

**GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD REGULAR MEETING MINUTES**

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

May 14, 2025

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; Guy Gullick; Dr. Nho Thi Bui; Cara Buchanan and Sam Stalder

The following members were absent from this meeting:

David Craft, Vice Chair; Jason Little; Ryan Alston; and Rev. Gregory Drumwright

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

J. Leslie Bell, Planning & Development Director; Oliver Bass, Planning and Zoning Manager; Avery Tew, Senior Planner; Troy Moss, Planning Technician; and Matthew Mason, Chief Deputy County Attorney

II. Agenda Amendments

Oliver Bass stated that staff is asking that the hearing on Special Use Permit Case #24-09-PLBD-00099 be rescheduled to June 11, 2025.

Mr. Stalder moved to reschedule the Special Use Permit, Case #24-09-PLBD-00099, to June 11, 2025, seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

III. Approval of Minutes: April 09, 2025

Chair Donnelly stated that he forwarded a few minor corrections to Mr. Bass. Mr. Bass stated that he would update the changes, as noted.

Mr. Gullick moved to approve the April 9, 2025, minutes, as amended, seconded by Ms. Buchanan. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

IV. Rules and Procedure

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

V. Continuance Requests

None

VI. Old Business

None

VII. New Business

Non-Legislative Hearing Item(s)

A. RESOLUTION OF INTENT TO CLOSE A PUBLIC ROAD CASE #25-02-PLBD-00110: AT&T DRIVE. (PUBLIC HEARING TO BE HELD JUNE 2025)

Oliver Bass presented a Resolution of Intent to schedule a public hearing for June 11, 2025, to close AT&T Drive which fronts Guilford County Tax Parcels #84848, #84849, #84845 in Morehead/Gilmer Township and #116800 in Jefferson Township and runs south from Millstream Road approximately 0.59 miles, terminating at Mt. Hope Church Road right-of-way.

Oliver Bass stated that this is a Resolution of Intent to close a public road, AT&T Drive, Case #25-02-PLBD-00110. A petition signed by all adjacent property owners has been submitted. The hearing date on the proposed closing is requested for June 11, 2025. The road has been abandoned by the NC DOT.

Mr. Gullick moved to hold a public hearing for this item on June 11, 2025, as presented by staff, seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

Legislative Hearing Item(s)

A. RESOLUTION TO CLOSE A PUBLIC ROAD CASE #25-03-PLBD-00115: BISHOP ROAD (APPROVED)

Oliver Bass stated that this is a request to adopt a Resolution to Close and remove from dedication a portion of Bishop Road which fronts Guilford County

Tax Parcels #141884, #141874, and #141896 in Sumner Township and runs 0.11 miles east from the S. Holden Road intersection, terminating at the western margin of the US Highway 220 S right-of-way.

Mr. Bass stated that a petition was filed, pursuant to G.S. 153A-241, Chapter 282 of the 1979 Session Laws, and Chapter 59 of the 1981 Session Laws, requesting that the Board close a public road. Pursuant to a resolution of intent to close said road adopted by the Board on April 9, 2025, an Electronic Notice was published on the Guilford County Website that a hearing would be held concerning said petition on May 14, 2025, at 6:00 PM in the Old County Courthouse – Carolyn Q. Coleman Conference Room, 301 W. Market Street, Greensboro, NC 27401. It appears that all owners of property adjoining said road have signed the petition or have been notified of the closing. Mr. Bass stated that it appears that no individual owning property in the vicinity of the road or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress.

Chair Donnelly opened the Public Hearing and asked if anyone wishing to speak in favor of this case, to please come forward, sign in and state their name and address for the record.

Mike Fox, 400 Bellemeade St, attorney representing the adjacent property owners, stated that this road was essentially dead-ended when new U.S. 421 was expanded and the same property owner owns both sides and wanted a little more flexibility.

There being no one to speak further on this issue, the Public Hearing was closed by acclamation. The Board members were asked for either a discussion or a motion.

Mr. Gullick moved to adopt and enter into the record the adopted Resolution Road Closing Case #25-03-PLBD-00115, seconded by Mr. Stalder. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

B. CONDITIONAL REZONING CASE #25-04-PLBD-00118: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL TO CZ-LI AMENDED, CONDITIONAL ZONINGLIGHT INDUSTRIAL AMENDED: 1008 AND 1016 NC HIGHWAY 62 E. (APPROVED)

Avery Tew stated that the property is located at 1008 and 1016 NC Highway 62 E (Guilford County Tax Parcels #132843 and #132892 in Fentress Township) at the corner of the intersection of NC Highway 62 E and Mason Road and comprises approximately 4.69 acres.

