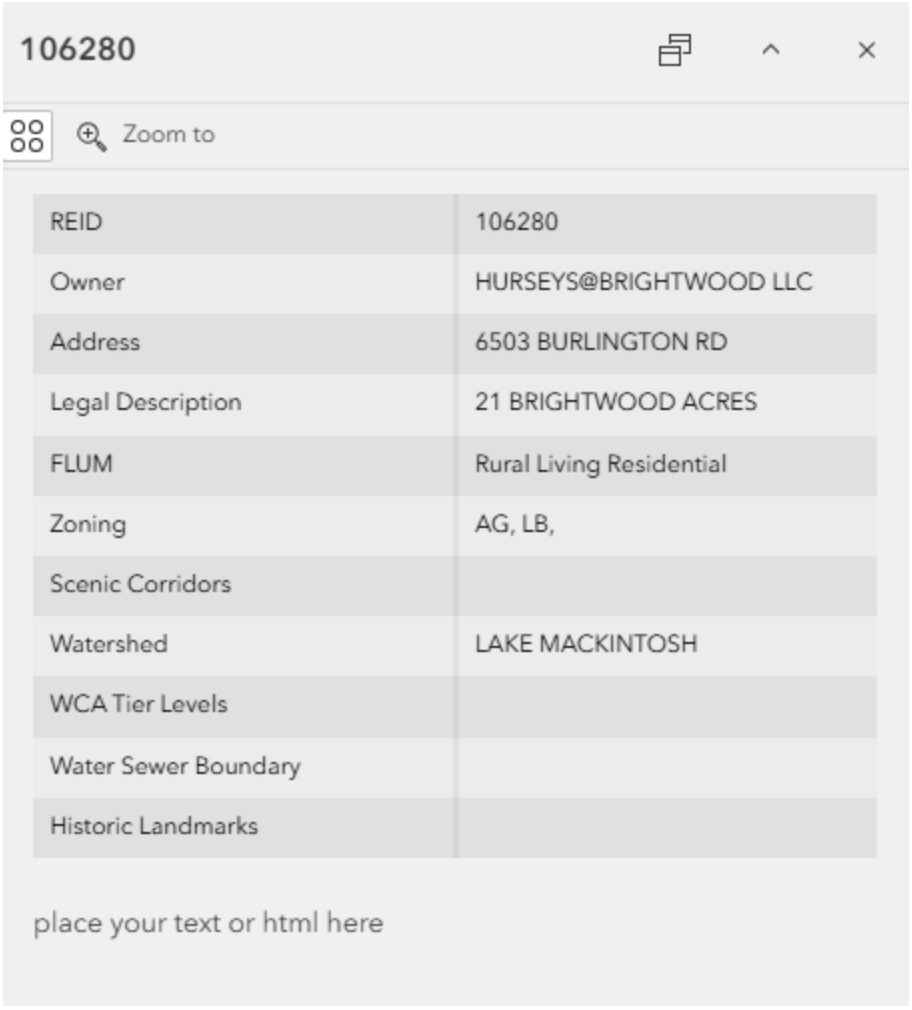
Scale: 1" = 600 '

106285

Zoom to

REID	106285
Owner	HURSEYS@BRIGHTWOOD LLC
Address	6501 BURLINGTON RD
Legal Description	18-20 BRIGHTWOOD INN AC BK-2424-50 US
FLUM	Rural Living Residential
Zoning	AG, LB,
Scenic Corridors	
Watershed	LAKE MACKINTOSH
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here


106280
Zoom to
REID
106280
Owner
HURSEYS@BRIGHTWOOD LLC
Address
6503 BURLINGTON RD
Legal Description
21 BRIGHTWOOD ACRES
FLUM
Rural Living Residential
Zoning
AG, LB,
Scenic Corridors
Watershed
LAKE MACKINTOSH
WCA Tier Levels
Water Sewer Boundary
Historic Landmarks
place your text or html here

CONDITIONAL REZONING CASE #26-09-PLBD-00037: AG & LB, AGRICULTURAL AND LIMITED BUSINESS TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 6501 & 6503 BURLINGTON 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 #26-09-PLBD-00037: AG & LB, AGRICULTURAL AND LIMITED BUSINESS TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 6501 & 6503 BURLINGTON 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 #106285, #106280 from **AG & LB to CZ-GB** 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 #26-09-PLBD-00037: AG & LB, AGRICULTURAL AND LIMITED BUSINESS TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 6501 & 6503 BURLINGTON 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 #106285, #106280 from **AG & LB to CZ-GB** 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.]

   _____
   _____
   _____
   _____
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   _____
   _____

CONDITIONAL REZONING CASE #26-09-PLBD-00037: AG & LB, AGRICULTURAL AND LIMITED BUSINESS TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 6501 & 6503 BURLINGTON 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 #106285, #106280 from **AG & LB to CZ-GB** 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 Residential and Rural Living to Retail/Restaurant** 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.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____

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 #26-09-PLBD-00037: AG & LB, AGRICULTURAL AND LIMITED BUSINESS TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 6501 & 6503 BURLINGTON 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 #106285, #106280 from **AG & LB to CZ-GB** 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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   _____
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   _____
   _____

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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: Revised 9/20/2026 Receipt # REC-037712-2026 Case Number 26-09-PLBD-00038

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 PI zoning district to the ~~LI~~ CZ-LI AYF zoning district.

Said property is located at 1412 RANKIN MILL RD MCLEANSVILLE, NC 27301

in JEFFERSON Township; Being a total of: 10.1 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 155370 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).

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Use Conditions

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

1) See attached use matrix for struck through uses to be prohibited

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) PER ATTACHED SKETCH PLAN~~

2) PER I-840 URBAN LOOP SCENIC CORRIDOR OVERLAY DISTRICT REQUIREMENTS

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,

Timothy C Amick Timothy C Amick (Sep 2, 2026 12:28:09 EDT) Property Owner Signature	Robert Rochester Robert Rochester (Sep 2, 2026 11:43:37 EDT) Owner/ Representative/Applicant Signature (if applicable)
TIM AMICK, SR. Name	ROBERT ROCHESTER, SR Name
7600 SHELBY RAE CT Mailing Address	5619 RANDLEMAN RD Mailing Address
STOKESDALE, NC 27357 City, State and Zip Code	RANDLEMAN, NC 27317 City, State and Zip Code
336-253-0044 AMFREE@BELLSOUTH.NET Phone Number Email Address	336-214-4145 ROCDAN1967@GMAIL.COM Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

Scanned with CamScanner

TABLE 4.3-1 PERMITTED USE SCHEDULE

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

Use Category	Use Type	WCA Prohibited	Residential									Institutional	Commercial						Industrial		
			AG	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
Agriculture/Animal Services	Agricultural Maintenance Barns		D																			
	Agricultural Tourism		S																			
	Animal Feeder/Breeder	X	D																			

Attachment 1

TABLE 4.3-1 PERMITTED USE SCHEDULE

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

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial							Industrial	
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
	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
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P	P		P	P	P						
	Two-Family Dwelling (Twin Home or Duplex)		P							P	P	P		P	P	P						
	Townhouse Dwelling									P	P	P			P	P	P					
	Caretaker Dwelling (Accessory)		D										D	D	D	D	D	D	D	D	D	D
	Multifamily Dwelling (including Condominium)*									P	P	P			P	P	P	P	P			
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P						
	Home Occupation		D	D	D	D	D	D	D	D	D	D		D	D	D						
	Mfgr.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z						Z	Z										
	Mfgr.(HUD)/Mobile Home Dwelling Park									S	S	S										
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D	D		D	D							
	Subdivision (Minor) - Residential		P	P	P	P	P	P	P	P	P	P		P	P	P						
	Subdivision (Major) - Residential (6 or more lots)			P	P	P	P	P	P	P	P	P		P	P	P						
	Tiny House Developments									D	D	D										
	Temporary Family Healthcare Structures		D	D	D	D	D	D	D	D	D	D		D	D	D						

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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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	*	*	*	*	*	*	
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 (Heavy)	Adult-Oriented Establishments																					S
	Amusement or Water Parks, Fairgrounds																		D		D	
	Auditorium, Coliseum or Stadium												~~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
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S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q
Z = Overlay Zoning Required
"*" = Additional District Requirements, See Section 4.5 or 4.6

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

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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Z = Overlay Zoning Required
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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	*	*	*	*	*	*		
	Museum or Art Gallery												P	P	P	P	P	P	P	P			
	Post Office												P	P	P	P	P	P	P	P	P	P	P
	Hospital												P		P			P	P				
	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
Business, Professional, and Personal Services	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																P	P		P		P
	Insurance Agency (Carriers and On-Site Claims Inspections)														P		P	P	P	P	P		
	Kennels or Pet Grooming		P												D		D	D	D	D	P		P
	Landscape and Horticultural Services	X	S																P		P		P
	Laundromat or Dry Cleaner	X														P	P	P	P				
	Motion Picture Production																	P	P	P	P		
	Pest or Termite Control Services	X																P	P		P		P

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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	*	*	*	*	*	*	
	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
	Pawnshop or Used Merchandise Store																	P	P			
	Service Station, Gasoline	X															P	P	P		P	P
	Tire Sales																	P	P		P	

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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	*	*	*	*	*	*	
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
	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

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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial		
			AG	RS40	RS30	RS20	RS3	RS5	RS7	RM8	RM18	RM26	P I	LO	MXU	NB*	LB*	GB*	HB*	C P*	LI*	HI
	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
	Utility Equipment and Storage Yards																				P	P
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																					S
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Junk/Salvage Yard																					P

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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	*	*	*	*	*	*		
	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		D
	Refuse and Raw Material Hauling	X																					P
	Recycling Facilities, Outdoors																				P		P
	Resource Recovery Facilities																						P
	Waste Transfer Stations																						P
	Septic Tank Services	X																			P		P
	Sewage Treatment Plant	X																					P
	Solid Waste Disposal (Non-Hazardous)	X																					S
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																					S
	Warehouse (General Storage, Enclosed)																	D	D	P	P		P
	Warehouse (Self-Storage)																	D	D		P		P
General Industrial	Laundry or Dry Cleaning Plant	X														P	D	P	P	P	P		P
	Laundry or Dry Cleaning Substation	X														P	P	P	P	P	P		
	Petroleum & Petroleum Products	X																					P
	Welding Shops	X																			P		P
Manufacturing	Manufacturing Heavy																						S
	Manufacturing Light																			P	P		P
	Animal Slaughter & Rendering	X																					S

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Use Category	Use Type	WCA Prohibited	Residential									Institutional	Commercial						Industrial		
			A G	R S 40	R S 30	R S 20	R S 3	R S 5	R S 7	R M 8	R M 18	R M 26	P I	L O	M X U	N B *	L B *	G B *	H B *	C P *	L I *	H I
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
	Turkey Shoots		D																		

Tim Amick, Sr.
Tim Amick, Sr. (Sep 9, 2026 06:46:35 EDT)

Property Owner

Attachment 2

permitteduseматrixAMICK

Final Audit Report 2026-09-09

Created:	2026-09-09
By:	STN Company (kaye.jarrett@stncushion.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALwRNfKBlwQ-IcMSl8NfqAbu1hEHWMrPp

"permitteduseматrixAMICK" History

Document created by STN Company (kaye.jarrett@stncushion.com)
2026-09-09 - 9:01:10 AM GMT

Document emailed to Tim Amick, Sr. (amfree@bellsouth.net) for signature
2026-09-09 - 9:01:17 AM GMT

Email viewed by Tim Amick, Sr. (amfree@bellsouth.net)
2026-09-09 - 10:41:00 AM GMT

Document e-signed by Tim Amick, Sr. (amfree@bellsouth.net)
Signature Date: 2026-09-09 - 10:46:35 AM GMT - Time Source: server - Signature Appearance Selected: TYPE

Agreement completed.
2026-09-09 - 10:46:35 AM GMT

Adobe Acrobat Sign

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

Property Information

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.

Zoning History of Denied Cases: There is no history of denied cases.

Nature of the Request

This is a request to conditionally rezone the subject property from PI, Public and Institutional, to CZ-LI, Light Industrial, subject to the following conditions:

Proposed Use Conditions:

Uses to be **prohibited,** as indicated on the application attached use matrix:

(1) Animal Services (Livestock); (2) Animal Services (Other); (3) Horticultural Specialties; (4) Homeless Shelter; (5) Athletic Fields; (6) Batting Cages, Outdoor; (7) Country Club with Golf Course; (8) Golf Course; (9) Paintball Field; (10) Physical Fitness Center; (11) Public Park or Public Recreation Facility (Incl. Indoor Batting Cages); (12) Swim and Tennis Club; (13) Amusement or Water Parks Fairgrounds; (14) Auditorium, Coliseum or Stadium; (15) Go-cart Raceway; (16) Shooting Range, Indoor; (17) Other Outdoor Uses Not Listed; (18) Place of Worship; (19) Vocational, Business or Secretarial School; (20) Daycare Centers in Residence (In Home) (12 or Less); (21) Daycare Center (Not In-Home); (22) Emergency Services; (23) Fraternity or Sorority (University or College Related); (24) Government Office; (25) Post Office; (26) Medical or Professional Office; (27) Personal Service; (28) Advertising, Outdoor Services; (29) Bank or Finance without Drive-through; (30) Bank or Finance with Drive- through; (31) Boat Repair; (32) Building Maintenance Services; (33) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (34) Insurance Agency (Carriers and On-Site Claims Inspections); (35) Kennels or Pet Grooming; (36) Landscape and Horticultural Services; (37) Motion Picture Production; (38) Pest or Termite Control Services; (39) Research, Development or Testing Services; (40) Studios-Artists and Recording; (41) Automobile Rental or Leasing; (42) Automobile Repair Services; (43) Car Wash; (44) Building Supply Sales (with Storage Yard); (45) Convenience Store (with Gasoline Pump); (46) Equipment Rental and Repair, Light; (47) Fuel Oil Sales; (48) Garden Center or Retail Nursery; (49) Manufactured Home Sales; (50) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (51) Service Station, Gasoline; (52) Tire Sales; (53) Restaurant (Without Drive-thru); (54) Cemetery or Mausoleum; (55) Wholesale Trade – Heavy; (56) Automobile Parking (Commercial); (57) Automotive Towing and Storage Services; (58) Equipment Rental and Leasing (No Outside Storage); (59) Equipment Rental and Leasing (with Outside Storage); (60) Equipment Repair, Light; (61) Truck Stop; (62) Truck and Utility Trailer Rental and Leasing, Light; (63) Truck and Utility Trailer Rental and Leasing, Heavy; (64) Beneficial Fill Area; (65) Bus Terminal and Service Facilities; (66) Courier Service, Central Facility; (67) Courier Service, Substation; (68) Heliport; (69) Moving and Storage Service; (70) Railroad Terminal or Yard; (71) Taxi Terminal; (72) Trucking or Freight Terminal; (73) Communication or Broadcasting Facility; (74) Wireless Communication Tower – Stealth Camouflage Design; (75) Wireless Communication Tower – Non-Stealth Design; (76) Small Cell Wireless Tower; (77) Radio or TV Station; (78) Utilities, Major; (79) Utilities, Minor; (80) Solar Collectors Principal; (81) Utility Company

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Office; (82) Utility Equipment and Storage Yards; (83) Construction or Demolition Debris Landfill, Minor; (84) Land Clearing & Inert Debris, Minor; (85) Recycling Facilities, Outdoors; (86) Septic Tank Services; (87) Warehouse (Self-Storage); (88) Laundry or Dry-Cleaning Plant; (89) Laundry or Dry-Cleaning Substation; (90) Welding Shops; (91) Manufacturing Light; and (92) Temporary Events/Uses.

Uses to be **allowed**:

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

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) Meet I-840 urban loop scenic corridor overlay district requirements

District Descriptions

The **PI, Public and Institutional District** is intended to accommodate mid to large-sized, campus-style development semi-public and institutional controlled by a single entity. A master plan should be prepared for these uses which address access, circulation, site layout, architectural cohesion, parking, lighting, open space and other factors.

This **LI, Light Industrial District** accommodates limited, small-scale manufacturing, wholesaling, research and development, and related commercial activities that have little adverse effect, through noise, odor, or visual distraction, on neighboring properties. Development shall provide adequate screening and buffers and be located where there are adequate public utilities and access to arterial streets and highways.

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.

Overlay Districts: The property is within the I-840 Scenic Corridor Overlay District and is subject to Scenic Corridor Overlay District requirements for the I-840 Corridor. These requirements are described in UDO Subsection 4.9.B and are as follows:

1. I-840 Scenic Corridor Overlay District: Those areas in the County along the entire length of the Urban Loop containing all land located within one thousand (1,000) feet on either side of the centerline of the existing or proposed controlled access highway is included within the overlay zone.
2. 4.9.B.3 General Requirements: 3.a.(2) and 3.a.(3) and 4.9.B.4 Additional requirements shall apply to properties within the limits of the district that are visible from the Urban Loop controlled access highway.

See the attached complete list of overlay standards

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Character of the Area

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. This parcel abuts a CZ-LI zoned property from which the subject property was subdivided in 2010 (Deed BK 7132 Pg 2398-2400), prior to being rezoned to CZ-LI from PI. Lastly, there is a large correctional facility to the east across I-840, which is zoned PI.

Existing Land Use(s) on the Property: Vacant Single-Family, Detached Dwelling

Surrounding Uses:

North: Single-family residential
South: Single-family residential
East: Undeveloped Light Industrial Land (CZ-LI)
West: Greensboro White Street Landfill, D & D Grading Major LCID landfill, Single-family residential, Commercial, Agricultural

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: Fire District 13

Miles from Fire Station: approximately 2.8 miles

Water and Sewer Services:

Provider: Private Well and Septic System

Within Service Area: Yes, Growth Tier 1 for the City of Greensboro.

Growth Tier 1: 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.

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: 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.

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.

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Projected Traffic Generation: None provided.

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 to moderately steep.

Floodplain: There is a regulated floodplain and floodway 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 is a mapped stream on the property per the USGS Topo Quad and NRCS Soil Survey maps of Guilford County.

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Water Supply Watershed: The property is in the NPDES Phase II area.

Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map Classification: Residential (NE Quadrant)

Activity Center/Node: None

The **Residential** Land Use Classification represents lands that typically consist 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.

The **Industrial/Innovation Center** Land Use Classification represents lands that provide opportunities for concentrated employment clusters in Guilford County. They support single-tenant industrial, warehouses and distribution centers, flex building spaces, and large-scale multi-tenant properties where several buildings may support and serve each other. In addition, Guilford County is becoming a hub for warehouses and distribution centers, due in part to the transportation network.

Consistency: 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.

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

Consistency: The requested rezoning is consistent with the following goals, policies, and action items of the Guilford County Comprehensive Plan:

DRAFT

- 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.

Reasonableness

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 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).
- Aligns with the development pattern and character of the surrounding area, which consists of 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.

Recommendation

Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Northeast

FLUM Amendment Recommendation: 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.

DRAFT

GUILFORD COUNTY CODE

CHAPTER 15 - PLANNING AND DEVELOPMENT

FOOTNOTE(S):

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

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

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

ARTICLE II. - RELATED ORDINANCES

Sec. 15-56 Unified Development Ordinance

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

Subsec. 4 – Zoning Districts

4.9 OVERLAY DISTRICT REQUIREMENTS

A. HISTORIC DISTRICT OVERLAY DESIGNATION…

B. SCENIC CORRIDOR OVERLAY DISTRICT

1. **Overlay District Based on Corridor Plan.** Before a Scenic Corridor Overlay District is established for any particular road, a Corridor Plan shall be prepared. The plan shall, at a minimum, address the following issues:
   - **a.** The arrangement of land uses along the corridor which will create a visually pleasing impression.
   - **b.** The unique qualities of the corridor, such as landmark buildings, views and vistas, and natural features which merit special consideration or protection.
   - **c.** The value of the corridor as an entryway to Guilford County which can influence the perception of individuals or firms considering residence or investment in the community.
   - **d.** The location, size, shape, illumination, spacing, and number of signs.
   - **e.** Transportation, including vehicular access, dedication of right-of-way, driveway limitations, and traffic impact.
2. **Establishment of Scenic Corridor Overlay Zones.** Scenic Corridor Overlay Zones may be adopted, amended or repealed through the following procedures:
   - **a.** A corridor plan shall be prepared by the Planning and Development Department describing the conditions, boundaries, and requirements for each proposed Scenic Corridor Overlay zone. The plan shall be forwarded, with the recommendation of the Planning Board, to the Board of County Commissioners for approval.

b. The boundaries and requirements of each corridor plan shall be adopted as a separate and distinct Scenic Corridor Overlay zoning district. Adoption, amendment or repeal of the boundaries or requirements of the Overlay district shall be in conformance with the procedures and standards established for conventional zoning districts.

c. Districts Established. The following Scenic Corridors are hereby established as overlay districts and are listed in the table below:

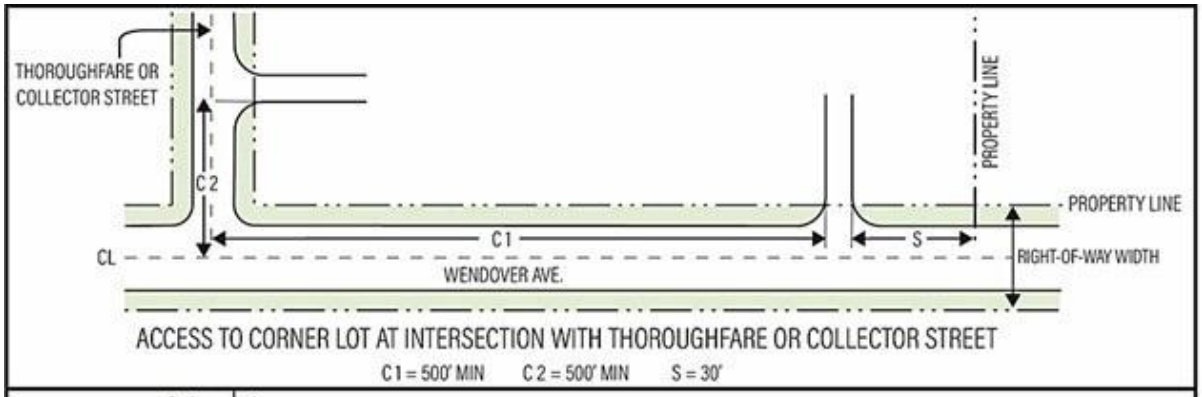
Scenic Corridor Overlay	District Boundaries	Applicable Requirements
…	…	…
I840 Urban Loop	Those areas in the County along the entire length of the Urban Loop containing all land located within one thousand (1,000) feet on either side of the centerline of the existing or proposed controlled access highway is included within the overlay zone.	General requirements 2 and 3 and Additional requirements 4 shall apply to properties within the limits of the district that are visible from the Urban Loop controlled access highway.

3. Scenic Corridor Overlay District Requirements.

a. General Requirements:

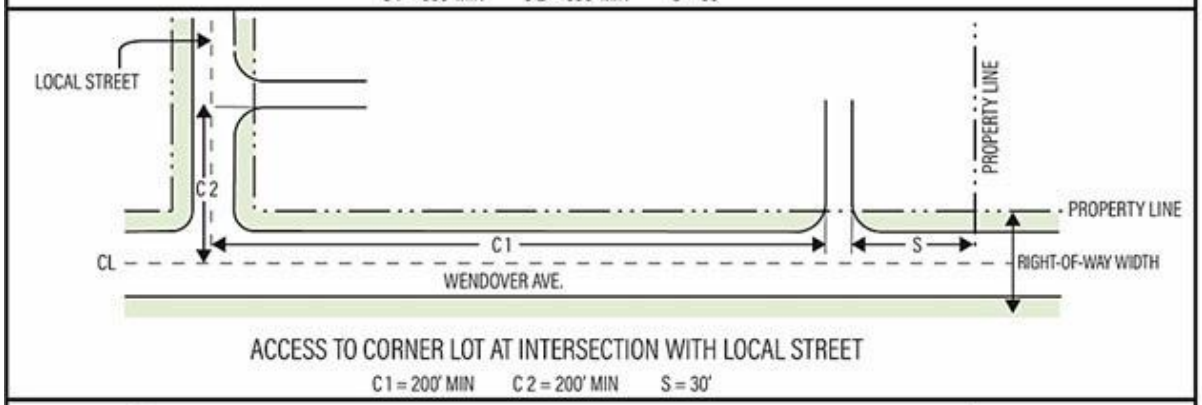
(1) Access Control:

(1) Allowed Access. If any street(s) or routes(s) other than the thoroughfare protected by this Section is available for access to any parcel, tract or development, access must be taken from the alternate street(s). If this access is not adequate to serve the parcel, tract or development, a single access point to the regulated thoroughfare may be allowed provided it is demonstrated to be a necessity by an approved Site Access Study (SAS) and provided all other applicable regulations herein can be met. If alternate access is not available, one access point shall be allowed. Two (2) access points may be allowed if property frontage along the regulated thoroughfare Avenue exceeds five hundred (500) linear feet and an approved SAS is submitted documenting the necessity of the second access point. Three (3) access points may be allowed if property frontage along the regulated thoroughfare equals or exceeds one thousand (1,000) feet and an approved SAS is submitted documenting the necessity of the second and third access points. Three (3) access points shall be the maximum number allowed to any street frontage. The subdivision of land shall not result in any increase in the total number of access points permitted along any given segment of road frontage. Joint driveway locations, access easements, and assignment of permitted access points to particular lots shall be shown on final plats as required by the appropriate Technical Review Committee of the jurisdiction involved.



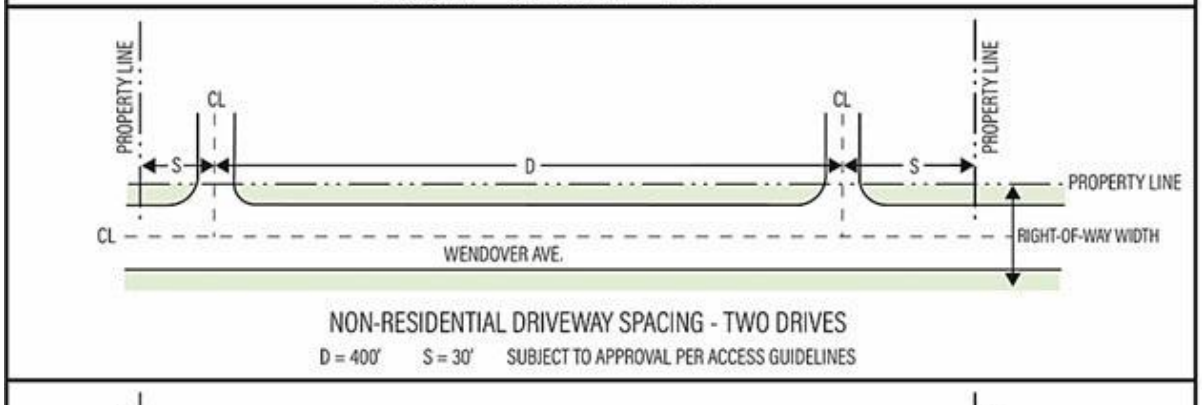
ACCESS TO CORNER LOT AT INTERSECTION WITH THOROUGHFARE OR COLLECTOR STREET

C1 = 500' MIN C2 = 500' MIN S = 30'



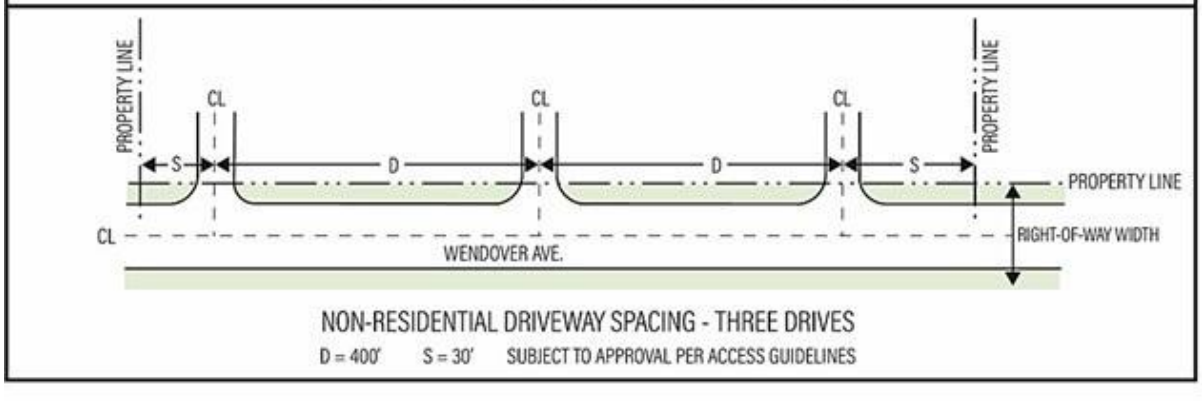
ACCESS TO CORNER LOT AT INTERSECTION WITH LOCAL STREET

C1 = 200' MIN C2 = 200' MIN S = 30'



NON-RESIDENTIAL DRIVEWAY SPACING - TWO DRIVES

D = 400' S = 30' SUBJECT TO APPROVAL PER ACCESS GUIDELINES



NON-RESIDENTIAL DRIVEWAY SPACING - THREE DRIVES

D = 400' S = 30' SUBJECT TO APPROVAL PER ACCESS GUIDELINES

LOCATION AND SPACING OF DRIVEWAY ACCESS

(2) Type of Access. Transition tapers and deceleration lanes may be required to any driveway or development and shall be constructed as approved by the appropriate highway authority and Technical Review Committee.

(3) Technical Requirements.

(i) Location and Spacing of Access (see figure to right).

(ii) Corner Clearance. No driveway except residential access shall be allowed within five hundred (500) feet of the centerline of an intersecting thoroughfare or collector street. No driveway except residential access shall be allowed within two hundred (200) feet of the centerline of any other street.

(4) Side Clearance. No driveway except residential access shall be allowed within thirty (30) feet of the side property line of any property or development except where a mutual joint access agreement exists between adjoining owners.

(5) Spacing. The spacing of non-residential driveways shall be as follows:

(i) Distance between two (2) drives shall be four hundred (400) feet.

(ii) These dimensions are to be measured along the right-of-way line from the centerline of the driveway to the centerline of the driveway.

(6) Access not Prohibited: Any parcel of record on the effective date of this Section that has been prohibited all vehicular access based on the provisions herein shall be allowed one (1) access point to its street frontage.

(7) Site Access Study (SAS) Requirements.

(i) Minimum Standards. A Site Access Study shall be performed by a professional engineer registered in the State of North Carolina and familiar with the standard practice and procedure of site access analysis.

(ii) Required Elements. A Site Access Study shall include (1) peak hour trip generation for proposed land use(s). Trip generation rates shall be obtained from Trip Generation, an ITE Publication, (2) trip distribution to major attractors and surrounding areas, (3) for a development with greater than or equal to fifteen thousand (15,000) square feet gross floor area, capacity analysis of adjacent intersections and all proposed access points in accordance with FHWA 1985 Highway Capacity Manual, (4) alternatives analysis for number of access points and any other alternatives proposed by developer or governmental agency, (5) recommendations for number and location of access points in accordance with calculated capacity and alternatives analysis, and (6) an appendix which shall include all calculations and other applicable information.

(2) Permitted Uses. All uses permitted in the underlying zoning districts are permitted except Class A, B and C manufactured dwellings.

(3) Conditional Uses. Uses which display one (1) or more of the following characteristics may be permitted provided that they are completely screened from view of motorists on the scenic corridor highway:

(1) Uses with outside storage of building materials, scrap, pipe, vehicles or equipment.

(2) Uses with outside processing or assembly operations.

(3) Uses with truck parking areas.

4. I840 Urban Loop

b. Additional Requirements. The following additional requirements shall apply to the Urban Loop Scenic Corridor:

(2) Permitted Uses. Subject to the provisions of this overlay zone, all uses permitted in the underlying zoning districts are allowed except those listed below, which are prohibited if visible from the highway:

(1) Flea markets, outdoor.

(2) Land clearing and inert debris landfills, major.

(3) Miscellaneous non-agricultural retail sales with outdoor display. Salvage yards, auto parts.

(3) Buffer Requirements. A Type B planting yard shall be required and maintained along the portion of any lot immediately adjacent to the highway right-of-way. AG (Agricultural) and RS Single Family Residentially-zoned properties shall not be required to buffer.

(4) Architecture. Where non-residential buildings are within five hundred (500) feet of the Urban Loop right-of-way and are visible from the Urban Loop, the following architectural controls shall apply:

(1) Metal siding shall have corrugations that do not exceed five- sixteenths of an inch (5/16) in depth and fasteners concealed from view from the exterior. This shall not apply to AG-Agricultural zoned land.

(2) No awnings or canopy fascia shall be internally lit.

(3) Appropriate screening shall be provided to obscure as much as reasonably possible all roof-mounted equipment, roof vents, or other unsightly building appurtenances. Screening shall comply with Type B landscaping, fencing, or architectural standards of this ordinance.

(5) Signage. The underlying zoning district standards shall apply.

(6) Access Management.

(1) Major or minor thoroughfares that interest the highway shall have a minimum of five hundred (500) feet of corner clearance when determined to be practical by NCDOT or GDOT.

(2) Local, collector or sub-collector streets that intersect the highway shall have a minimum of two hundred (200) feet of corner clearance when determined to be practical by NCDOT or Greensboro DOT.

(7) Expansions. Once the impervious surface area of the property is increased by twenty-five percent (25%) of the area existing at the time of the Urban Loop overlay adoption, street protective yards shall be required containing fifty percent (50%) of the required width and fifty percent (50%) of all required plantings along the entire length of the frontage adjoining the Urban Loop, excluding built-upon areas. Additional

(8) Other Requirements.

(1) Loading areas, docks, and doors shall be screened as much as reasonably possible from ground level view from the highway.

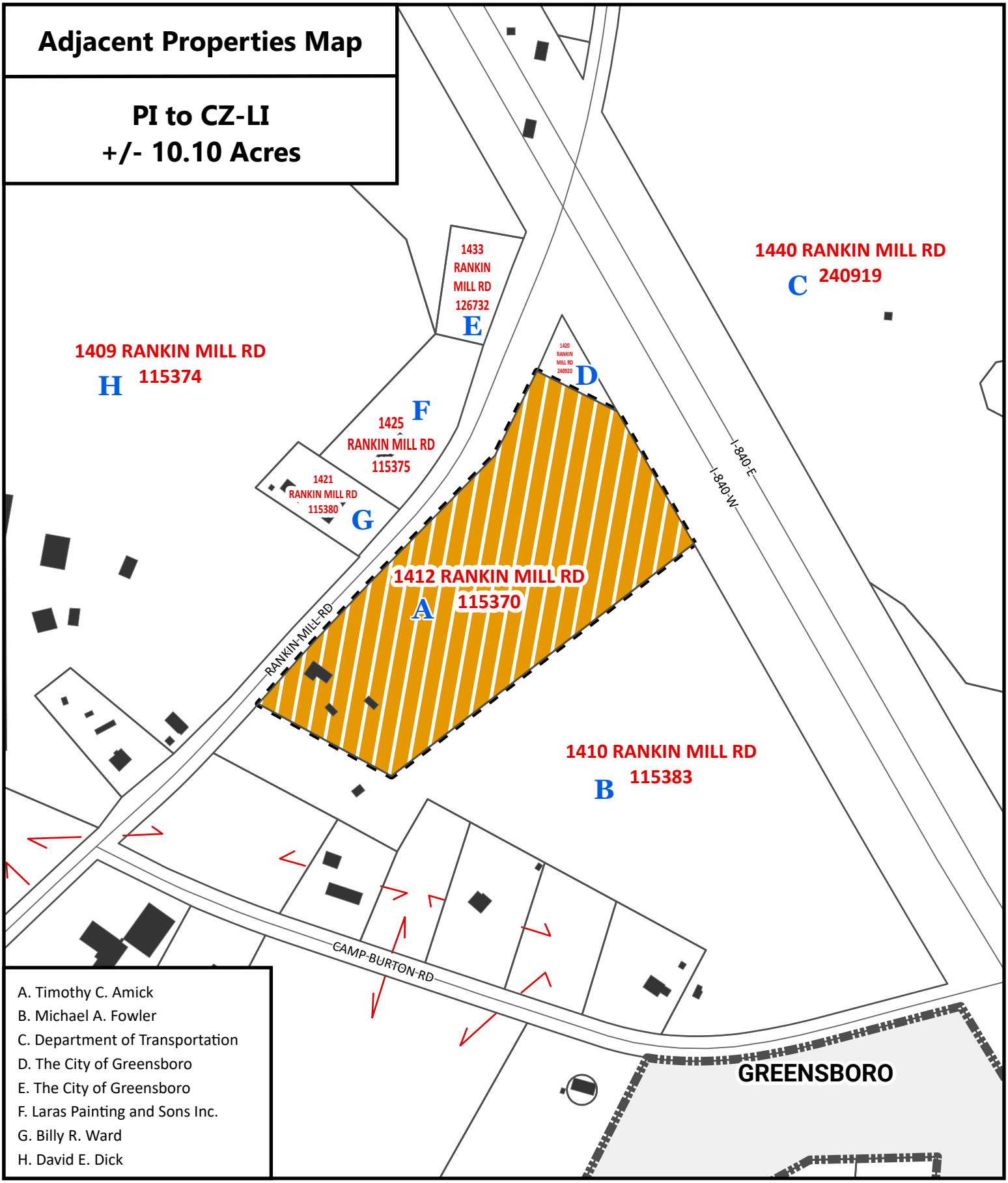
(2) All outdoor lighting shall include diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties. This Subsection shall not apply to residentially zoned property.

(3) All new on-site utilities shall be located underground unless required by the utility to be otherwise.