Mr. Tew stated that this is a request to conditionally rezone the subject properties from CZ-LI, Conditional Zoning – Light Industrial (Reference Case #25-03-PLBD-00116) with the following Use Conditions: (1) Utility Company Office; (2) Utility Equipment and Storage Yards (no development conditions offered) to CZ-LI-Amended with the proposed Additional Use Conditions:(3) Office (General); (4) Wholesale Trade -Light; (5) Equipment Rental and Leasing (with Outside Storage); (6) Warehouse (General Storage, Enclosed). Development Conditions: None offered.

There is no history of denied cases. In the vicinity of the subject properties are predominantly residential and agricultural land uses with significant commercial and industrial development extending east along NC Highway 62 E and Old Climax Road. Parcel #132843 is used as a Utility Company Office. Parcel #132892 has a single-family house. Property to the north is residential and commercial; to the south is residential and agricultural; to the east is residential; and to the west is residential. There are no inventoried historic resources located on or adjacent to the subject properties. No cemeteries are shown to be located on or adjacent to the subject properties, but efforts should be made to rule out potential grave sites. There are no anticipated impact on public schools. The subject parcel is in the Climax Fire District and the nearest fire station is 0.6 miles. The area is on private septic systems and wells. NC Highway 62 E is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic for NC Highway 62 E is 4,200 vehicles per the 2022 North Carolina Department of Transportation traffic count. There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit. The topography of the properties is gently and moderately sloping. There is no regulated floodplain on the properties per FIRM Map No. 3710778800J, effective 01/02/2008. There are no mapped wetlands on the properties per the National Wetland Inventory. There are no mapped streams on the properties per the USGS Topographic Map. Both properties are almost entirely within the Lake Mackintosh (Big Alamance Creek) WS-IV, General Watershed Area. A tiny sliver of 1008 NC Highway 62 E is within the Polecat Creek WS-III, General Watershed Area.

The subject parcels are in the Southern Area Plan. The Plan Recommendation is Light Industrial. The Light Industrial designation is intended to recognize land depicted as Industrial on the original plan or land currently zoned Light Industrial (LI) that is or could be developed under the LI standards of the Guilford County Development Ordinance. The requested rezoning is consistent with the Southern Area Plan recommendation of Light Industrial. The requested rezoning is consistent with Policy 1.1.1, Policy 1.4.3 and Objective 1.5 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state:

- Policy 1.1.1 – Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations.
- Policy 1.4.3 – Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board. Objective 1.5 – Recognize and respect the unique characteristics of Guilford County's unincorporated and emerging communities.

The request to rezone the subject property is from CZ-LI to CZ-LI Amended is reasonable because there is significant commercial and industrial development just east of the subject properties along NC Highway 62 E and Old Climax Road. The proposed rezoning would permit an existing local business to continue its operations, and the subject properties also have direct road frontage on a major thoroughfare capable of providing sufficient transportation infrastructure for the business. The proposed rezoning includes several additional permitted uses to allow flexible use of the properties. The requested CZ-LI zoning district would also require a Type A Planting Yard, with a minimum average width of 50 feet, as a landscape buffer between the subject properties and adjacent residentially-zoned properties. Staff recommends approval as the proposed rezoning is consistent with the Southern Area Plan recommendation of Light Industrial. Therefore, if the request is approved, no land use plan amendment will be required.

Chair Donnelly opened the Public Hearing and asked if anyone wishing to speak in favor of this case, to please come forward, sign in and stated their name and address for the record. No one came forward to speak on this matter. There being no one to speak on this issue, the Public Hearing was closed by acclamation. The Board members were asked for either discussion or a motion.

Chair Donnelly stated that the property owner was present at the initial hearing and had conversations concerning the request.

Mr. Gullick moved to approve the zoning map amendment for Case# 25-04-PLBD-00118 from CZ-LI to CZ-LI Amended Tax Parcel #132843 and #132892 because the request is consistent with the Southern Area Plan recommendation of Light Industrial, the requested rezoning is consistent with Policy #1.1.1, 1.4.3 and Objective #1.5 of the Future Land Use element of the Guilford County Comprehensive Plan. Entered into the record is the reference of Policy 1.1.1, Policy 1.4.3 and Objective 1.5. The request to rezone the subject property from CZ-LI to CZ-LI Amended is reasonable because there is significant commercial and industrial development just east of the subject properties along NC Highway 62 E and Old Climax Road. The proposed rezoning would permit an existing local business to continue its operations, and the subject properties also have direct road frontage on a major thoroughfare

capable of providing sufficient transportation infrastructure for the business. The proposed rezoning includes several additional permitted uses to allow flexible use of the properties. The requested CZ-LI zoning district would also require a Type A Planting Yard, with a minimum average width of 50 feet, as a landscape buffer between the subject properties and adjacent residentially zoned properties, seconded by Ms. Buchanan.