…

Adjacent Properties Map

PI to CZ-LI
+/- 10.10 Acres



A. Timothy C. Amick
B. Michael A. Fowler
C. Department of Transportation
D. The City of Greensboro
E. The City of Greensboro
F. Laras Painting and Sons Inc.
G. Billy R. Ward
H. David E. Dick

Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

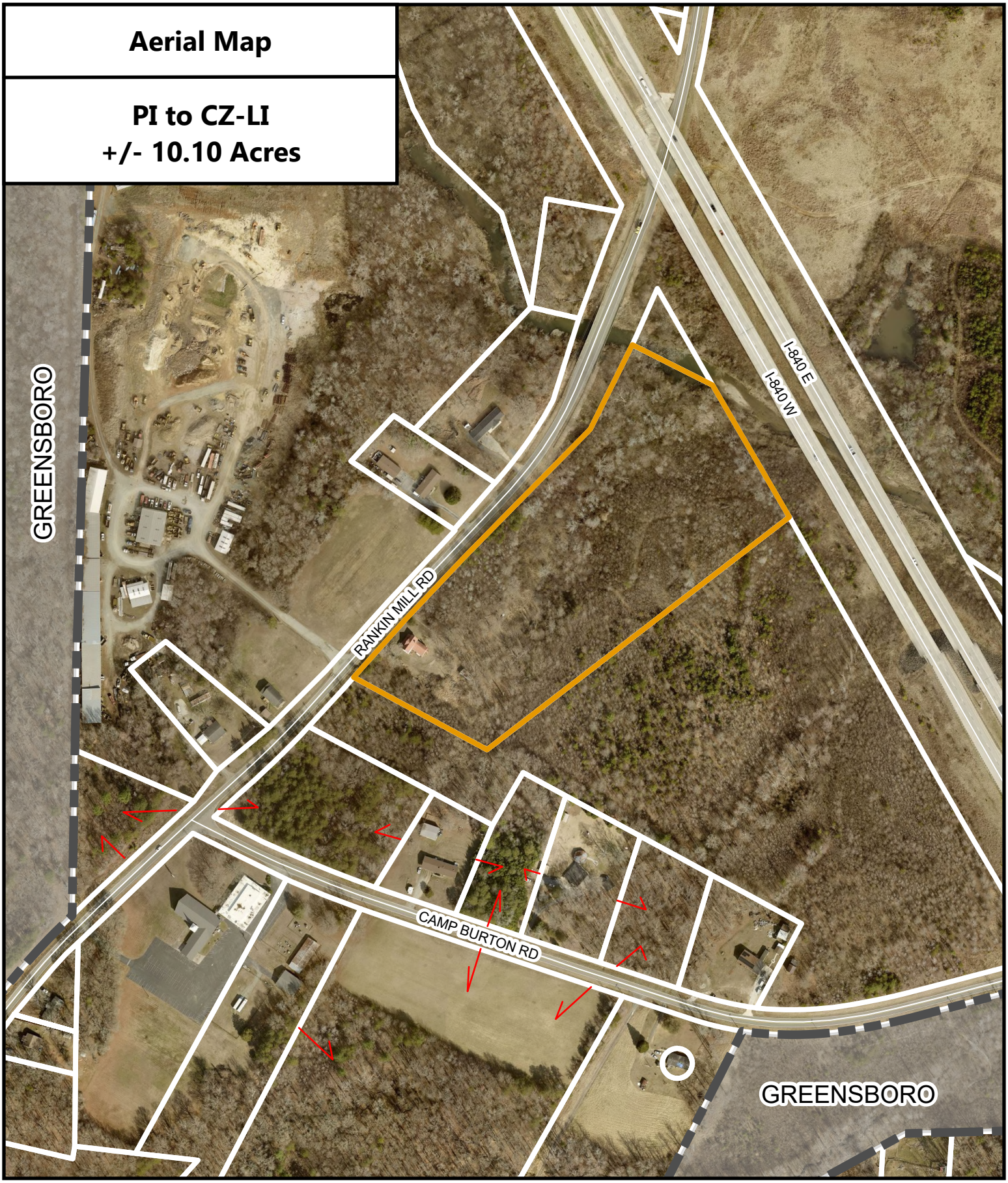
Case Number:
26-09-PLBD-00038

Case Area:
Parcel(s) - 115370
1412 Rankin Mill Rd

Scale: 1" = 300 '

Aerial Map

PI to CZ-LI
+/- 10.10 Acres



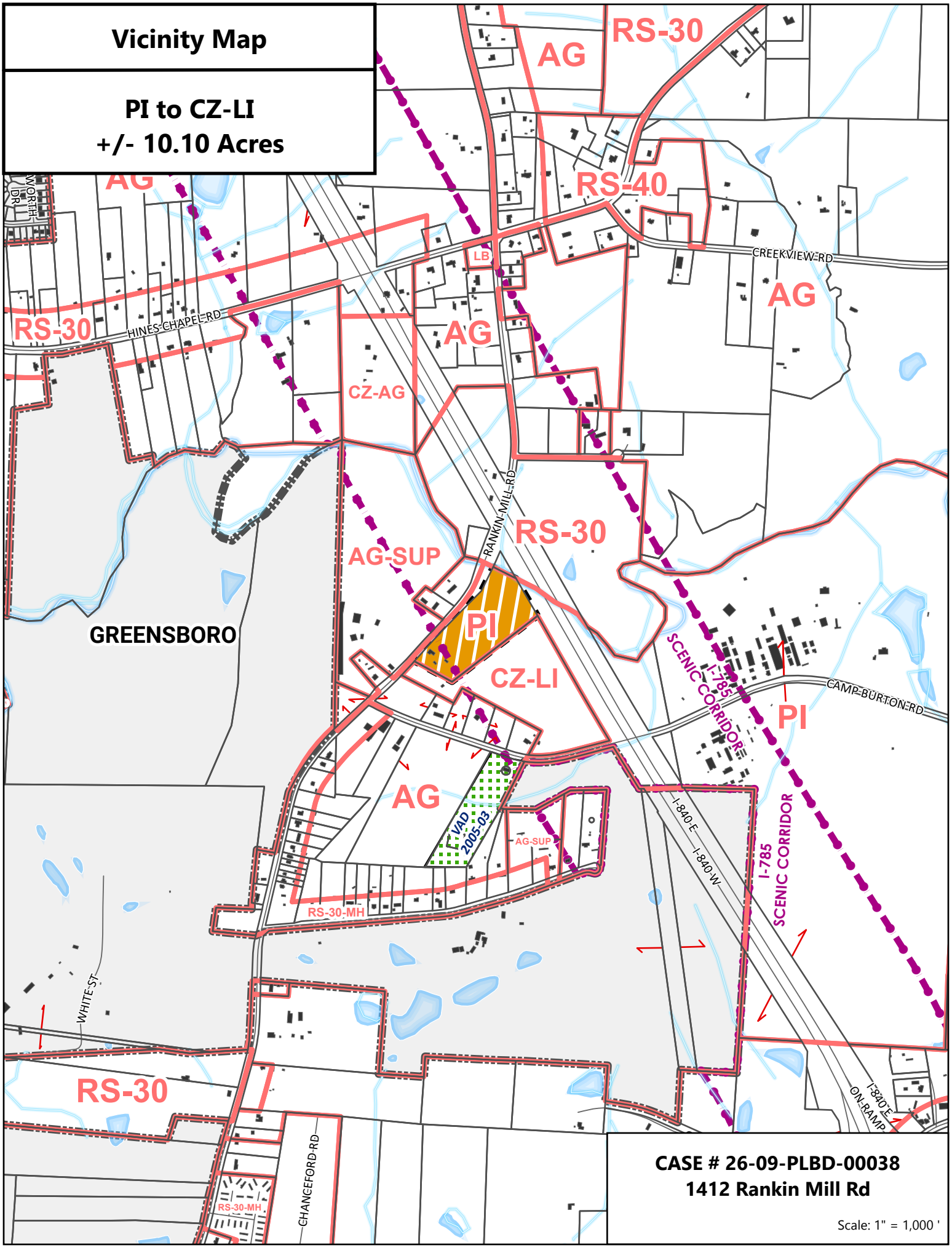
Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-09-PLBD-00038

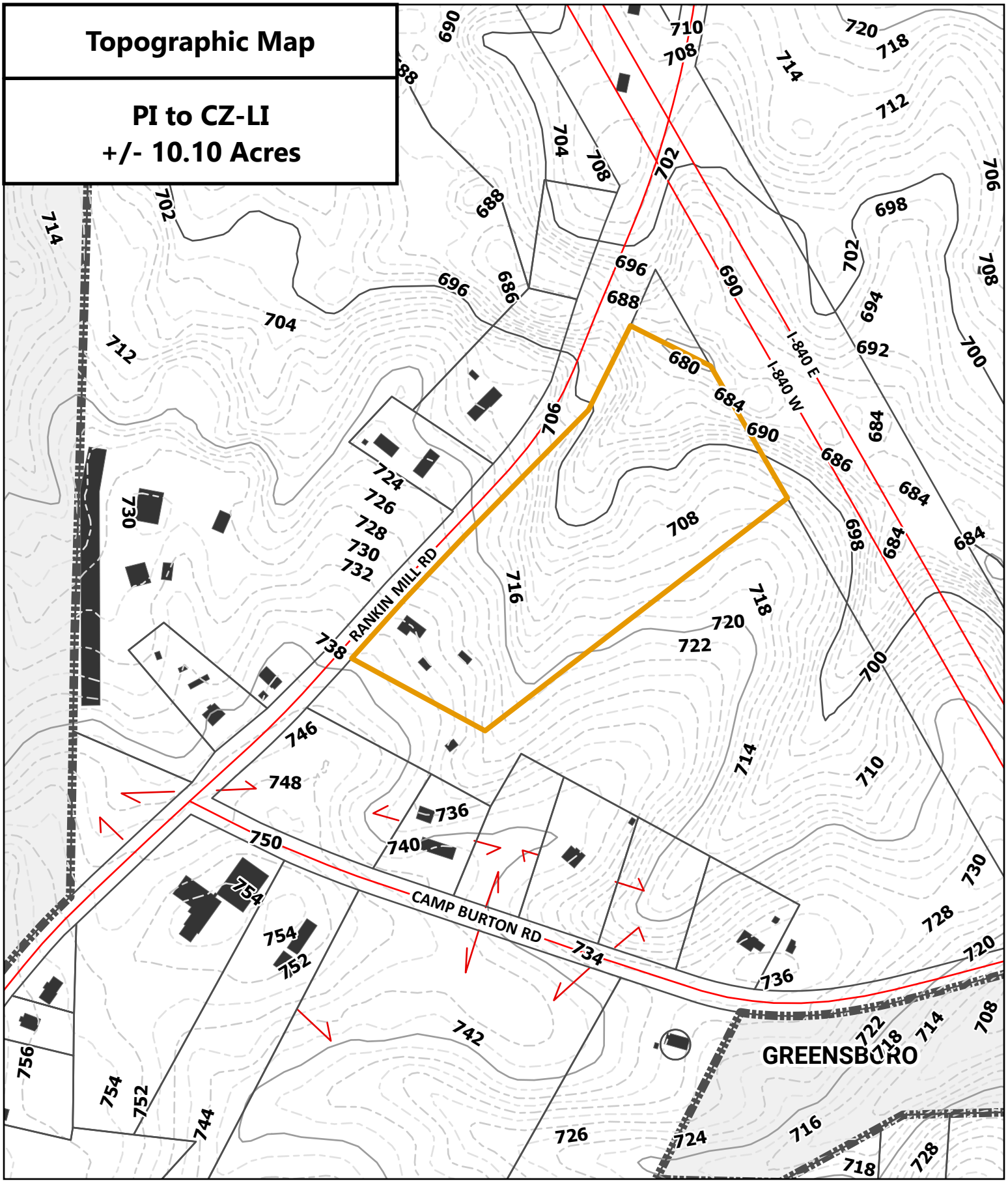
Case Area:
Parcel(s) - 115370
1412 Rankin Mill Rd

Scale: 1" = 300 '


Vicinity Map
PI to CZ-LI
+/- 10.10 Acres
AG
RS-30
RS-40
LB
CREEKVIEW RD
AG
RS-30
HINES CHAPEL RD
AG
CZ-AG
RANKIN MILL RD
RS-30
AG-SUP
PI
GREENSBORO
CZ-LI
SCENIC CORRIDOR
I-785
CAMP BURTON RD
PI
AG
VAD 2005-03
AG-SUP
I-840 E
I-840 W
I-785
SCENIC CORRIDOR
RS-30-MH
WHITE ST
RS-30
CHANCEFORD RD
RS-30-MH
I-840 E
ON-RAMP
CASE # 26-09-PLBD-00038
1412 Rankin Mill Rd
Scale: 1" = 1,000 '

Topographic Map

PI to CZ-LI
+/- 10.10 Acres



Planning & Development Department

Jurisdiction: GUILFORD COUNTY

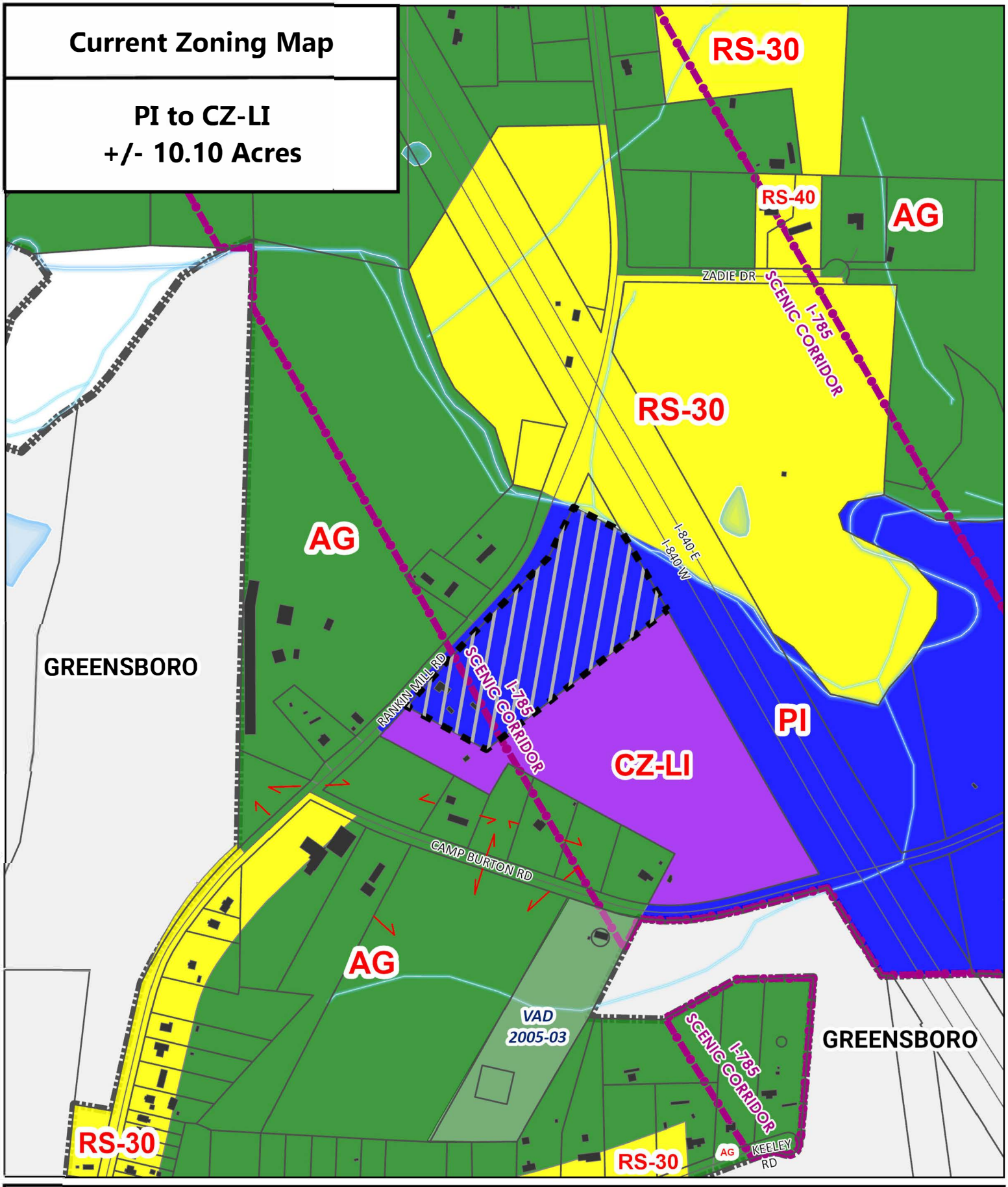
Case Number: 26-09-PLBD-00038

Case Area:
Parcel(s) - 115370
1412 Rankin Mill Rd

Scale: 1" = 300 '

Current Zoning Map

PI to CZ-LI
+/- 10.10 Acres



Planning & Development Department

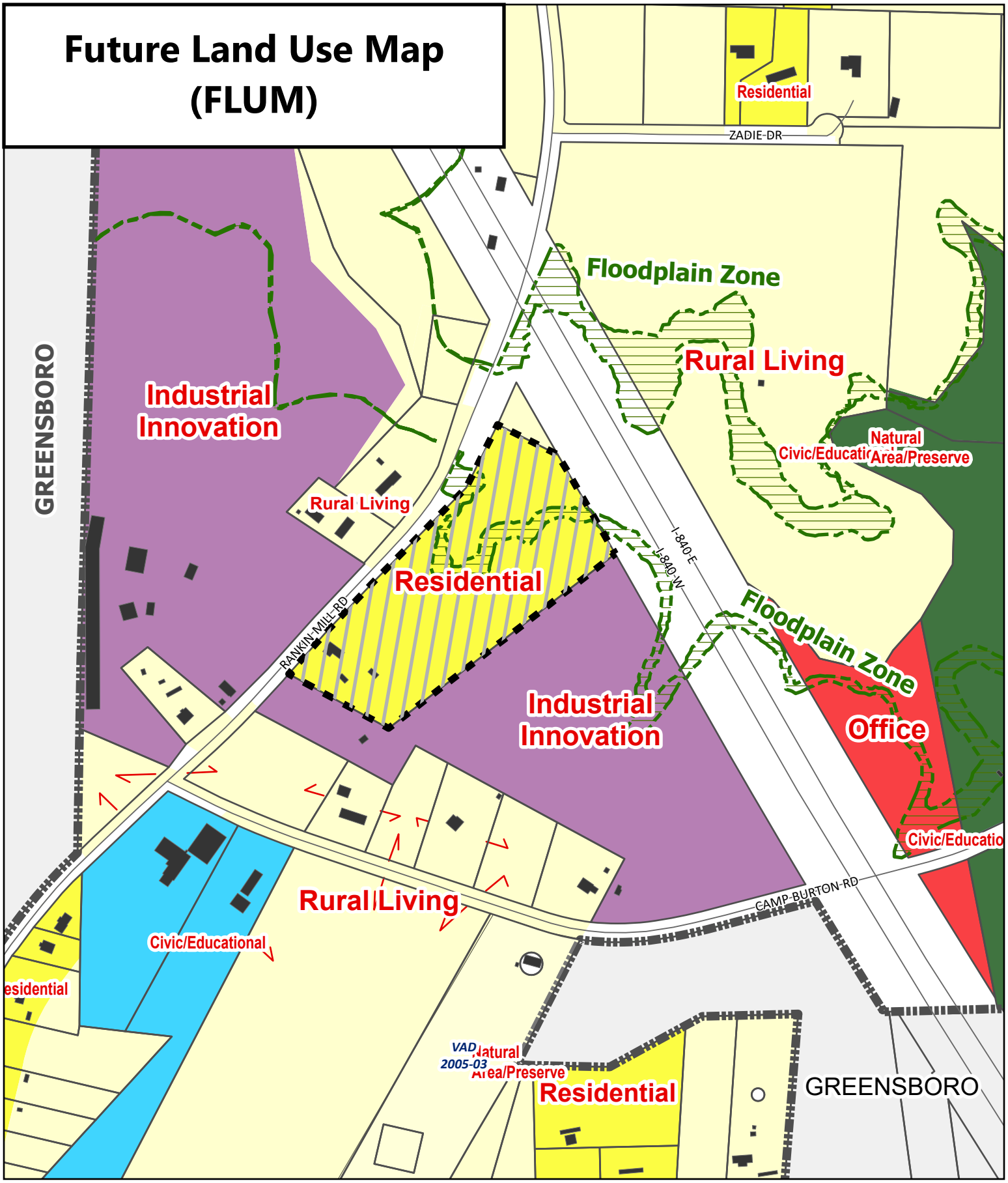
Jurisdiction:
GUILFORD COUNTY

Case Number:
26-09-PLBD-00038

Case Area:
Parcel(s) - 115370
1412 Rankin Mill Rd

Scale: 1" = 500 '

Future Land Use Map (FLUM)



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-09-PLBD-00038

Case Area:
Parcel(s) - 115370
1412 Rankin Mill Rd

Scale: 1" = 400 '

115370

Zoom to

REID	115370
Owner	AMICK, TIMOTHY C
Address	1412 RANKIN MILL RD
Legal Description	SEE DEED
FLUM	Residential
Zoning	PI,
Scenic Corridors	I-785
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

CONDITIONAL REZONING CASE #26-09-PLBD-00038: PI, PUBLIC AND INSTITUTIONAL TO CZ-LI, CONDITIONAL ZONING, LIGHT INDUSTRIAL: 1412 RANKIN MILL 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 #26-09-PLBD-00038: PI, PUBLIC AND INSTITUTIONAL TO CZ-LI, CONDITIONAL ZONING, LIGHT INDUSTRIAL: 1412 RANKIN MILL 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 #115370 from **PI to CZ-LI** 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 #26-09-PLBD-00038: PI, PUBLIC AND INSTITUTIONAL TO CZ-LI, CONDITIONAL ZONING, LIGHT INDUSTRIAL: 1412 RANKIN MILL 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 #115370 from **PI to CZ-LI** 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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   _____
   _____
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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 #26-09-PLBD-00038: PI, PUBLIC AND INSTITUTIONAL TO CZ-LI, CONDITIONAL ZONING, LIGHT INDUSTRIAL: 1412 RANKIN MILL 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 #115370 from **PI to CZ-LI** 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 Residential to Industrial/Innovation Center** 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.]

   _____
   _____
   _____
   _____
   _____
   _____
   _____

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 #26-09-PLBD-00038: PI, PUBLIC AND INSTITUTIONAL TO CZ-LI, CONDITIONAL ZONING, LIGHT INDUSTRIAL: 1412 RANKIN MILL 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 #115370 from **PI to CZ-LI** 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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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: 9/1/2026 Receipt # 23576 Case Number 26-09-PLBD-00039

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 Agricultural (AG) zoning district to the CZ-LI zoning district.

Said property is located at 836 Gallimore Dairy Road, High Point, NC 27265

in Deep River Township; Being a total of: +/-13.44 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 169779 Tax Parcel # _____

Tax Parcel # _____ Tax Parcel # _____

Tax Parcel # _____ Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (*Required*)

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

Check One: (*Required*)

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

Conditional Zoning Requirements:

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

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) See Exhibit A attached hereto and incorporated by reference.

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 Exhibit A attached hereto and incorporated by reference.

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,

William A Rice Jr.
Property Owner Signature

WARJ Rental Properties, LLC
Name

182 Wynbrook Court
Mailing Address

Winston-Salem, NC 27103
City, State and Zip Code

336-681-7166 waricejr@gmail.com
Phone Number Email Address

Owner/ Representative/Applicant Signature (if applicable)

VRB Rental Properties, LLC
Name

182 Wynbrook Court
Mailing Address

Winston-Salem, NC 27103
City, State and Zip Code

336-706-3023 vickiricebrown@gmail.com
Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

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

Vicki Rice Brown
Name

1527 Friendly Chapel Road
Mailing Address

Greensboro, NC 27406
City, State and Zip Code

336-706-3023 vickiricebrown@gmail.com
Phone Number Email Address

Owner/ Representative/Applicant Signature (if applicable)

William Albert Rice, Jr
Name

182 Wynbrook Court
Mailing Address

Winston-Salem, NC 27103
City, State and Zip Code

336-681-7166 waricejr@gmail.com
Phone Number Email Address

Owner/ Representative/Applicant Signature (if applicable)

J. Nathan Duggins III, on behalf of the property owners.
Name

400 Bellemeade Street, Suite 800
Mailing Address

Greensboro, NC 27401
City, State and Zip Code

(336)271-5246 nduggins@tuggleduggins.com
Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

TUGGLE DUGGINS

ATTORNEYS AT LAW

J. Nathan Duggins III
(336) 271-5246
nduggins@tuggleduggins.com

September 1, 2026

VIA: HAND DELIVERY AND EMAIL

Guilford County Planning & Development Department
Independence Center
400 W. Market Street
Greensboro, NC 27401

RE: Conditional Rezoning of 836 Gallimore Dairy Road, High Point, NC 27265 (Parcel No. 169779)

Enclosed, please find the Application for Conditional Rezoning and all exhibits thereto, along with a check for the Application Fee in the amount of One Thousand Five Hundred and 00/100 Dollars ($1,500.00) (collectively, the "Application Materials") related to the conditional rezoning request for the following real property: 836 Gallimore Dairy Road, High Point, NC 27265 (Parcel No. 169779) (the "Property") on behalf of the current property owners. The Property is currently zoned Agricultural (AG) under the Guilford County Unified Development Ordinance. We request the Property be rezoned to Conditional Zoning Light Industrial (CZ-LI).

Thank you for your assistance with this matter. If you have any questions regarding this filing, please do not hesitate to contact me or Kaitlyn Jackson (kjackson@tuggleduggins.com).

Sincerely,

J. Nathan Duggins III

ATTACHMENT #1

NC Secretary of State Annual Report

LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: VRB Rental Properties, LLC

SECRETARY OF STATE ID NUMBER: 1928565 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2026

Filing Office Use Only
E - Filed Annual Report
1928565
CA202600200251
1/2/2026 11:34

☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: David W. Bailey Jr.

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

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

3069 Trenwest Drive, Suite 100
Winston Salem, NC 27103 Forsyth County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

3069 Trenwest Drive, Suite 100
Winston Salem, NC 27103

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Rental of properties owned by Vicki Rice Browm and Willian A. Rice, Jr.

2. PRINCIPAL OFFICE PHONE NUMBER: (336) 697-0516

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

1527 Friendly Chapel Road
Greensboro, NC 27406

5. PRINCIPAL OFFICE MAILING ADDRESS

1527 Friendly Chapel Road
Greensboro, NC 27406

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: Vicki Rice Brown	NAME: William Albert Rice , Jr.	NAME:
TITLE: President	TITLE: Vice President	TITLE:
ADDRESS:	ADDRESS:	ADDRESS:
1527 Friendly Chapel Road	182 Wynbrook Court	
Greensboro, NC 27406	Winston Salem, NC 27103	

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

William Albert Rice Jr.
SIGNATURE

1/2/2026
DATE

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

William Albert Rice Jr.
Print or Type Name of Company Official

Vice President
Print or Type Title of Company Official

This Annual Report has been filed electronically.

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

LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: WARJ Rental Properties, LLC

SECRETARY OF STATE ID NUMBER: 1928573 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2026

Filing Office Use Only
E - Filed Annual Report
1928573
CA202600200216
1/2/2026 11:34

☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: David W Bailey Jr

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

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

3069 Trenwest Drive, Suite 100
Winston Salem, NC 27103 Forsyth County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

3069 Trenwest Drive, Suite 100
Winston Salem, NC 27103

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Rental of properties owned William A. Rice, Jr. and Vicki Rice Brown

2. PRINCIPAL OFFICE PHONE NUMBER: (336) 765-7898

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

182 Wyndbrook Court
Winston Salem, NC 27103

5. PRINCIPAL OFFICE MAILING ADDRESS

182 Wynbrook Court
Winston Salem, NC 27103

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: William Albert Rice , Jr.	NAME: Vicki Lynn Brown	NAME:
TITLE: President	TITLE: Vice President	TITLE:
ADDRESS:	ADDRESS:	ADDRESS:
182 Wynbrook Court	1527 Friendly Chapel Road	
Winston Salem, NC 27103	Greensboro, NC 27406	

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

William Albert Rice Jr. — SIGNATURE

1/2/2026 — DATE

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

William Albert Rice Jr. — Print or Type Name of Company Official

President — 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

Tax Liens Record Search

Search Results Include Filings Through: 08/27/2026
Records Found: 0 **Search Type:** Standard **Search Criteria:** spirit master funding vii

Search Time: 9/1/2026 10:48 AM Search Again

Return to top

TUGGLE DUGGINS

ATTORNEYS AT LAW

September 30, 2026

RE: Virtual Neighbor Meeting for the Proposed Conditional Rezoning of Property Located at 836 Gallimore Dairy Road, High Point, NC 27265

Dear Neighbor,

We are writing to you on behalf of Remuda Development who has filed an amended Application for Conditional Rezoning with the Guilford County Planning and Development Department for the +/-13.44-acre property located at 836 Gallimore Dairy Road, High Point, NC 27265 (the "Property").

We are requesting the Property be rezoned from Agricultural ("AG") to Conditional Zoning-Light Industrial ("CZ-LI") under the Guilford County Unified Development Ordinance. Our rezoning request is expected to go before the Guilford County Planning Board in the next few weeks. Additional information regarding the Planning Board is available through the County's Planning Board webpage.

As part of the rezoning process, we would like to invite you to a Virtual Neighborhood Meeting where we will share additional details regarding the proposed rezoning and answer any questions you may have. Information about attending the Virtual Neighborhood Meeting is included below:

DATE: **October 7, 2026**
TIME: **5:30 PM**
LOCATION: **via ZOOM (see further instructions below)**

Please scan the QR code or contact Kaitlyn Jackson by email at kjackson@tuggleduggins.com or by telephone at (336)-271-5235 to register to receive the Zoom link.

If you have any questions or comments or are unable to attend the scheduled Zoom meeting but would like to discuss the proposed rezoning, please feel free to contact us by email or telephone using the contact information provided, either before or after the meeting.

Sincerely,

J. Nathan Duggins III

Tuggle Duggins P.A.
Attorneys at Law

Mailing Address
P.O. Box 2888
Greensboro, NC 27402

Offices
400 Bellemeade Street, Suite 800
Greensboro, NC 27401

Phone 336.378.1431
Fax 336.274.6590
www.tuggleduggins.com

EXHIBIT "A"

to

APPLICATION FOR CONDITIONAL REZONING

(*PROPOSED CONDITIONS*)

a. Permitted uses shall include all uses allowed in the LI, Light Industrial Zoning District, except for the following:

1. Homeless Shelter
2. Place of Worship
3. Cemetery or Mausoleum
4. Athletic Fields
5. Batting Cages, Outdoor
6. Country Club with Golf Course
7. Golf Course
8. Paintball Field
9. Public Park or Public Recreation Facility (including indoor Batting Cages)
10. Swim & Tennis Club
11. Amusement or Water Parks, Fairgrounds
12. Auditorium, Coliseum or Stadium
13. Go-Cart Raceway
14. Shooting Range, Indoor
15. Daycare Centers in Residence (In-Home) (12 or Less)
16. Daycare Center (Not In-Home)
17. Emergency Services
18. Fraternity or Sorority (University or College Related)
19. Truck Stop
20. Manufactured Home Sales
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
33. Other Outdoor Uses Not Listed, specifically as classified within the Other Recreation and Entertainment Uses Category.

Please refer to Determining Uses Allowed in the Rock Creek Corp. Park - Figure 4.3-2.

5. **Accessory Uses**. Accessory uses are allowed in conjunction with a permitted principal use on the same property.

6. **Unlisted Uses**

   a. The Planning and Development Director shall interpret an unlisted land use as permitted in a particular zoning district only after determining the nature, function, and duration of the use and the impact of allowing it in the zoning district.

   b. The Planning and Development Director may determine that a use is materially similar ~~if a~~ or dissimilar to a listed permitted use by consulting one or more of the following land use classification systems:

   - American Planning Association Land=Based Classification Standards (LBCS)
   - North American Industrial Classification System (NAICS)
   - Institute of Transportation Engineers (ITS) Trip Generation Guide

   c. Uses which are found to be unlisted and dissimilar to an already defined use type are prohibited.

7. **Prohibited Uses**. Uses not listed as (P), (D) or (S) are presumed to be prohibited. Within certain overlay districts, some uses are prohibited, regardless of the use permitted in the underlying zoning district(s). The following uses are prohibited in the Overlay Districts listed.

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

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

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

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

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	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	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																		

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	*	*	*	*	*	*	
	Animal Services (Livestock)		P																		P	P
	Animal Services (Other)		P												D		D	D	D	D	P	P
	Horticultural Specialties		P																P		P	P
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P	P		P	P	P						
	Two-Family Dwelling (Twin Home or Duplex)		P							P	P	P		P	P	P						
	Townhouse Dwelling									P	P	P			P	P	P					
	Caretaker Dwelling (Accessory)		D										D	D	D	D	D	D	D	D	D	D
	Multifamily Dwelling (including Condominium)*									P	P	P			P	P	P	P	P			
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P						
	Home Occupation		D	D	D	D	D	D	D	D	D	D		D	D	D						
	Mfgr.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z						Z	Z										
	Mfgr.(HUD)/Mobile Home Dwelling Park									S	S	S										
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D	D		D	D							
	Subdivision (Minor) - Residential		P	P	P	P	P	P	P	P	P	P		P	P	P						
	Subdivision (Major) - Residential (6 or more lots)			P	P	P	P	P	P	P	P	P		P	P	P						
	Tiny House Developments									D	D	D										
	Temporary Family Healthcare Structures		D	D	D	D	D	D	D	D	D	D		D	D	D						
Group Living/Social Service	Boarding House, 3 - 8 Residents		S								P	P		P	P							
	Rooming House, 9 or More Residents										S	S		S	P							

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	*	*	*	*	*	*	
	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 (Heavy)	Adult-Oriented Establishments																					S
	Amusement or Water Parks, Fairgrounds																		D		D	
	Auditorium, Coliseum or Stadium												P						P		P	
	Go-cart Raceway																		P		P	P
	Golf Course, Miniature																P	P	P			

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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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	*	*	*	*	*	*	
	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		
Civic, Educational, and Institutional	~~Place of Worship~~		P	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P
	College or University												P					P				
	Vocational, Business or Secretarial School														P		P	P	P	P	P	P
	Elementary School		D	D	D	D	D	D	D	D	D	D	D	D								
	Secondary School		D	D	D	D	D	D	D	D	D	D	D	D								
	Correctional Institution												S									S
	~~Daycare Centers in Residence (In Home) (12 or Less)~~		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	~~Daycare Center (Not In-Home)~~		S							D	D	D	D	D	D	D	D	D	D	D	D	
	~~Emergency Services~~		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Community or Social Service Agencies												P	P	P	P	P	P	P	P		
	~~Fraternity or Sorority (University or College Related)~~												P		P		P	P	P		P	
	Government Office												P	P	P	P	P	P	P	P	P	P
	Library												P	P	P	P	P	P	P	P		
	Museum or Art Gallery												P	P	P	P	P	P	P	P		
	Post Office												P	P	P	P	P	P	P	P	P	P

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	*	*	*	*	*	*	
	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			
	Motion Picture Production																	P	P	P	P	
	Pest or Termite Control Services	X																P	P		P	P
	Payday Loan Services																		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	*	*	*	*	*	*	
	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
	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			

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	*	*	*	*	*	*	
	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~~	~~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~~
	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~~	~~D~~

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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	*	*	*	*	*	*	
	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
	Wireless Communication Tower – Non-Stealth Design		D												D			D	D	D	D	D
	Small Cell Wireless Tower												S	S	S	S	S	S	S	S	S	S
	~~Radio or TV Station~~														~~P~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	~~Solar Collectors~~ Principal		~~S~~										~~S~~								~~S~~	~~S~~
	Utility Company Office														P			P	P	P	P	P
	Utility Equipment and Storage Yards																				P	P
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																					S
	~~Construction or Demolition Debris~~ Landfill, Minor		~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~
	Junk/Salvage Yard																					P

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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	*	*	*	*	*	*	
	Land Clearing & Inert Debris Landfill, Major	X	S																			S
	~~Land Clearing & Inert Debris Landfill, Minor~~		~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~	~~D~~
	Refuse and Raw Material Hauling	X																				P
	~~Recycling Facilities, Outdoors~~																				~~P~~	~~P~~
	Resource Recovery Facilities																					P
	Waste Transfer Stations																					P
	Septic Tank Services	X																			P	P
	Sewage Treatment Plant	X																				P
	Solid Waste Disposal (Non-Hazardous)	X																				S
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																				S
General Industrial	Warehouse (General Storage, Enclosed)																	D	D	P	P	P
	Warehouse (Self-Storage)																	D	D		P	P
	~~Laundry or Dry Cleaning Plant~~	~~X~~														~~P~~	~~D~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
	~~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

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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	*	*	*	*	*	*	
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																			

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

Property Information

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.

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, Agricultural, to CZ-LI, Conditional Zoning – Light Industrial, subject to the following conditions:

Proposed Use 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); (18) Insurance Agency (Carriers and On-Site 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);

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(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

Proposed Development Conditions:

None proposed.

Underlying 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.

This **LI, Light Industrial District** accommodates limited, small-scale manufacturing, wholesaling, research and development, and related commercial activities that have little adverse effect, through noise, odor, or visual distraction, on neighboring properties. Development shall provide adequate screening and buffers and be located where there are adequate public utilities and access to arterial streets and highways.

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.

Overlay District Descriptions

The subject property is within the Airport Overlay District and is subject to both the Airport Heights Limits and the Noise Compatibility requirements. These requirements are described in UDO Subsection 4.9.C and are as follows:

C. Airport Overlay District
1. Height Limits. Pursuant to the “Airport Zoning Regulations of the Piedmont Triad International Airport” adopted by the Piedmont Triad International Airport (PTIA) Authority, no structure shall be erected which exceeds the height limits set forth on a map titled “Approach and Clear Zone Plan and Profiles”.
2. Noise Compatibility. Within the 65 LDN Noise Contour around Piedmont Triad International Airport, as delineated in the Airport Master Plan, no residential uses shall be permitted except single-family homes on lots which meet or exceed the requirements of the RS-40 zone.

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Character of the Area

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). See attached maps for property locations.

The EC and LI zoning districts are described in the City of High Point's Development Ordinance as follows:

EC, Employment Center: The EC district is established to accommodate office, warehouse, research and development, light industrial, and supporting activities in a well-planned, high quality business park setting. In addition to typical business park uses, the district also allows retail and service uses intended to serve employees working in the immediate vicinity. In addition to an expectation for high quality design, the district includes standards to help ensure compatibility between development and nearby residential uses. Region-serving commercial and intensive forms of industrial development are prohibited as well as outdoor manufacturing, processing, and storage activities.

LI, Light Industrial: The LI district is established to accommodate light manufacturing, assembly, fabrication, processing, distribution, storage, wholesales sales, research and development, and other industrial uses that are small-scale and result in minimal exterior movement of vehicles, materials, and goods, and have minimal visual impacts. The district also allows commercial activities intended to serve the primary businesses in the districts and their employees as well as multi-family, retail, and personal services establishments as adaptive re-uses of existing buildings within the Core City.

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

North: Single-family, detached residential
South: Single-family, detached residential and Guilford County-zoned CZ-LI properties, which include the current uses of "Warehouse (Self Storage)" and "Kennels or Pet Grooming."
East: City of High Point-zoned Conditional EC and Conditional LI properties. These properties include the Gallimore Industrial Center, which includes warehouses and general industrial buildings for furniture manufacturers, medical linen, commercial laundry operations, and speculative industrial buildings.
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: Deep River Fire Protection District

Miles from Fire Station: Approximately 3 miles

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Water and Sewer Services:

Provider: Private Well and Septic System

Within Service Area: No

Feasibility Study or Service Commitment: Not provided

Transportation:

Existing Conditions: Gallimore Dairy Road is an existing Minor Throughfare in the High Point MPO's Comprehensive Transportation Plan. The Average Annual Daily Traffic for Gallimore Dairy Road is 2,518 vehicles per the 2025 NCDOT traffic count.

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

Projected Traffic Generation: Data not provided.

Environmental Assessment

Topography: Per the USDA-NRCS Web Soil Survey, the topography at the subject parcel is nearly level and gently sloping to 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 is a mapped stream on the property per the NRCS Soil Survey maps of Guilford County.

Water Supply Watershed: The property is in the High Point WS-IV, General Watershed Area.

Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map Classification: Rural Living (Southwest Quadrant)

Activity Center/Node: None

The **Rural Living** Land Use Classification represents lands that are typically characterized by various lot sizes with low-density residential, typically in the form of single-family detached homes. These lands include both existing development and new areas that are currently undeveloped, which may experience increased density along major transportation corridors over time, but which will remain largely rural the farther away properties are located from established corridors and community services.

The **Industrial/Innovation Center** Land Use Classification represents lands that provide opportunities for concentrated employment clusters in Guilford County. They support single-tenant industrial, warehouses and distribution centers, flex building spaces, and large-scale multi-tenant properties where several buildings may support and serve each other. In addition, Guilford County is becoming a hub for warehouse and distribution centers, due in part to the transportation network.

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Consistency: 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, typically in the form of 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, warehouses, and distribution centers, flex building spaces, and large-scale multi-tenant properties, which are all consistent with the allowed uses within the LI zoning district.

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

Consistency: 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:

- **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.
  - **Policy 1, 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.

Reasonableness

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.
- Proposed uses eliminate many of the allowed uses within the Light Industrial zoning district, which would be incongruous with the surrounding residential properties, leaving allowed uses that are in harmony 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.

Recommendation

Staff Recommendation: Staff recommends that the applicant consider additional use exclusions to address potential land use incompatibilities with the surrounding area.