The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

C. REZONING CASE #25-03-PLBD-00112: AG, AGRICULTURAL TO RS-30, RESIDENTIAL: 5546 MURPHY ROAD (APPROVED)

Avery Tew stated the property is located at 5546 Murphy Road (Guilford County Tax Parcel #147509 in Bruce Township), approximately 2,000 feet west of the intersection of US Highway 158 and Murphy Road, and comprises approximately 10 acres. The subject parcel is bisected by the Guilford-Rockingham County line such that approximately 1.23 acres is located in Rockingham County and the remaining 8.78 acres is located in Guilford County. This is a request to rezone the portion of the subject property located in Guilford County from AG, Agricultural, to RS-30, Residential.

There is no history of denied cases. This request is to rezone the portion of the subject property located in Guilford County from AG, Agricultural, to RS-30, Residential. 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 proposed RS-30, Residential District is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. The minimum lot size of this district is 30,000 square feet. Cluster development (conservation subdivisions) are permitted.

In the vicinity of the subject property, it is predominantly residential and the existing property is undeveloped. The property to the north is undeveloped or agricultural in Rockingham County; to the south is residential; to the east is residential and to the west is residential. There are no inventoried historic resources located on or adjacent to the subject property. No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out potential grave sites.

The Fire Protection District is Summerfield and the fire station is 4.3 miles away. Water and sewer services are provided by private septic systems and wells.

Murphy Road is classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic of Murphy Road is not provided by the North Carolina Department of Transportation. There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

The Topography is moderately and steeply sloping. There is no regulated floodplain on the property per FIRM Map No. 3710793100J, effective 6/18/2007. There are no mapped wetlands on the property per the National Wetland Inventory. There are no mapped streams on the property per the USGS Topographic Quadrangle Map or the Guilford County Soil Survey Map. The northern portion of the property is located in the Reidsville WS-III General Watershed Area; the southern portion of the property is located in the NPDES non-water supply watershed area.

The Land Use Plan is under the Northwest Area Plan and the Plan Recommendation is AG Rural Residential. The AG Rural Residential designation is intended to recognize land currently zoned, or recommended for future agricultural and residential. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts.

The requested rezoning is consistent with the Northwest Area Plan recommendation of AG Rural Residential. The requested rezoning is consistent with Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state: Policy 1.1.1 – "Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations."; and Policy 1.4.3 which states –" Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board." The request to rezone the subject property from AG, Agricultural, to RS-30, Residential, is reasonable because most of the surrounding area is zoned residential. Specifically, directly west of the subject property is a subdivision zoned RS-30 and to the east are properties zoned RS-40. The proposed RS-30 zoning district is also recognized as consistent with the future land use recommendation of AG Rural Residential in the Northwest Area Plan.

Staff recommends approval because the proposed rezoning is consistent with the Northwest Area Plan recommendation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required.

Chair Donnelly opened the Public Hearing and asked if anyone wishing to speak in favor of this case, to please come forward, sign in and state their name and address for the record.

Brent Sievers, 4196 Mendenhall Oaks Pkwy, High Point, NC, representing the applicant, stated that the property is located directly east of the existing subdivision, which is zoned RS-30 and directly north of the Rockingham County line. The proposed development will fit in very well with the existing. He is really just here to field any questions. The Rockingham County zoning is RS, which is compatible and the same as RS-30.

There being no others to speak on this issue, the Public Hearing was closed by acclamation. The Board members were asked for either a discussion or a motion.

Ms. Buchanan moved that in the case of #25-03-PLBD-00112, 5546 Murphy Road, to approve the Zoning Map Amendment, for property located on Guilford County Tax Parcel #147509, from AG to RS-30 because the amendment is consistent and reflects the Northwest Area Plan recommendation of AG, Rural Residential and is also consistent with Policies 1.1.1 and 1.4.3, of the Future Land Use element. Policy 1.1.1 states, "Planning staff will continue to utilize the Future Land Uses depicted on the citizen-based area plans in conjunction with the rezoning guidance matrix as the basis for land use and policy recommendations", and Policy 1.4.3 states, "Reference adopted land use plans and the recommended uses and densities, intensities, when applicable in conjunction with rezoning staff reports presented to the Planning Board".