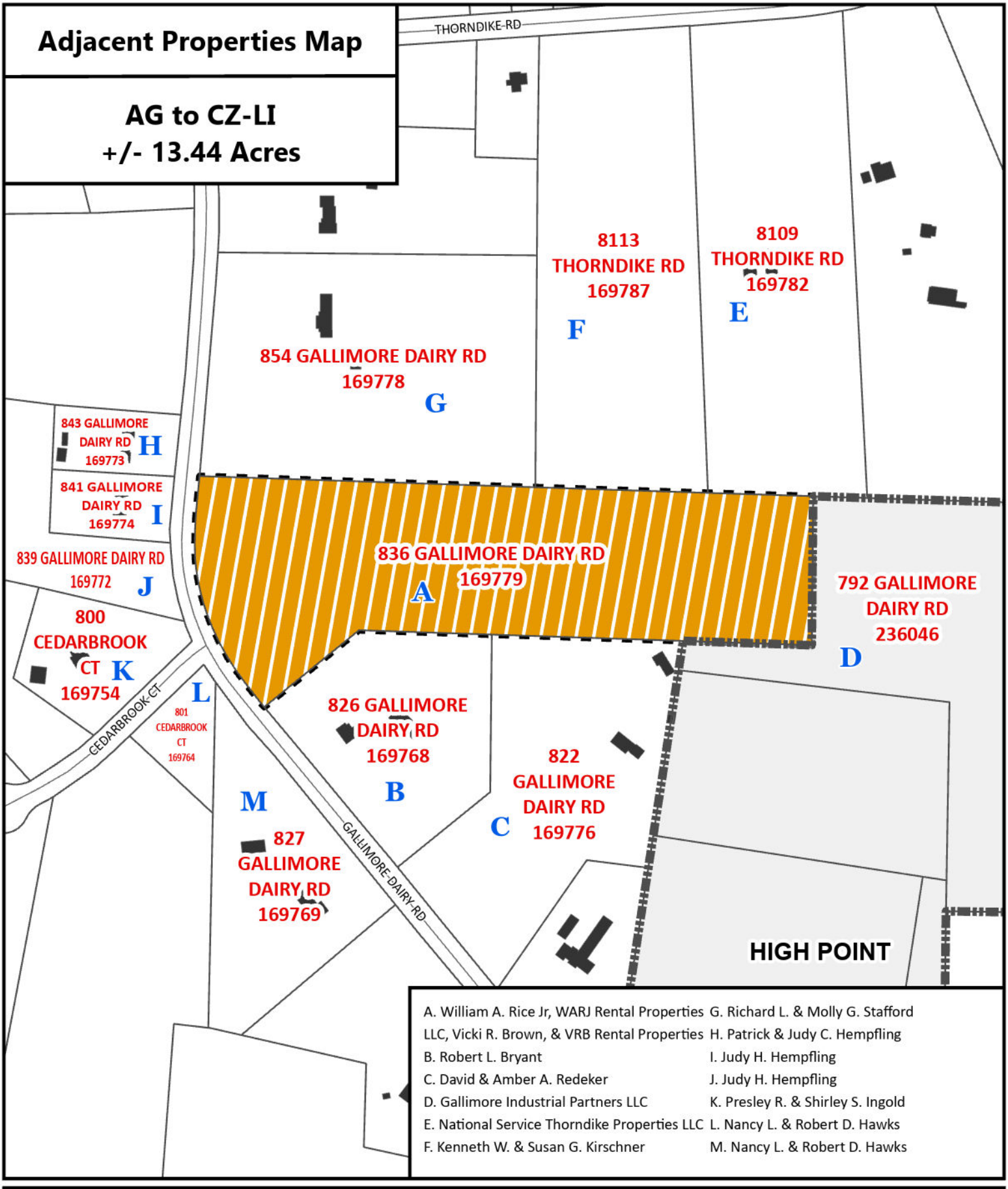
Future Land Use Map (FLUM) Quadrant: Southwest

FLUM Amendment Recommendation: 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.

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Adjacent Properties Map

AG to CZ-LI
+/- 13.44 Acres



A. William A. Rice Jr, WARJ Rental Properties LLC, Vicki R. Brown, & VRB Rental Properties
B. Robert L. Bryant
C. David & Amber A. Redeker
D. Gallimore Industrial Partners LLC
E. National Service Thorndike Properties LLC
F. Kenneth W. & Susan G. Kirschner
G. Richard L. & Molly G. Stafford
H. Patrick & Judy C. Hempfling
I. Judy H. Hempfling
J. Judy H. Hempfling
K. Presley R. & Shirley S. Ingold
L. Nancy L. & Robert D. Hawks
M. Nancy L. & Robert D. Hawks

Planning & Development Department

Jurisdiction: GUILFORD COUNTY

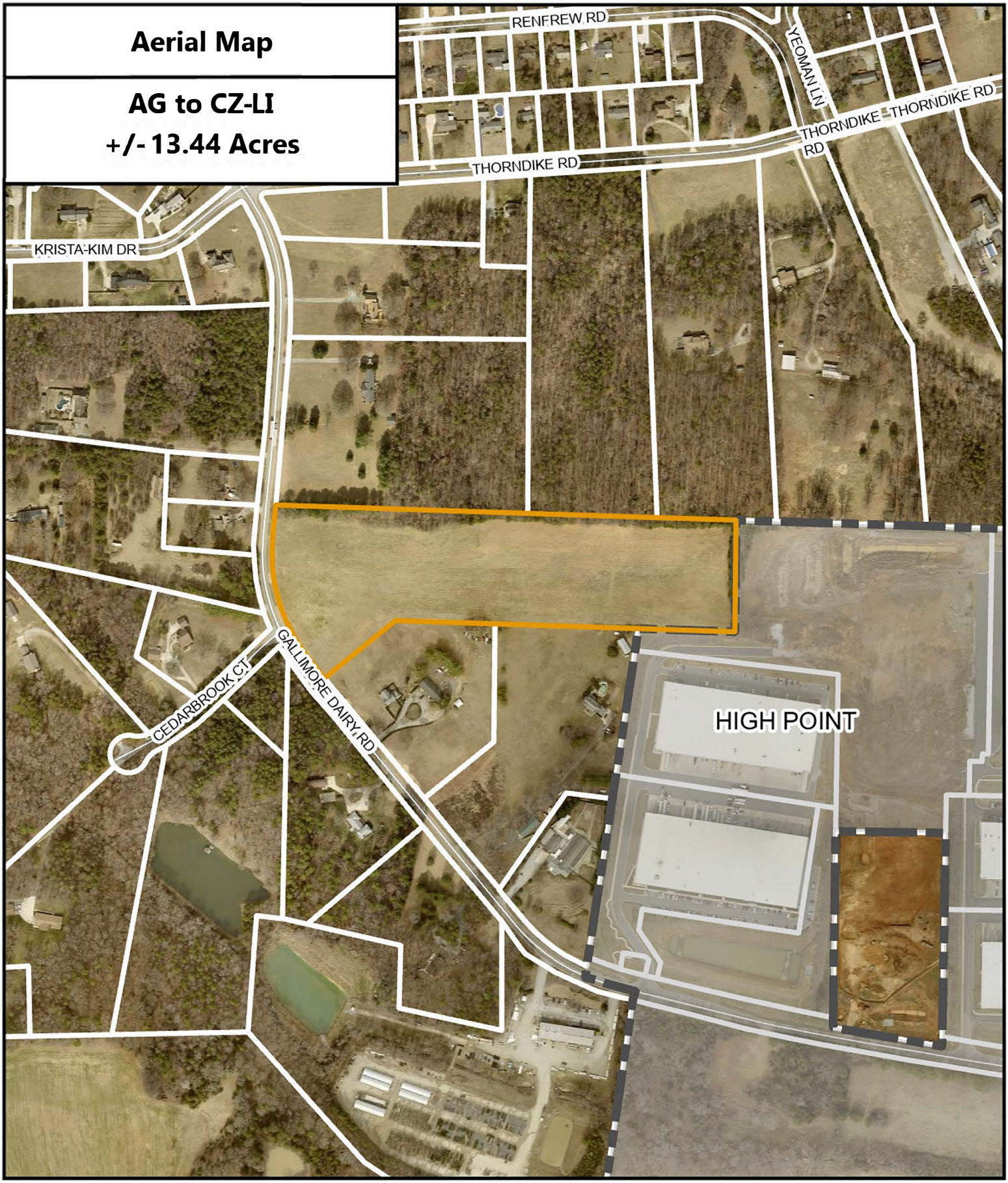
Case Number: 26-09-PLBD-00039

Case Area: Parcel(s) - 169779
836 Gallimore Dairy Rd

Scale: 1" = 300 '

Aerial Map

AG to CZ-LI
+/- 13.44 Acres



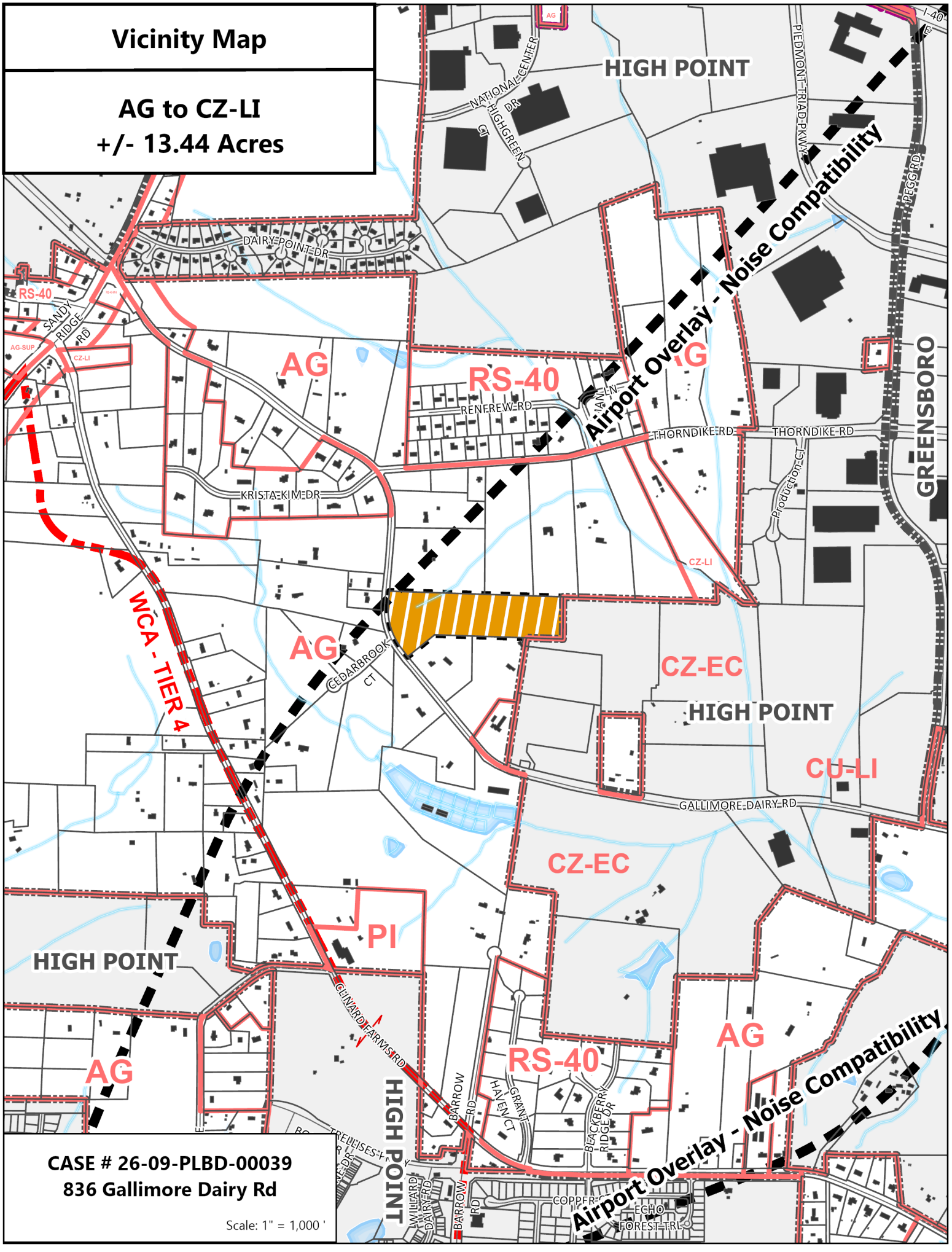
Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-09-PLBD-00039

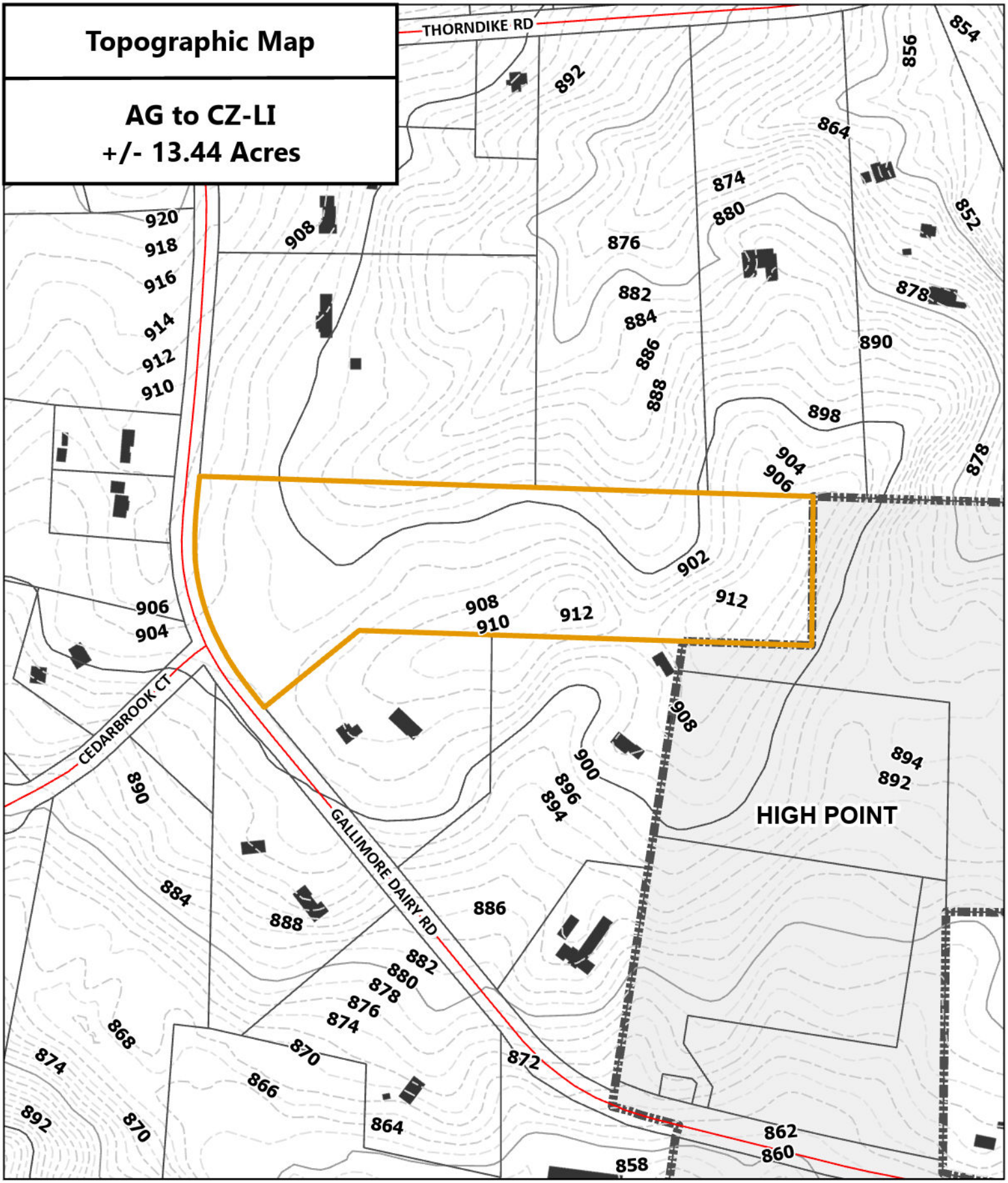
Case Area:
Parcel(s) - 169779
836 Gallimore Dairy Rd

Scale: 1" = 400 '


Vicinity Map
AG to CZ-LI
+/- 13.44 Acres
HIGH POINT
NATIONAL CENTER DR
HIGHGREEN CT
PIEDMONT TRIAD PKWY
I-40
PEGG RD
DAIRY POINT DR
RS-40
SANDY RIDGE RD
AG-SUP
CZ-LI
AG
RS-40
RENFREW RD
IAM LN
Airport Overlay - Noise Compatibility
IG
THORNDIKE RD
THORNDIKE RD
GREENSBORO
Production CT
KRISTA KIM DR
CZ-LI
WCA - TIER 4
AG
CEDARBROOK CT
CZ-EC
HIGH POINT
CU-LI
GALLIMORE DAIRY RD
CZ-EC
PI
HIGH POINT
GLINARD FARMS RD
AG
RS-40
AG
BARROW RD
HAVEN CT
GRANT
BLACKBERRY RIDGE DR
TRELLISES PKWY
WILLARD DAIRY RD
HIGH POINT
BARROW RD
COPPER ECHO FOREST TRL
Airport Overlay - Noise Compatibility
CASE # 26-09-PLBD-00039
836 Gallimore Dairy Rd
Scale: 1" = 1,000 '

Topographic Map

AG to CZ-LI
+/- 13.44 Acres

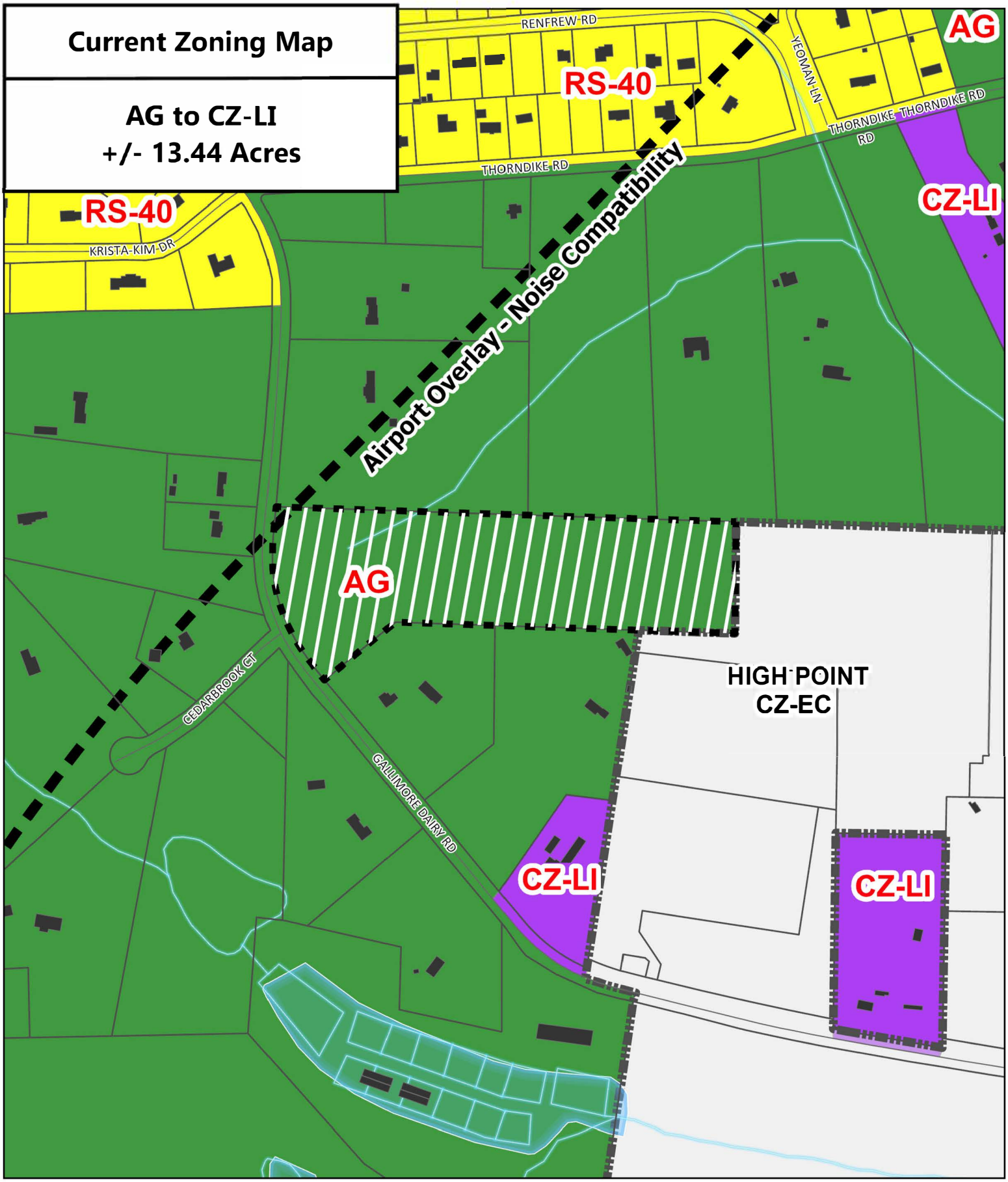


Planning & Development Department	**Jurisdiction:** GUILFORD COUNTY	**Case Number:** 26-09-PLBD-00039	**Case Area:** Parcel(s) - 169779 836 Gallimore Dairy Rd

Scale: 1" = 300 '

Current Zoning Map

AG to CZ-LI
+/- 13.44 Acres



Planning & Development Department

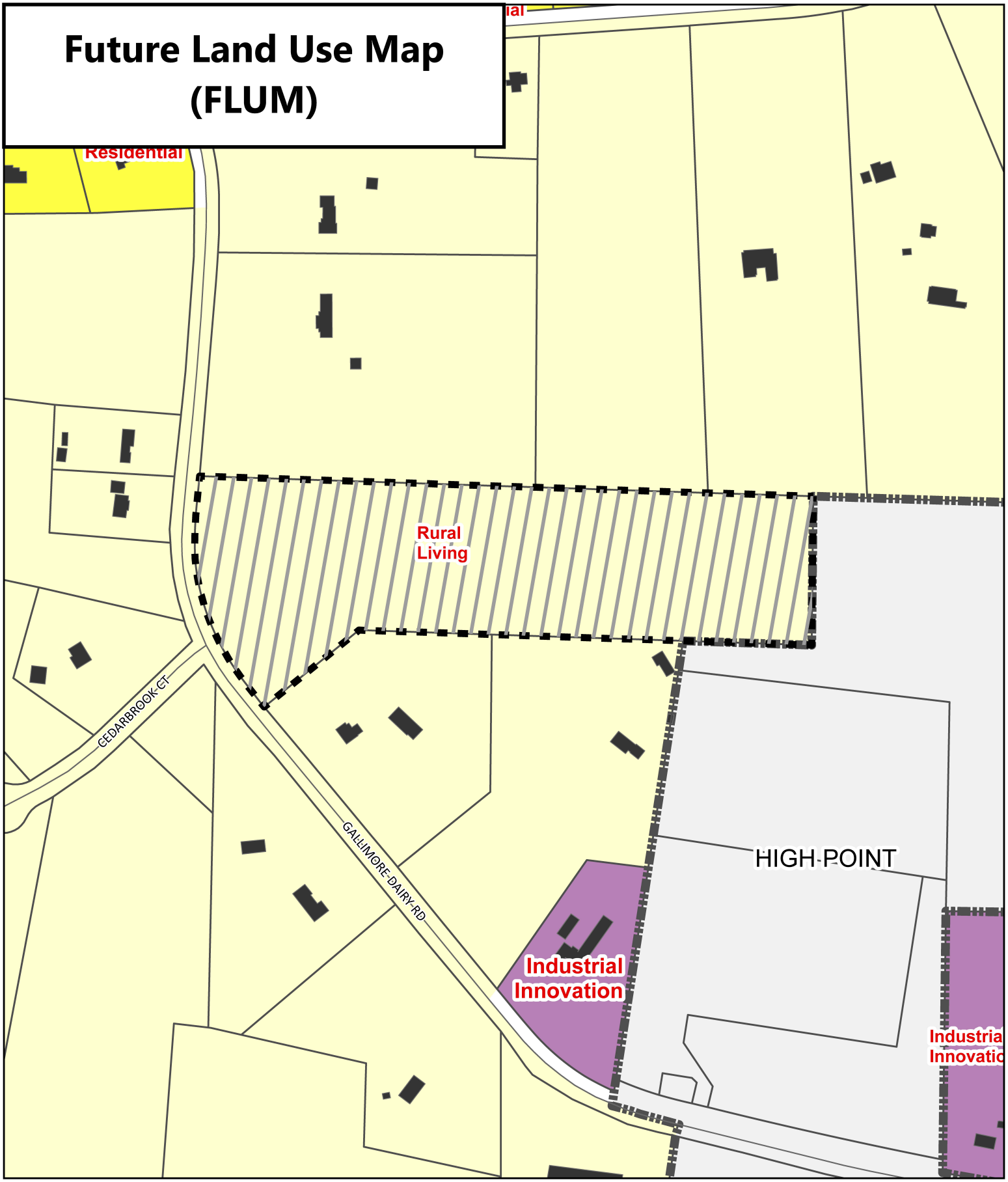
Jurisdiction:
GUILFORD COUNTY

Case Number:
26-09-PLBD-00039

Case Area:
Parcel(s) - 169779
836 Gallimore Dairy Rd

Scale: 1" = 400 '

Future Land Use Map (FLUM)



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-09-PLBD-00039

Case Area:
Parcel(s) - 169779
836 Gallimore Dairy Rd

Scale: 1" = 300 '

169779

Zoom to

REID	169779
Owner	RICE, WILLIAM ALBERT JR;WARJ RENTAL PROPERTIES LLC;BROWN, VICKI RICE;VRB RENTAL PROPERTIES LLC
Address	836 GALLIMORE DAIRY RD
Legal Description	13.44 AC PEGG
FLUM	Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	HIGH POINT
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

CONDITIONAL REZONING CASE #26-09-PLBD-00039: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL: 836 GALLIMORE DAIRY 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 #26-09-PLBD-00039: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL: 836 GALLIMORE DAIRY 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 #169779 from **AG to CZ-LI** 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 #26-09-PLBD-00039: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL: 836 GALLIMORE DAIRY 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 #169779 from **AG to CZ-LI** 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 #26-09-PLBD-00039: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL: 836 GALLIMORE DAIRY 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 #169779 from **AG to CZ-LI** because:

1. This approval also amends the **Future Land Use Map: Southwest Quadrant**.

2. The zoning map amendment and associated **Future Land Use Map** amendment **from Rural Living to Industrial/Innovation Center** in the **Southwest 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 #26-09-PLBD-00039: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL: 836 GALLIMORE DAIRY 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 #169779 from **AG to CZ-LI** 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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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

Description

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. Additionally, clerical revisions to various UDO sections are proposed, which include technical corrections and clarifications.

A summary of the proposed Text Amendment is below:

Remove Minimum Off-Street Parking Standards from the Below UDO Subsections	
UDO Use Type	**UDO Subsection**
Temporary Event/Use Permit	3.5.H
Planned Unit Development	4.4
Agricultural Tourism	5.3.B
Mobile Home/Manufactured (HUD) Home Park	5.4.A
Tiny House Developments	5.4.C
Rooming House	5.5.B
Private Club Recreation [Incl. Indoor Batting Cages]	5.6.J
Public Park or Public Recreation Facility [Incl. Indoor Batting Cages]	5.6.K
Recreation Vehicle Park [RVP] or Campsite	5.6.L
Rural Residential Occupation	5.8.C
Bed and Breakfast Home for 8 or Less Guest Rooms	5.9.A
Freestanding Ice Vending Machines	5.10.C
Solar Collectors, Principal	5.14.D
Turkey Shoots	5.20.B

DRAFT

- Amend Subsection 6.1 (Table 6-1-1 Parking Standards) to remove the minimum number of parking spaces required per use. This proposal also amends the subsection to remove the maximum number of spaces permitted, remove parking credits, and remove the calculation for uses with flexible parking demand characteristics, as these are all based upon the minimum parking spaces required per use. This section is further amended to remove mention of required off-street parking spaces.
- Amend Subsection 6.2 (Landscaping, Buffering & Screening Requirements) to remove an expansion of required parking as a reason for modifying landscape buffers. This subsection is also amended to remove an allowance to reduce required parking spaces to accommodate landscape buffers to be in conformance with other changes proposed by this text amendment, as minimum parking standards will no longer be required.
- Amend Subsection 8.9 (Performance Guarantees) to clarify that Performance Guarantees may be provided for proposed site improvements in addition to those which are required per the UDO.
- Amend Subsection 9.1.F.7 (Low Impact Design) to remove and reserve the section referring to parking lot low impact design, as minimum parking standards will no longer be required.
- Amend Subsection 12.04 (Definitions) to modify the definition for "Buildable or Zone Lot" to remove the word "required" in relation to provided parking.
- Amend Appendix 2 – Map Standards, A-2 Required Information on Subdivision Plats, Exempt Plats, Plot Plans, and Site Plans/Group Developments to remove mention of required number of parking spaces.

SEE ATTACHED TEXT AMENDMENT

Consistency Statement:

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

Consistency: 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.

- **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.

This Text Amendment aligns the UDO with recent amendments to State law (House Bill 162/Session Law 2026-39).

Staff Recommendation

Staff Recommendation: Approval.

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Proposed Text Amendment
Case #26-09-PLBD-00036

The **underlined text** is to be added; the text to be removed is shown with a single ~~**strike through**~~.

Subsection 3 – Permits and Procedures

3.5 PROCEDURES FOR SPECIFIC APPLICATIONS…

H. TEMPORARY EVENT/USE PERMIT…

3. Permit Issuance

a. The Temporary Event/Use Permit shall not be issued until evidence is shown that the following conditions have been or will be complied with:

(1) Ample off-street parking shall be provided for the event., ~~in addition to required parking for the use or uses located at the event site.~~

(2) The owner of the property where the event is to be held, or his/her agent, shall provide to the Planning and Development Director written authorization that the event may take place on the property.

(3) An event held outside of a building and within five hundred (500) feet of any residence shall cease operation by 10:00 p.m.

(4) Noise shall be controlled so that no adjoining property owner or occupant is unduly disturbed by the event.

(5) Licenses and/or permits required by other agencies shall be obtained prior to the issuance of the Temporary Event/Use Permit.

DRAFT

Proposed Text Amendment
Case #26-09-PLBD-00036

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Subsection 4 – Zoning Districts…

4.4 PLANNED UNIT DEVELOPMENT DISTRICTS (PD-R, PD-M & RPD)…

D. SITE REQUIREMENTS

TABLE 4.4-1 – PLANNED UNIT DEVELOPMENT ZONING DISTRICTS			
	Planned Development Residential PD-R	**Planned Development Mixed PD-M**	**Rural Preservation District RPD**
Min. Size (Acres)	25	25	Refer to Section 4.4.A.2
Uses Allowed	All uses in any Residential District, Neighborhood Business (NB) & Limited Office (LO) Districts	All uses in any Zoning District, Except HI or AG	All uses in the Residential Single-Family (RS), Residential Multi-Family (RM), NB & LO Districts
% Commercial Acreage Allowed	20%	No Max.	10%
Parking	Refer to parking requirements in Subsec. 6 – Development Standards for the same use or uses of similar intensity. ~~The Director of Planning and Development, after considering comments from the TRC, may reduce the parking spaces if the Unified Development Plan provides convenient pedestrian and/or bicycle access among uses.~~[1]		
Signage	The size, height setback, location, design, illumination, and number of signs shall be specified in the Unified Development Plan. All signs shall use a coordinated color, style, and lettering scheme.[~~2~~ 1]		

~~1. For the RPD PUD, the minimum number of parking spaces may be reduced by twenty-five percent (25%) for non-residential uses if the Unified Development Plan provides convenient pedestrian and/or bicycle access among uses.~~

~~2.~~ *1. For the RPD PUD, street signs not installed by the Jurisdiction must be approved by the Director of Planning and Development, after considering comments from the TRC, and shall contain reflective lettering.*

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Proposed Text Amendment
Case #26-09-PLBD-00036

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Subsection 5 – Development Standards for Individual Uses…

5.3 AGRICULTURE/ANIMAL SERVICES…

B. AGRICULTURAL TOURISM (WHERE REQUIRED: AG)…

2. Applicability: Unless exempted above, agritourism shall comply with the following…

g. Parking: Parking areas related to the use shall be located at least thirty (30) feet from the property line or street right-of-way. ~~The number of required parking spaces shall be the same as that required for manufacturing and industrial uses~~.

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Proposed Text Amendment
Case #26-09-PLBD-00036

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Subsection 5 – Development Standards for Individual Uses

5.4 HOUSEHOLD LIVING

A. MOBILE HOME/MANUFACTURED (HUD) HOME PARK (WHERE REQUIRED: RM8, RM18, RM26)

14. Mobile Home Additions…

c. Parking:

(1) ~~Two parking spaces, nine (9) feet by nineteen (19) feet shall be provided within each mobile home space~~. Any parking that is provided shall meet the dimensions required by Table 6-1-2 in Subsec. 6.1.

(2) All parking spaces shall be paved or covered with four (4) inches of crushed stone. A pavement surface is not required. The area outside the roadway shall be treated with stabilizing vegetation or other materials approved by the Administrator.

(3) No parking will be allowed on private entrances and collector streets.

DRAFT

Proposed Text Amendment
Case #26-09-PLBD-00036

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Subsection 5 – Development Standards for Individual Uses

5.4 HOUSEHOLD LIVING

C. TINY HOUSING DEVELOPMENTS (WHERE REQUIRED: RM8, RM18, RM26)…

13. Development Standards:…

f. Parking:

(1) ~~Two parking spaces, nine (9) feet by nineteen (19) feet shall be provided within each space.~~ <u>Any parking that is provided shall meet the dimensions required by Table 6-1-2 in Subsec. 6.1.</u>

(2) All parking spaces shall be paved or covered with four (4) inches of crushed stone. A pavement surface is not required. The area outside the roadway shall be treated with stabilizing vegetation or other materials approved by the Administrator.

(3) No parking will be allowed on private entrance and collector streets.

…

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Proposed Text Amendment
Case #26-09-PLBD-00036

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Subsection 5 – Development Standards for Individual Uses

5.5 GROUP LIVING SOCIAL SERVICES

B. ROOMING HOUSE (9 OR MORE RESIDENTS) (WHERE REQUIRED: RM18, RM26, LO)

1. Tenancy is arranged on a month-to-month basis, rather than for longer terms.

2. Must house a common eating area for residents.

~~**3.** Must have one (1) motor vehicle parking space per bedroom.~~

~~**4.** Must have a minimum of one (1) bicycle space per three (3) bedrooms.~~

~~**5.**~~ **<u>3.</u>** Does not meet the definition of Household Living.

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Proposed Text Amendment
Case #26-09-PLBD-00036

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Subsection 5 – Development Standards for Individual Uses

5.6 RECREATION AND ENTERTAINMENT

J. PRIVATE CLUB RECREATION (INCL. INDOOR BATTING CAGES) (WHERE REQUIRED: AG, PI)

1. Private clubs may not count towards open space requirements required by this Ordinance.
2. **Security Fencing.** Outdoor swimming pools shall be protected by a fence, or equal enclosure, a minimum four (4) feet in height and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking.
3. All facilities shall have access to a collector or higher capacity street.
4. **Parking**. ~~Overflow~~ All provided parking (including overflow parking) ~~(in addition to required parking)~~ must be designated on the site plan and be kept available to handle all traffic from ~~special~~ events ~~such as softball tournaments and outdoor concerts~~.

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Proposed Text Amendment
Case #26-09-PLBD-00036

The **underlined text** is to be added; the text to be removed is shown with a single ~~strike through~~.

Subsection 5 – Development Standards for Individual Uses

5.6 RECREATION AND ENTERTAINMENT

K. PUBLIC PARK OR PUBLIC RECREATION FACILITY (INCL. INDOOR BATTING CAGES) (WHERE REQUIRED: ALL DISTRICTS)

1. **Parking.** ~~Overflow~~ All provided parking (including overflow parking) ~~(in addition to required parking)~~ must be designated on the site plan and be kept available to handle all traffic from ~~special~~ events ~~such as softball tournaments and outdoor concerts.~~
2. **Access.** All parks greater than ten (10) acres shall have primary access to a collector or higher capacity street.

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Proposed Text Amendment
Case #26-09-PLBD-00036

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Subsection 5 – Development Standards for Individual Uses

5.6 RECREATION AND ENTERTAINMENT

L. RECREATION VEHICLE PARK (RVP) OR CAMPSITE (WHERE REQUIRED: HB)…

4. RV and Camping Vehicle Parking: Each provided RV or campsite ~~P~~parking space~~s~~ shall be sufficient to accommodate any proposed automobile space(s) and/or ~~at least one (1) automobile and~~ camping vehicle. Each proposed parking space ~~and~~ shall be constructed within each designated RV or camping vehicle space and shall be paved.

…

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Proposed Text Amendment
Case #26-09-PLBD-00036

The **underlined text** is to be added; the text to be removed is shown with a single ~~**strike through**~~.

Subsection 5 – Development Standards for Individual Uses

5.8 BUSINESS, PROFESSIONAL & PERSONAL SERVICES

C. RURAL RESIDENTIAL OCCUPATION ~~(NEW)…~~

8. Operation:

a. No more than five (5) persons shall be employed other than those residing on the property.

b. ~~Parking shall be provided for non-resident employees at a rate determined by the use type of the proposed business operation (See Subsec. 6).~~ Any provided ~~P~~parking shall be located behind the principal dwelling unit and shall be fully screened from the public right-of-way and adjacent properties by a Type B planting yard (See Subsec. 6). All parking shall be provided with an all-weather surface and meet applicable American Disability Act (ADA) standards for non-resident employees and customers.

c. There shall be no more than two (2) commercial vehicles operating in and out of the property.

d. The RRO shall not be operated between the hours of 9 P.M. to 6 A.M.

e. Permitted uses shall be limited to those products assembled or manufactured on-site for resale elsewhere, merchandise prepared for resale through internet sales, services sold or provided on or off premises, stock-in-trade clearly incidental to such services, and educational or instructional operations that are limited to no more than five (5) students.

f. Outside storage associated with RRO operation shall be fully screened from adjacent properties.

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Proposed Text Amendment
Case #26-09-PLBD-00036

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Subsection 5 – Development Standards for Individual Uses

5.9 LODGING

A. BED & BREAKFAST HOME FOR 8 OR LESS GUEST ROOMS (WHERE REQUIRED: AG, ALL RESIDENTIAL DISTRICTS, MXU, NB, LB)

Commentary: The operation standards found in this section are per § 130A-247(5a) Part 6 – Regulation of Food & Lodging Facilities.

1. **Use Separation:** No such facility shall locate within four hundred (400) feet of a rooming house, boarding house or another Bed & Breakfast Home.
2. **Operation:**
   - **a.** The Bed and Breakfast must be the permanent residence of the owner or the manager of the business, operating as a home occupation.
   - **b.** The use shall be located in a structure which was originally constructed as a dwelling.
   - **c.** Meals served on the premise shall be only for overnight guests of the facility and not to the general public.
3. **Signs:** There shall be no exterior advertising except that which is permitted for a home occupation.
4. ~~**Parking:** Two (2) spaces for single family residence and one (1) per designated guest room.~~

Commentary: A single-family home shall become a commercial motel/hotel if more than eight (8) guest rooms. *Bed and Breakfast Homes* ***shall be subject to commercial permit review if more than six (6) guest rooms.***

Commentary: It is recommended that applicants consult the following State Agency(ies) and local Departments/Divisions, at minimum, as part of their decision-making process:

- ***NC Department of Health and Human Services***
- ***Guilford*** *County* ***Planning and*** *Development* ***Dept.***
- ***Guilford County Fire Marshal's Office***
- ***Guilford County Health Dept.***
- ***Guilford County <u>Planning and Development</u>*** ~~***Plan Review & Inspections***~~
- ***<u>Guilford County Inspections Department</u>***
- ***Guilford County Social Services.***

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Proposed Text Amendment
Case #26-09-PLBD-00036

The **underlined text** is to be added; the text to be removed is shown with a single ~~**strike through**~~.

Subsection 5 – Development Standards for Individual Uses

5.10 RETAIL AND TRADE

C. FREESTANDING ICE VENDING MACHINES (WHERE REQUIRED: NB, LB, GB, HB)

1. **Written Approval:** Written approval from the property owner must be received indicating permission to locate ice vending unit on-site.
2. **Setbacks:** Ice vending units shall conform to the setback requirements of the underlying zoning district.
3. **Signage:** Each vending unit shall be limited to the amount of wall signage as set forth in Subsec. 7 - Signs, except however, in no case shall such vending unit be allowed to have more than two (2) wall signs.
4. **Landscaping:** Vending units shall not require any landscaping or vegetative screening unless such unit is to be placed within one hundred (100) feet of a residentially zoned or used lot. If such unit is located within one hundred (100) feet, a Type B planting yard as set forth in Subsec. 6 – General Development Standards of this Ordinance shall be required.
5. **Parking:** If a vending unit is to be placed within an existing parking lot serving an existing business(es), then an analysis should be conducted to ensure that the loss of any parking spaces shall not result in the loss of a sufficient amount of parking spaces being provided ~~any required minimum parking~~ for the existing business(es). An effort should be made to preserve provided parking spaces for on-site businesses as feasible. ~~If such placement will result in the loss of (or further reduction of) required parking, then the free-standing vending unit shall not be permitted at that location.~~

DRAFT

Proposed Text Amendment
Case #26-09-PLBD-00036

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Subsection 5 – Development Standards for Individual Uses

5.14 UTILITIES AND COMMUNICATIONS

D. SOLAR COLLECTORS, PRINCIPAL (WHERE REQUIRED: AG, PI, LI, HI)…

~~4. Parking Minimum:~~ ~~Minimum number of spaces associated with use or maintenance of facility, shall be determined at two (2) per three (3) employees at largest shift plus one for vehicle operation on site~~.