This amendment is reasonable because it fills a need for housing in the area, follows the residential theme of the area, is consistent, and reflects the recommendation of the Northwest Area Plan for AG, Rural Residential. Seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

D. REZONING CASE #25-04-PLBD-00117: AG, AGRICULTURAL TO RS-30, RESIDENTIAL: 4163 DICKS MILL ROAD.(APPROVED)

Avery Tew stated that the property is located at 4163 Dicks Mill Road (Guilford County Tax Parcel #119887 in Jefferson Township), approximately 1,800 feet south of the intersection of Huffine Mill Road and Dicks Mill Road and comprises approximately 20 acres.

Mr. Tew stated that this is a request to rezone the property from AG, Agricultural to RS-30, Residential. The proposed rezoning is generally consistent with the Guilford County Northeast Area Plan recommendation of AG Rural Residential. If the request is approved, an amendment to the Northeast Area Plan will not be required. The subject property is located at 4163 Dicks Mill Road (Guilford County Tax Parcel #119887 in Jefferson Township), approximately 1,800 feet

south of the intersection of Huffine Mill Road and Dicks Mill Road, and comprises approximately 20 acres. There is no history of denied cases.

This is a request to rezone the subject property from AG, Agricultural, to RS-30, Residential. The AG, Agricultural District is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales – “agritourism” – may be permitted. The minimum lot size of this district is 40,000 square feet. The RS-30, Residential District is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. The minimum lot size of this district is 30,000 square feet. Cluster development (conservation subdivisions) are permitted.

In the immediate vicinity there is AG zoning which primarily consists of agricultural and rural residential uses and undeveloped land. However, there are significant clusters of RS-30 zoning within about a half-mile to the east, south, west and northwest. There are also RS-40 zoned properties a little farther out to the north and northeast. The existing land use on the property is undeveloped. To the north is rural residential and undeveloped land; to the south is rural residential and undeveloped; to the east is rural residential and to the west is rural residential and agricultural.

There are no inventoried historic resources located on or adjacent to the subject property. No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out the potential for unknown grave sites. Fire Protection District is McLeansville, the nearest station is 1.4 miles from the property. Water and sewer services are by private septic systems and wells. Dicks Mill Road is classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan. The Annual Average Daily Traffic for Dicks Mill Road is not provided by NCDOT. There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit. Based on information from the USDA Guilford County Soil Survey, the subject property has gently to strongly sloping topography.

There is no regulated floodplain on the subject property. There are regulated wetlands on the subject property. There are no buffered streams on the subject property. The subject property is within the NPDES Phase 2 non-water supply watershed area. The property is under the Northeast Area Plan, and the Plan Recommendation is AG Rural Residential. The AG Rural Residential designation is intended to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer, with densities not to exceed two (2) units per acre. Anticipated

land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance. Higher densities may be appropriate as determined by the Guilford County Residential Rezoning Matrix.

The requested rezoning is consistent with the Northeast Area Plan recommendation of AG Rural Residential and is consistent with the Comprehensive Plan because the requested rezoning is consistent with Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan which states:

- Policy 1.1.1 states, "Planning staff will continue to utilize the future land uses depicted on citizen based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations."
- Policy 1.4.3 states, "Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board."

The request to rezone the subject property from AG to RS-30 is reasonable because there is widespread RS-30 and RS-40 zoning within about a half-mile radius in all directions from the subject property. In addition, permitting a greater degree of residential development on the subject property may benefit the surrounding community by providing more housing opportunities. Finally, the proposed RS-30 zoning is consistent with the future land use recommendation of AG Rural Residential in the Northeast Area Plan. Staff recommends approval of this request. The proposed rezoning is consistent with the Northeast Area Plan recommendation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required.

Chair Donnelly opened the Public Hearing and invited any speakers to come forward, state their name and address and sign in.

Scott Krusell, 1104 Aspen Drive, Cary, NC, stated that he will be the Engineer of Record for this project. The property is located at 4106 Dicks Mill Road, and is approximately 20 acres and 1 mile from the city limits of Greensboro. The property is currently zoned AG and they are proposing RS-30 zoning. They are looking at a density of about 0.9 dwelling units per acre, which is pretty low for RS-30 development. A sketch plan was shown for more information. There was a neighborhood meeting and this map was shown there and at the TRC meeting. The neighborhood meeting was well attended with about 15 people attending. They asked good questions and there was a good discussion. They hope to be able to save a lot of the trees on these lots.