~~5.~~ <u>4.</u> Decommissioning: …

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Proposed Text Amendment
Case #26-09-PLBD-00036

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Subsection 5 – Development Standards for Individual Uses

5.20 TEMPORARY EVENTS/USES

B. TURKEY SHOOTS…

3. **Parking**: ~~An off-street parking area adequate in size to store two (2) cars for every back stop shall be provided.~~ For every two (2) parking spaces provided there shall be at least one backstop provided.
4. **Operation: …**

DRAFT

Proposed Text Amendment
Case #26-09-PLBD-00036

The **underlined text** is to be added; the text to be removed is shown with a single ~~**strike through**~~.

Subsection 6 – General Development Standards

6.1 PARKING STANDARDS…

C. GENERAL REQUIREMENTS

~~**3.**~~ **1. Parking, Stacking and Loading Space Required**

When any building or structure is erected, modified, enlarged or increased in capacity, or any open use is established, modified or enlarged, the requirements of this Section shall be met. For enlargements, modifications, or increase in capacity, the requirements of this Section shall apply only to such enlargements, modifications or increases in capacity.

~~**4.**~~ **2. Required Number**

The minimum number of required ~~off-street parking spaces,~~ loading spaces~~,~~ and stacking spaces can be found in ~~Table 6-1-1,~~ Table 6-1-5, and Table 6-1-7, respectively. In cases of mixed occupancy, the minimum number of ~~off-street parking,~~ stacking and loading spaces shall be the cumulative total of individual use requirements unless otherwise specified.

~~**5.**~~ **3. Handicapped Accessible Parking Spaces**

Accessible parking spaces for the physically handicapped shall be provided as required by the North Carolina Building Code, and other applicable state and federal regulations governing van accessibility.

~~**6.**~~ **4. Reserved** ~~**Reduction of Minimum Requirements**~~

~~Unless there is a change in use requiring fewer spaces, the number of spaces shall not be reduced below the minimum requirements of this Ordinance except as provided for in Section 6.3.F - Parking Credits.~~

~~**7.**~~ **5. Maintenance**

All off-street parking, loading, and circulation areas shall be maintained in good repair and in safe condition at all times so as not to constitute a hazard to public safety or a visual or aesthetic nuisance to surrounding land.

~~**8.**~~ **6. Access**

All parking, stacking and loading facilities shall have vehicular access to a public street.

~~**9.**~~ **7. Use for No Other Purpose**

Land used to provide ~~required~~ parking, stacking, and loading shall not be used for any other purposes, except for temporary events. If such land is devoted to any other purpose, the Certificate of Occupancy of the affected principal use shall immediately become void.

D. RESERVED ~~MAXIMUM NUMBER OF SPACES PERMITTED~~

~~**1.** If a commercial use exceeds one hundred twenty-five percent (125%) of the minimum number of parking spaces required in Table 6-1-1, but no more than one hundred seventy- five percent (175%), approval of an alternative parking plan (see Section 6.1.F Parking Credits; see Section 6.1.L Combined Parking; and/or Section 9.1.F Low-Impact Design) by the Planning Director, or designee, shall be required.~~

DRAFT

Proposed Text Amendment
Case #26-09-PLBD-00036

The **underlined text** is to be added; the text to be removed is shown with a single ~~**strike through**~~.

~~**2.** If a commercial use exceeds one hundred seventy-five percent (175%) of the minimum number of parking spaces required in Table 6-1-1, then an alternative parking plan (see Section 6.1.F Parking Credits; see Section 6.1.L Combined Parking; and/or Section 9.1.F Low-Impact Design) must be approved by the Planning and Development Director.~~

TABLE 6-1-1: PARKING REQUIREMENTS [RESERVED]	
~~**USE CATEGORY/SPECIFIC TYPE**~~	~~**MINIMUM REQUIRED AUTO SPACE**~~
~~**AGRICULTURAL/ANIMAL SERVICES:**~~	
~~All~~	~~No Requirements~~
~~**HOUSEHOLD LIVING:**~~	
~~Single-Family & Two-Family Detached Dwelling~~	~~1.5 per unit~~
~~Townhouse Dwelling and Multi-Family~~	~~1.25 per 0-1 bedroom unit; 1.5 per 2 bedroom units; 2 per 3+ bedroom units~~
~~Accessory Dwelling~~	~~1 per unit~~
~~Live/Work~~	~~1 per 500 sf (GFA)~~
~~Cluster Mailbox Unit~~	~~2 spaces per location, one space must meet ADA accessibility requirements~~
~~Other~~	~~1 per unit~~
~~**GROUP LIVING/SOCIAL SERVICES:**~~	~~1 per 2 resident rooms~~
~~**RECREATION & ENTERTAINMENT:**~~	
~~Adult-Oriented Establishments and Uses~~	~~1 per 200 sf (GFA)~~
~~Theater~~	~~1 per 1,000 sf of seating area~~
~~Other Indoor Uses Not Listed Above~~	~~1 per 300 sf (GFA)~~
~~Other Outdoor Uses Not Listed Above~~	~~See Subsection E - Uses with Flexible Parking Demand Characteristics~~
~~**BUSINESS, PROFESSIONAL & PERSONAL SERVICES:**~~	
~~Medical Office~~	~~1 per examination table~~
~~Studio, Artist & Recording~~	~~1 per 400 sf (GFA)~~
~~Other~~	~~1 per 600 sf (GFA)~~
~~**LODGING:**~~	~~1 per room~~
~~**RETAIL TRADE:**~~	~~1 per 400 sf (GFA)~~
~~**FOOD SERVICES:**~~	~~1 per 200 sf (GFA)~~
~~**FUNERAL & INTERNMENT SERVICES:**~~	
~~Funeral Home or Crematorium~~	~~1 per 4 seats in main assembly room~~
~~Cemetery or Mausoleum~~	~~See Subsection E - Uses with Flexible Parking Demand Characteristics~~
~~**TRANSPORTATION, WAREHOUSING & WHOLESALE TRADE:**~~	
~~Wholesale Trades (Heavy & Light)~~	~~1 per 1,000 sf (GFA)~~
~~Car Wash~~	~~1 per 500 sf (GFA)~~
~~Automobile Repair Services (Major & Minor)~~	~~1 per 300 sf (GFA)~~

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TABLE 6-1-1: PARKING REQUIREMENTS [RESERVED]	
~~**USE CATEGORY/SPECIFIC TYPE**~~	~~**MINIMUM REQUIRED AUTO SPACE**~~
~~All other transportation, warehousing & wholesale trade uses~~	~~1 per 2,500 sf (GFA)~~
~~**UTILITIES & COMMUNICATIONS:**~~	
~~Utilities, Major~~	~~1 per 1,500 sf (GFA)~~
~~All other utilities & communications uses~~	~~See Subsection E - Uses with Flexible Parking Demand Characteristics~~
~~**WASTE-RELATED USES:**~~	~~1 per 2,500 sf (GFA)~~
~~**GENERAL INDUSTRIAL:**~~	
~~Warehouse (General Storage Enclosed)~~	~~1 per 2,500 sf (GFA)~~
~~Laundry or Dry-Cleaning Plant~~	~~1 per 500 sf (GFA)~~
~~Self-Storage~~	~~1 per 400 sf of office space area~~
~~**MANUFACTURING:**~~	
~~All~~	~~.67 spaces per employee on peak shift + 1 per 200 sf of retail sales or customer service area + 1 per vehicle used in operations~~
~~**MINING USES:**~~	
~~All~~	~~See Subsection E - Uses with Flexible Parking Demand Characteristics~~
~~**AIRPORT:**~~	
~~All~~	~~See Subsection E - Uses with Flexible Parking Demand Characteristics~~
~~**SPECIAL EVENTS:**~~	
~~All~~	~~See Subsection E - Uses with Flexible Parking Demand Characteristics~~

E. RESERVED ~~USES WITH FLEXIBLE PARKING DEMAND CHARACTERISTICS~~

~~Uses that reference this Subsection in Table 6-1-1, have widely varying parking and loading demand characteristics, making it difficult to establish a single off-street parking or loading standard. Upon receiving a plan review application for a use subject to this Subsection, the Planning & Development Director is authorized to apply the off-street parking standard in the table that is deemed most similar to the use, or establish the off-street parking requirements by reference to standard parking resources published by the National Parking Association or the American Planning Association. Alternatively, the Planning & Development Director may require the applicant to submit a parking demand study that justifies estimates of parking demand based on the recommendations of the Institute of Traffic Engineers (ITE), and includes relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.~~

F. RESERVED ~~PARKING CREDITS~~

~~**1.** For office or manufacturing uses that require forty (40) or more spaces, total required parking may be reduced by one (1) space for every carpool space provided, up to a maximum of~~

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~~twenty percent (20%) of the total required parking. Certified carpool spaces must be clearly marked and must be located closest to the building entrance, but not closer than any required handicapped spaces.~~

~~**2.** For every four (4) bicycle parking spaces provided, the total parking requirement may be reduced by one (1) space, up to a maximum of five percent (5%) of the total required parking. Bicycle parking racks shall be located close to the building entrance and shall be separated from vehicle parking areas to minimize motor vehicle damage to bicycles. Bicycle racks shall be securely anchored to the supporting surface and shall be at least three (3) feet in height and able to support a locked bicycle in an upright position.~~

~~**3.** For all uses within five hundred (500) feet of a fixed-route transit stop, total required parking may be reduced by five percent (5%).~~

~~**4.** A combination of parking credits may be used but may not exceed a total reduction in required parking of twenty percent (20%).~~

G. UNLISTED USES

For any use not specifically listed in this Subsection, the ~~parking, stacking~~ and loading requirements shall be those of the most similar use.

H. PARKING REQUIREMENTS FOR CHANGE IN USES

If a change in use causes an increase in the required number of ~~off-street parking,~~ stacking or loading spaces, such additional spaces shall be provided in accordance with the requirements of this Ordinance<u>.</u>~~;~~ ~~except that if the change in use would require an increase of less than five percent (5%) in the required number of parking spaces or fewer than five (5) spaces, no additional off-street parking shall be required.~~

I. DESIGN STANDARDS…

4. Improvements

a. Paving

(1) ~~Required~~ <u>Provided</u> parking spaces~~,~~ <u>and required</u> access drives~~,~~ and loading areas shall be paved and maintained with concrete, asphalt, or similar hardened dustless materials (not gravel) of sufficient thickness and consistency to support anticipated traffic volumes and weights.

(2) Though some operations are exempt from the paving requirements of this Ordinance, access drives, which support/serve these operations, are still required to be paved and maintained from the curb line to a point at least ten (10) feet beyond the public right-of-way line. This is to ensure that gravel is kept off of roadways.

(3) Paving shall not be required for:

(i) Parking facilities used on an irregular basis for churches, private clubs or other similar nonprofit organizations.

(ii) Parking facilities for residential uses where six (6) or fewer spaces are ~~required~~ <u>provided</u>.

(iii) …

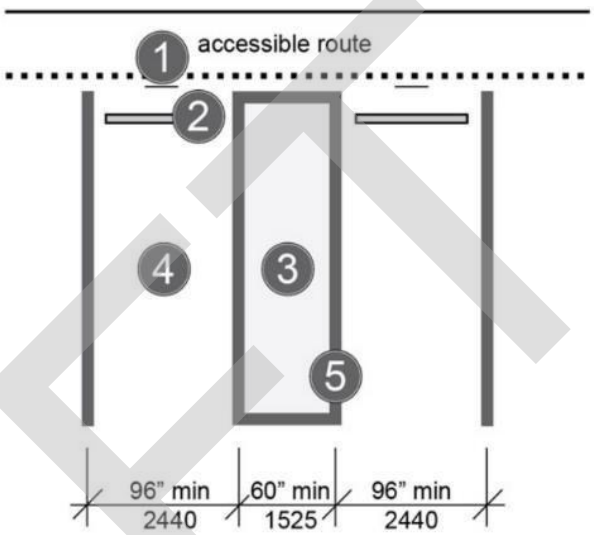
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J. ~~HANDICAPPED~~ ACCESSIBLE PARKING

1. A handicapped accessible parking space can be reduced to an eight-foot width as long as the space is adjacent to a minimum five-foot access aisle marked and constructed to ADA standards. Otherwise, the parking space shall be sized as a standard parking space.
2. All off-street handicapped accessible parking spaces shall be located in the closest parking area to a public entrance to the building but no more than two hundred fifty (250) feet from such entrance.
3. All off-street handicapped accessible parking spaces shall be designated by a sign or other means as specified by North Carolina Building Code and any other state requirements.
4. ~~The minimum number of spaces shall be provided according to the following~~ table:



Accessible Parking Spaces with
60-inch Minimum Width Access Aisle for Cars

TABLE 6-1-4: ~~HANDICAPPED~~ ACCESSIBLE PARKING [RESERVED]	
~~Parking Spaces Provided~~	~~Minimum Handicapped Spaces Required~~
~~1-25~~	~~1~~
~~26-50~~	~~2~~
~~51-75~~	~~3~~
~~76-100~~	~~4~~
~~101-150~~	~~5~~
~~151-200~~	~~6~~
~~201-300~~	~~7~~
~~301-400~~	~~8~~
~~401-500~~	~~9~~
~~501-1,000~~	~~2% of spaces provided~~
~~>1,001~~	~~20 spaces, plus one for every 100 spaces over the first 1,000 spaces provided.~~

K. LOCATION

1. Off-site Parking Lots

When ~~required~~ <u>provided</u> off-street parking may be located off site, it shall begin within four hundred (400) feet of the zone lot containing the principal use. ~~Required o~~<u>O</u>ff-site parking shall not be located across an intervening major or minor thoroughfare.

2. Parking in Nonresidential Districts

Automobile parking for any use may be provided in any nonresidential district.

3. Parking in Residential Districts

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Auto parking in a residential district for any use not permitted in that district is allowed under the following conditions:

a. Property on which the parking is located must abut the lot containing the use which the parking serves. The property must be under the same ownership or subject to a parking encumbrance agreement approved by the Enforcement Officer. All access to such property shall be through non-residentially zoned property;

b. Parking shall be used only during daylight hours except by Special Use Permit. No parking shall be located more than one hundred twenty (120) feet into the residential zoning district.

c. No parking shall be permitted closer than one hundred fifty (150) feet to any public street right-of-way upon which the principal use would not be permitted driveway access. Parking may be allowed to extend up to four hundred (400) feet into the residential zoning district with approval of a Special Use Permit.

d. Long-term or dead storage of vehicles for more than sixty (60) days, loading, sales, repair work or servicing of vehicles is prohibited.

4. Townhouse Developments

In developments using individual driveways and garages to ~~meet parking requirements~~ provide resident parking, visitor parking areas shall be distributed such that the front entrance to each unit is not farther than two hundred (200) feet from such area.

L. COMBINED PARKING

1. Separate Uses

~~The required parking~~ Parking provided for separate or mixed uses may be combined in one (1) facility.

2. Shared Parking

A maximum of fifty percent (50%) of the parking spaces ~~required~~ provided for a church, theater, auditorium, special events center or assembly hall or other similar use also may serve as ~~required~~ provided spaces for another use located on the same zone lot. Shared spaces also may be located off-site. In either case, the Planning & Development Director must determine that the various activities will have peak parking demands at different periods of the day or week. Otherwise, no off-street parking ~~required~~ provided for one (1) building or use shall be applied toward the requirements of any other building or use.

3. Documentation

Documentation approving such combined parking arrangement is required.

4. Reassignment

~~Required~~ Provided off-street parking spaces shall not be leased or otherwise assigned to another use except as ~~provided~~ addressed by Subsection H – Location of this Subsection.

M. LOADING AREAS…

N. STACKING AREAS

~~In addition to meeting the off-street parking standards in Table 6-1-1, u~~Uses with drive-through facilities and other auto-oriented uses where vehicles queue up to access a service shall provide the minimum number of stacking/standing spaces established in Table 6-1-7 below:

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TABLE 6-1-7: STACKING REQUIREMENTS		
Use or Activity	**Minimum Number of Stacking Spaces[1]**	**Measured From**
ATM (drive-up)	2	Teller Window
Auto Repair Services	2 per bay	Bay Entrance
Car Wash	1 per bay	Bay Entrance
Daycare Centers (not-in-home), Elementary & Middle school	2	Main building entrance
Bank or Financial Institution or General Retail (i.e. Pharmacy) Stores with drive- through service	3 per drive-through lane	Service Window
Convenience Store with Gasoline Pumps	1	Each end of the outermost gas pump island
Nursing & Convalescent Home or Congregate Care Facility	3	Building entrance
Retail Services with drive-through	3 per lane	Service Window
Restaurant with drive-through	3 per window + 3 per order board	

1. *NCDOT may require additional stacking spaces on State or federal highways.*

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Subsection 6 – General Development Standards

6.2 LANDSCAPING, BUFFERING & SCREENING REQUIREMENTS…

B. APPLICABILITY…

2. The regulations in this Section shall apply to the following:

a. New Principal Building or Use

Principal buildings or open uses of land constructed or established after the adoption of this Ordinance.

b. Changes In Use Category (see Table 4-3-1 – Permitted Use Schedule)

The requirements of this Section shall be applicable to the entire lot. (see Table 6-2-2: Planting a Yard Chart)

c. Expansions or Reconstruction

Expansions which will result in a parking or building square footage increase of more than three thousand (3,000) square feet for developments existing on the effective date of this Ordinance. In such cases, the landscaping requirements shall apply only to the expansion.

~~**3. Reduction in Parking Requirements for Pre-Existing Developments**~~

~~To allow compliance with the landscaping regulations, the number of required off-street parking spaces may be reduced by the Planning & Development Director up to ten percent (10%).~~

…

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Subsection 8 – Subdivisions and Infrastructure Standards

8.9 PERFORMANCE GUARANTEES ~~(MODIFIED 3-10)~~

A. GENERAL

A performance guarantee shall be required in the following circumstances:

1. To ensure the completion of public infrastructure improvements that are required as part of an approved subdivision but are not approved by the Planning & Development Director or County Engineer as complete before approval of a final plat;
2. To ensure completion of public infrastructure improvements that are required as part of a site plan (e.g., streets, sidewalks, landscaping, erosion control), but are not installed before occupancy of the development; and
3. To ensure completion of private site improvements that are required or proposed as part of a site plan (e.g., landscaping, parking, screening, etc.), but are not installed before occupancy, provided the Planning & Development Director determines that the property may be safely occupied and used regardless of the delayed installation of the improvements.

…

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Subsection 9 – Environmental Regulations

9.1 STORMWATER MANAGEMENT AND WATERSHED PROTECTION DISTRICTS…

F. WATERSHED PROTECTION DISTRICTS AND PERFORMANCE STANDARDS…

7. Reserved ~~**Low Impact Design**~~

~~**a.** Goals:~~

~~The primary goals of low impact design are to lower the impact of development on receiving waters, to encourage environmentally sensitive development, to help build communities based on environmental stewardship, and to reduce construction and maintenance costs of the stormwater infrastructure. The use of low impact design shall address these goals through the objectives found in subsection (b) below.~~

~~**b.** Objectives:~~

~~**(1)** Preserve Fragile Areas and Open Space through the following:~~

~~**(a)** Avoiding riparian areas, wetlands, steep slopes, high infiltration and hydric soils;~~

~~**(b)** Maximizing open space and common area through cluster development where appropriate; and~~

~~**(c)** Maintaining open space in a natural condition by reforestation where clearing has occurred.~~

~~**(2)** Minimize Land Disturbance and Built-Upon Area~~

~~**(a)** Design development to provide the following:~~

~~**(i)** Efficient layout to reduce overall length of streets;~~

~~**(ii)** Shared parking and drives where possible to further reduce built-upon area;~~

~~**(iii)** Multiple stormwater control measures such as bio-retention cells and infiltration areas to minimize impact; and~~

~~**(iv)** Stepping floor elevations to fit terrain and avoid slab-on-grade construction to minimize land disturbance.~~

~~**(3)** Protect Water Resources~~

~~**(a)** Use site design techniques to replicate pre-existing hydrologic site conditions by placing water quality control devices close to the source. Techniques may include the following:~~

~~**(i)** Designing driveways and parking areas with vegetated swales and/or sheet flow into infiltration areas; and /or~~

~~**(ii)** Using grass swales instead of curb and gutter to increase water filtration.~~

~~**(4)** Process~~

~~The low impact design process is established in the North Carolina Stormwater Design Manual and is compatible with the Minimum Design Criteria (MDC).~~

…

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Subsection 12 – Definitions

12.04 DEFINITIONS

LOT AND DIMENSIONS

BUILDABLE OR ZONE LOT. One (1) or more lots of record in one (1) undivided ownership with sufficient total area, exclusive of easements, flood hazards, well and septic tank fields; sufficient dimensions; and access to permit construction thereon of a principal use or building together with its ~~required~~ off-street parking and planting yards.