Leslie Bell stated that since this is a conventional rezoning, the Board should consider all of the uses allowed in the requested zoning district. There is nothing that holds them to this particular sketch plan presented.

Shaun Cummings, 716 S.5th St., Mebane, NC, stated that they were before the Board a couple of months ago for a different project on John Washington (Road), and in that case, they asked for an RS-20 zoning, which was approved. In this request, they are requesting RS-30-sized lots as they want to be able to do 100-foot-wide lots. They hope to show that they are not developers just trying to get the smallest lots in their subdivisions. This is a good example of the RS-30 with an RS-40 width which is 150 feet. The houses will average about 2,400 to 3,000 square feet. Shaun Cummings stated that there would be an HOA for these properties because there will be some off-site septic. HOA also gives some protection to the residents in the community and generally provides for a better development.

Scott Krusell returned to the speaker's stand and stated that he would summarize by saying that the slides showed the different soils on the properties, and sewer for the development would be standard septic systems.

Jay Gann, 108 Knollwood Dr., Greensboro, NC, stated that he is not necessarily opposed, but he has a few questions. He owns Lot "E" in this development shown on the maps provided. He wanted to know what is the notice period for rezoning the properties. Leslie Bell stated that it is no less than 10 days and no more than 25 days. Mr. Gann asked about the notification process. Mr. Bell stated that for an owner who is not an adjacent property owner, that owner is notified by the signs placed on the property concerning the Public Hearing. Adjacent property owners are notified via US mail and notices are posted on the County website. Mr. Gann stated that the developers have been very kind and they cannot stop progress, but he wants the Board to understand that all this land in this area are legacy landowners and land has been passed down through the years to heirs. They have made previous complaints about the sewage plant in the nearby area and it still smells bad to this day. He hopes to protect these legacy landowners. He also has concerns about the speed limit on the road and feels that there needs to be a turning lane going into the proposed new development.

There being no other speakers on this matter, the Public Hearing was closed by acclamation. The Board members were asked for either discussion or a motion.

Discussion

Mr. Gullick stated that he likes the large lots and lower density of this neighborhood and thinks that is a real positive. He would like for it to have some conditions on it where the Planning Board would have some more control of

uses but he is in favor of this request. Ms. Buchanan stated that due to the soil and topography, it would be difficult to obtain more density on these properties. Mr. Stalder stated that he thinks along those same lines and there is no other RS-20 in the area and doesn't think any more density would be appropriate in that area.

Ms. Buchanan moved to approve Case #25-04-PLBD-00117, located on Guilford County Tax Parcel #119887 from AG to RS-30. This amendment is consistent with applicable plans and reflects the Northeast Area Plan recommendation of AG – Rural Residential and is also consistent with Policy 1.1.1 and 1.4.3 of the Future Land Use Element which states, “Policy 1.1.1 – Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations. Policy 1.4.3 – references adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board. This amendment is also reasonable because it fulfills a housing need in the area and it also follows the general theme of the area with widespread RS-30 and RS-40 zoning within the general vicinity and is also consistent with the Future Land Use recommendation of AG – Rural Residential in the Northeast Area Plan. Seconded by Mr. Gullick. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

Evidentiary Hearing Item(s)**A. SPECIAL USE PERMIT CASE #24-09-PLBD-00099: LANDSCAPE AND HORTICULTURE SERVICES, 2650 JANE EDWARDS ROAD, ZONED AG, AGRICULTURAL. (MOVED TO JUNE 2025 MEETING)**

Located at 2650 Jane Edwards Road (Guilford County Tax Parcel #143728 in Sumner Township) approximately 1,100 feet east of the intersection of Edwards Road and comprises approximately 22.3 acres. The subject property is zoned AG, Agricultural.

VIII. Other Business**A. Comprehensive Plan Update**

Leslie Bell stated that he forwarded the log sheets for comment via email and also handed out hard copies for Board member use that was discussed at the Special Meeting when the Comprehensive Plan was presented to log in the comments given. He asked that Board members respond before May 23rd. if possible. It is tentatively on the June agenda for approval.

IX. Adjourn

There being no further business before the Board, the meeting adjourned at 7:27 p.m.

The next scheduled meeting is to be held June 11, 2025, at 6:00 p.m.