...

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Case #26-09-PLBD-00036

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Appendix 2 – Map Standards…

A-2 REQUIRED INFORMATION ON SUBDIVISION PLATS, EXEMPT PLATS, PLOT PLANS, AND SITE PLANS/GROUP DEVELOPMENTS…

B. Depending on the scale or complexity of the development, any or all the sheets may be combined. Site plan approval may require additional information. The Administrator may waive items required for sketch plans, if it is judged that they are not necessary to complete the review….

	Sketch Plan	Preliminary Plat	Final Plat	Exempt Plat	Plot Plan	Site Plan/ Group Dev.
…	…	…	…	…	…	…
3. Site Layout, Design, and Uses…						
Typical dimensions and location of off-street parking, loading, and stacking areas, including access aisles, service areas, and walkways. <u>If any of these improvements are required per this Ordinance or provided, n</u>~~N~~ote <u>the</u> minimum number of spaces required<u>, if applicable.</u>					X	S, L
Clearly indicate each <u>provided</u> parking space (including handicapped), angle of parking, and paving material					X	S
Front, side, and rear elevations of proposed building(s)						If required
4. Landscaping, Buffering, and Outdoor Lighting…						

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GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

SESSION LAW 2026-39
HOUSE BILL 162

AN ACT TO RESTRICT LOCAL GOVERNMENTS FROM REGULATING CERTAIN ASPECTS OF OFF-STREET PARKING SPACES AND TO MODIFY THE AUTHORITY OF CERTAIN LOCAL GOVERNMENTS TO REQUIRE STORMWATER CONTROL FOR REDEVELOPED PROPERTY.

The General Assembly of North Carolina enacts:

PART I. PROHIBITING CERTAIN ZONING AND DEVELOPMENT LIMITATIONS RELATED TO OFF-STREET PARKING

SECTION 1.(a) G.S. 160D-702 reads as rewritten:

"**§ 160D-702. Grant of power.**

…

(c) A zoning or other development regulation shall not do any of the following:

(1) Set a minimum square footage of any structures subject to regulation under the North Carolina Residential Code.

(2) Require ~~a~~ an off-street parking space to be larger than 9 feet wide by 20 feet long unless the parking space is designated for handicap, parallel, or diagonal parking.

(2a) Require an off-street parking lot to meet a minimum number of parking spaces per development or structure, regardless of occupancy or use. The limitations of this subdivision shall not, however, apply to local governments located in the coastal area, as those terms are defined under G.S. 113A-103, except with respect to the following properties located in the coastal area:

a. Within the boundaries of a National Register Historic District or a local historic district.

b. That are either (i) individually listed in the National Register of Historic Places or (ii) individually designated as a local historic landmark.

c. Individual properties on the Study List for the National Register of Historic Places as maintained by the North Carolina State Historic Preservation Office or a national or State historic landmark, or properties located within a district on the Study List for the National Register of Historic Places as maintained by the North Carolina State Historic Preservation Office or a national or State historic landmark.

(3) Require additional fire apparatus access roads into developments of one- or two-family dwellings that are not in compliance with the required number of fire apparatus access roads into developments of one- or two-family dwellings set forth in the Fire Code of the North Carolina Residential Code for One- and Two-Family Dwellings.

(4) Establish or require pavement design standards for public roads or private roads that are more stringent than the minimum pavement design standards adopted by the Department of Transportation.

…."

SECTION 1.(b) This section becomes effective January 1, 2027.

PART II. MODIFY THE AUTHORITY OF CERTAIN LOCAL GOVERNMENTS TO REQUIRE STORMWATER CONTROL FOR REDEVELOPED PROPERTY

SECTION 2.(a) G.S. 143-214.7 reads as rewritten:

"**§ 143-214.7. Stormwater runoff rules and programs.**

…

(a1) Definitions. – The following definitions apply in this section:

(1) Built-upon area. – As defined in G.S. 143-214.7D.

(2) Development. – Any land-disturbing activity that increases the amount of built-upon area or that otherwise decreases the infiltration of precipitation into the subsoil. ~~When additional development occurs at a site that has existing development, the built-upon area of the existing development shall not be included in the density calculations for additional stormwater control requirements, and stormwater control requirements cannot be applied retroactively to existing development, unless otherwise required by federal law.~~

~~(2)~~(3) Redevelopment. – Any land-disturbing activity that does not result in a net increase in built-upon area and that provides greater or equal stormwater control to that of the previous development.

…

(b3) Stormwater runoff rules and programs shall not require private property owners to install new or increased stormwater controls for (i) ~~preexisting development~~ existing built-upon area or (ii) redevelopment activities that do not remove or decrease existing stormwater controls. ~~When a preexisting development is redeveloped, either in whole or in part, increased stormwater controls shall only be required for the amount of impervious surface being created that exceeds the amount of impervious surface that existed before the redevelopment, irrespective of whether the impervious surface that existed before the redevelopment is to be demolished or relocated during the development activity.~~ When development or redevelopment occurs at a site that has existing built-upon area, (i) the existing built-upon area shall not be included in the density calculations for additional stormwater control requirements, irrespective of whether the existing built-upon area is to be demolished, relocated, replaced, or remains in place during development activity, (ii) the existing built-upon area at the site is not subject to additional stormwater control requirements under this section, regardless of whether the existing built-upon area is demolished, relocated, replaced, or remains in place during the development activity, (iii) for purposes of determining the size of the area for which stormwater control measures are required for a development or redevelopment, built-upon area that existed before the development or redevelopment shall be applied on a square-foot-for-square-foot basis to reduce the built-upon area for which stormwater control measures are required, and (iv) stormwater control requirements cannot be applied retroactively to existing built-upon area, unless otherwise required by federal law. A property owner may elect to treat the stormwater resulting from the net increase in built-upon area above the ~~preexisting~~ existing built-upon area at the development or redevelopment for the purpose of exceeding allowable density under the applicable water supply watershed rules as provided in G.S. 143-214.5(d3). This subsection applies to all local governments regardless of the source of their regulatory authority. Local governments shall include the requirements of this subsection in their stormwater ordinances.

…

(b8) A local government may offer nonmandatory incentives that waive building, zoning, connection, or other regulations or fees; provide additional tax and financial benefits; or institute

other incentives for development or redevelopment that implements additional stormwater control measures beyond those required by this section and rules adopted thereunder.

…."

SECTION 2.(b) Each local government that implements a stormwater management program shall amend its stormwater ordinance to conform to G.S. 143-214.7(b3), as amended by subsection (a) of this section, within 12 months of the effective date of this section. Any local stormwater ordinance that is inconsistent with G.S. 143-214.7(b3), as amended by subsection (a) of this section, is void and unenforceable on and after that date. A local government may adopt, amend, or repeal ordinance provisions implementing G.S. 143-214.7(b8) at any time after the effective date of this section.

SECTION 2.(c) This section is effective when it becomes law and applies to stormwater rules and stormwater program amendments adopted on or after that date.

PART III. EFFECTIVE DATE

SECTION 3. Except as otherwise provided, this act is effective when it becomes law.

In the General Assembly read three times and ratified this the 1st day of July, 2026.

s/ Rachel Hunt
President of the Senate

s/ Destin Hall
Speaker of the House of Representatives

s/ Josh Stein
Governor

Approved 3:04 p.m. this 6th day of July, 2026

Coates' Canons
NORTH CAROLINA LOCAL GOVERNMENT LAW BLOG

September 18, 2026

Limits on Local Parking Minimums

Adam Lovelady

Local government development regulations commonly set minimum parking standards—*1 parking space per 500 square feet of retail* or *2 parking spaces per dwelling unit*, for example. But North Carolina state law now limits local government authority for such requirements. **Session Law 2026-39 (H.B. 162)** amended **G.S. 160D-702(c)** to limit local government authority to require off-street parking spaces. The session law is effective on January 1, 2027.

This blog explores the meaning of the amended law and the impact on local government minimum parking standards.

The amendment to G.S. 160D-702 is a good reminder of related limits of local government authority (limits on requiring extra fire-access roads, limits on pavement design standards, and more). The blog outlines those related limitations as well.

General Limit

Under G.S. 160D-702(c), as amended, North Carolina local governments in noncoastal areas may not "[r]equire an off-street parking lot to meet a minimum number of parking spaces per development or structure, regardless of occupancy or use." This seemingly simple phrase raises many questions about scope and implementation. Many of those questions are discussed below.

Carve-Out for Coastal Communities

This limitation does not apply to local governments in the coastal area as defined by G.S. 113A-103. That is the counties and municipalities subject to the Coastal Area Management Act (CAMA): Beaufort, Bertie, Brunswick, Camden, Carteret, Chowan, Craven, Currituck, Dare, Gates, Hertford, Hyde, New Hanover, Onslow, Pamlico,

Pasquotank, Pender, Perquimans, Tyrrell, and Washington counties, and the municipalities within those counties. Those local governments may still require minimum off-street parking standards.

Notably, though, there is an exception to the exception. Those CAMA communities *cannot* impose minimum off-street parking standards for certain historic properties:

a. Within the boundaries of a National Register Historic District or a local historic district.

b. That are either (i) individually listed in the National Register of Historic Places or (ii) individually designated as a local historic landmark.

c. Individual properties on the Study List for the National Register of Historic Places as maintained by the North Carolina State Historic Preservation Office or a national or State historic landmark, or properties located within a district on the Study List for the National Register of Historic Places as maintained by the North Carolina State Historic Preservation Office or a national or State historic landmark.

Questions about Impacts on Typical Parking Standards

What is the limit?

It has been common (though not universal) for local governments in North Carolina to set minimum parking standards for new development. These rules have been one factor contributing to the large surface parking lots in front of new shopping centers and large parking decks adjacent to new apartments and office-buildings.

As amended, G.S. 160D-702 says that "[a] zoning or other development regulation shall not . . . [r]equire an off-street parking lot to meet a minimum number of parking spaces per development or structure, regardless of occupancy or use." That is a prohibition on development regulations setting a minimum parking standard.

Does the law mean there will be no parking?

No. The law means that (outside of coastal areas) there will be no *public* regulation setting *off-street* parking *minimum* requirements. Developers and property owners will still make private decisions about parking. Customers and tenants commonly need parking. Lenders for development projects commonly require parking. Prospective buyers and investors also may expect parking. With all of those demands, developers and property owners likely will still provide some off-street parking, but the minimum number of spaces will be a private decision and not a public requirement.

Note that some local governments in North Carolina removed minimum parking standards before this legislative change.

Can a local government enforce a standard that is already on the books? What about existing parking lots built to old standards?

As of January 1, 2027, a non-coastal local government may not enforce a minimum off-street parking standard. This applies to existing minimum parking standards in addition to any proposed new parking standards.

A property owner with an existing off-street parking lot may have the option to develop space previously devoted to parking, pursuant to the local development regulations. If the development is subject to a special use permit or conditional zoning where approval was conditioned on a specific site plan, that property owner may need to amend the site plan to add new development.

Can a local government set a maximum number of off-street parking spaces?

Yes. The law does not say anything about parking maximums.

Can a local government require parking spaces that are *per square foot* or *per dwelling unit* (instead of *per development* or *per structure*)?

Probably not. The intent of the amended statute appears to be to preempt minimum off-street parking standards altogether. The statute explicitly states that the ordinance cannot set a "minimum number of parking spaces *per development or structure*." While one could argue that a minimum parking standard "per square foot" or "per dwelling unit" is not preempted explicitly, the statutory language likely is broad enough to preempt such standards.

Many local government parking standards are based on square footage, dwelling units, or other sub-units of the overall development (*1 parking space per 500 square feet of gross floor area* or *2 parking spaces per dwelling unit*, for example). Square footage is a fraction of the overall development or structure. Effectively, regulating per square foot is regulating per development or structure—just with an extra step of math. Similarly, a dwelling unit is a fraction of the overall development or structure. The same logic applies. With that, it seems reasonable to interpret the amended statute as prohibiting minimum parking standards based on square footage, dwelling unit, or other sub-units of the development or structure.

Can a local government use other regulations to set minimum parking standards? What about subdivision requirements?

G.S. 160D-702 states that "[a] zoning *or other development regulation* shall not . . ." set an off-street parking minimum. So, this is not just about zoning. This limit applies to *any* development regulation. G.S. 160D-102(14) defines development regulation to include zoning, subdivision, floodplain, stormwater, historic preservation, housing code, building code, and more. So, for instance, a local government could not use subdivision ordinance requirements to "[r]equire an off-street parking lot to meet a minimum number of parking spaces per development or structure, regardless of occupancy or use." As discussed more below, there may be other vehicle-related development regulations that could still apply—such as driveway requirements—but those would have to be carefully crafted to avoid becoming a requirement for an off-street parking lot with a minimum number of parking spaces.

Can a local government regulate things like parking in the front yard? Commercial parking lots? Where parking is located?

Yes. Parking is a land use, and local governments still have the authority to regulate the land use. A local government can enforce rules to limit where parking is allowed on residential property. A local government can define commercial parking lot and regulate what zoning districts allow that land use. A local government can establish setbacks for parking uses (so that parking is at the rear of a property in downtown, for example). And, as noted above a local government can set parking maximums.

If a local government can't require a minimum number of parking *spaces*, can the local government still require an off-street parking *lot*? What about a

minimum square footage for a parking lot? Can a local government require parking spaces that are not in a parking lot?

The answer to these questions requires us to balance between the apparent intent of the law and plain language of the statute as adopted. The purpose of the law seems to be to prohibit minimum parking standards in applicable areas. The plain language, though, prohibits requiring a minimum number of spaces; it does not prohibit requiring a lot. Carrying that thought forward, though, the local government would be requiring a parking lot but not requiring a minimum number of spaces. So, the property owner could provide a *de minimis* "parking lot" with zero spaces. That would be an absurd and impractical outcome.

If the local government required a parking lot to be a minimum *area* (not a minimum number of parking spaces), that may technically avoid the prohibition in the statute. But, if the area is based on the area of parking spaces—and it's just an effort to side-step the statutory preemption—that would be problematic.

What about requiring parking spaces that are not in a parking lot? This question turns on the definition of parking lot. Merriam-Webster defines parking lot broadly to be "an area used for the parking of motor vehicles." If the requirement of parking spaces would, *de facto*, require what amounts to a parking lot, that would seem to run afoul of the law. What about one parking space? Is that a parking lot? That is not clear.

Questions about Related Vehicle and Development Standards

What about accessible parking spaces for individuals with disabilities?

To the extent that a property owner provides parking they must still comply with federal and state requirements for accessible parking spaces. Required accessible parking depends on the number of parking spaces in the lot.

The legal requirement to provide a certain number of accessible parking spaces arises from the Americans with Disabilities Act (ADA) and is detailed in Section 208 of the **2010 ADA Standards for Accessible Design**. Those requirements, in turn, are incorporated into the North Carolina State Building Code (Section 1106: Parking and Passenger Loading Facilities of the 2018 North Carolina State Building Code: Building Code)

The legal requirement begins with a notable, limiting phrase: “Where parking spaces are provided . . . .” From there, the regulations specify a certain number of accessible parking spaces based on the total number of parking spaces in the lot. So, the local government may not require a minimum number of parking spaces in the lot. But, to the extent that the owner chooses to provide parking spaces they must still comply with the standard requirements.

What about other parking space requirements (i.e., spaces for charging electric vehicles, etc.)?

The preemption law simply states that the local government cannot require a minimum number of off-street parking spaces in a parking lot. It seems that a local government could still make requirements *to the extent that parking is provided*. So, a local ordinance could require a certain number of car-charging spots, but only to the extent that parking is provided.

What about design standards for parking lots (surface requirements, trees and landscaping, etc.)?

A local government can set design standards for parking lots *to the extent that parking is provided*. These might include things like setbacks, required paving, parking arrangement, trees and landscaping, and screening.

What about other vehicle-oriented requirements? (Driveways, emergency access, dumpster access, drive-thru stacking requirements, etc.)

Again, the law simply states that the local government cannot require a minimum number of parking spaces in an off-street parking lot. It does not affect local government authority for driveway standards, emergency access, dumpster placement, loading zones, or drive-thru stacking standards. Still, a local government should be careful to ensure that those other vehicle-oriented requirements do not effectively require a number of parking spaces in a parking lot.

Note that other statutory requirements (discussed below) affect local government authority for things like driveway standards, parking space dimensions, curb-and-gutter requirements, and more.

What about on-street parking?

The law is specific to off-street parking. It does not change local government authority related to on-street parking.

So, how can the local government manage parking issues that may arise from insufficient parking?

While many new developments will still include sufficient parking on-site, the lack of parking minimum standards does increase the possibility of insufficient parking and spillover effects. As seen in many downtowns, if a popular spot lacks sufficient parking, cars may wind up parked on nearby streets and lots.

As discussed above, local governments can still regulate parking as a land use (prohibiting front yard parking and such). Additionally, under G.S. 160A-296, municipalities "have general have general authority and control over all public streets . . ." except for state roads. And, municipalities have specific authority to regulate on-street and off-street parking under G.S. 160A-301.

If a local government anticipates spillover effects from parking, it may consider revising its parking regulations and coordinating with code enforcement and local law enforcement.

Reminder About Other Limits of Local Regulations

This new limitation in G.S. 160D-702 is a good reminder of the other limitations the North Carolina General Assembly has added to that statute in recent years. In addition to parking limits added at sub-subsection (2a), G.S. 160D-702(c) states that:

> (c) A zoning or other development regulation shall not do any of the following:
>
> (1) Set a minimum square footage of any structures subject to regulation under the North Carolina Residential Code.
>
> (2) Require an off-street parking space to be larger than 9 feet wide by 20 feet long unless the parking space is designated for handicap, parallel, or diagonal parking.
>
> . . .

> (3) Require additional fire apparatus access roads into developments of one- or two-family dwellings that are not in compliance with the required number of fire apparatus access roads into developments of one- or two-family dwellings set forth in the Fire Code of the North Carolina Residential Code for One- and Two-Family Dwellings.
>
> (4) Establish or require pavement design standards for public roads or private roads that are more stringent than the minimum pavement design standards adopted by the Department of Transportation.

Additionally, G.S. 160D-804 provides the following:

> (j) Private Driveway Pavement Design Standards. – The regulation shall not require pavement design standards for new private driveway construction that are more stringent than the minimum pavement design standards adopted by the North Carolina Department of Transportation. . . . This subsection applies to construction of new privately owned driveways, parking lots, and driving areas associated with parking lots within a new development or subdivision that the developer designates as private and that are intended to remain privately owned after construction.
>
> . . .
>
> (k) Curb and Gutter Design Standards. – Notwithstanding G.S. 160A-307 and G.S. 160D-916, the regulation shall not limit, or prohibit the use of, curb and gutter design standards adopted by the North Carolina Department of Transportation for subdivision roads adjacent to, and serving, dwellings subject to the North Carolina Residential Code.

Local ordinances and permitting must adhere to these rules.

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GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board 2027 Meeting & Submittal Schedule

PLANNING BOARD
Regular Meeting Schedule
6:00 PM
Old Guilford Courthouse
Carolyn Q. Coleman Conference Room – 1st Floor
301 W Market St., Greensboro, NC 27401

Application Submittal Dates	Meeting Dates (2nd Wednesday of Month)	End of Appeal Period		
		Rezoning	Road Naming/ Renaming	Road/Easement Closing
December 8, 2026	January 13, 2027	January 28, 2027	January 25, 2027	February 12, 2027
January 5, 2027	February 10	February 25	February 22	March 12
February 2	March 10	March 25	March 22	April 9
March 2	April 14	April 29	April 26	May 14
April 6	May 12	May 27	May 24	June 11
May 4	June 9	June 24	June 21	July 9
June 1	July 14	July 29	July 26	August 13
July 6	August 11	August 26	August 23	September 10
August 3	September 8	September 23	September 20	October 8
September 7	October 13	October 28	October 25	November 12
October 5	November 10	November 29	November 22	December 10
November 2	December 8	December 23	December 20	January 7, 2027
December 7	January 12, 2028	January 27, 2028	January 24, 2028	February 11, 2028
TIME: BY 12:00 NOON				

*Date adjustment due to holiday

Guilford County Planning and Development Department
400 W. Market Street, Independence Center, 5th floor
Greensboro, NC 27401
336.641.3334

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