



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

August 13, 2025

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** July 9, 2025
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**

None
- VII. New Business**

Legislative Hearing Item(s)

A. REZONING CASE #25-06-PLBD-00125: AG, AGRICULTURAL TO RS-40, RESIDENTIAL: 6984, 6996, and 6998 SPENCER-DIXON ROAD

The subject properties are located at 6984, 6996 and 6998 Spencer-Dixon Road (Guilford County Tax Parcels #139545, #225681 and #239123 in Center Grove Township), approximately 3,800 feet south of the intersection of NC Highway 150 West and Spencer-Dixon Road, and comprise approximately 13.6 acres.

This is a request to rezone an approximate 11.6-acre portion of 6984 Spencer-Dixon Road and the remaining approximately 0.33 acres of 6996 Spencer-Dixon Road and approximately 0.23 acres of 6998 Spencer-Dixon Road from AG, Agricultural, to RS-40, Residential. The latter two parcels are currently split-zoned (two zoning designations) AG, Agricultural and RS-40, Residential.

The proposed rezoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required.

The Planning Board is not limited to the proposed rezoning of these parcels and may consider substantial changes to the proposed rezoning.

Information for **REZONING CASE #25-06-PLBD-00125** can be viewed by scrolling to the August 13, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcounty.nc.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Survey Map is also included under the **MEETING CASE INFORMATION** section at the link above.

B. REZONING CASE #25-07-PLBD-00126: GREENSBORO DE-ANNEXATION INITIAL ZONING OF RS-40, RESIDENTIAL: 9219 & 9223 W. MARKET STREET

Located at 9223 and 9219 W. Market Street (Guilford County Tax Parcels #100165 and #100181 in Morehead/Gilmer Township), approximately 300 feet southeast of the intersection of W. Market Street and S. Bunker Hill Road and comprises approximately 2.16 acres.

The subject properties were de-annexed from the City of Greensboro as a result of Session Law 2025-31 (House Bill 226), effective June 30, 2025. The subject properties were zoned R-3, Residential Single-Family, by the City of Greensboro and will become unzoned on August 29, 2025, 60 days from the effective date of de-annexation, if the County does not apply initial zoning to the property.

This is a request to apply an initial zoning of RS-40, Residential to the subject properties located at 9223 W. Market (Guilford County Tax Parcel #100165, PIN 7806008817) and 9219 W Market Street (Guilford County Tax Parcel #100181, PIN 7806009684). The property owner may initiate a rezoning request at any time after the County establishes initial zoning.

The proposed zoning is inconsistent with the Airport Area Plan Recommendation of Greensboro Proposed Annexation. Therefore, if the initial zoning recommendation is approved, a plan amendment to Mixed Density Residential will be required.

The Planning Board is not limited to the proposed rezoning of these parcels and may consider substantial changes to the proposed rezoning.

Information for **REZONING CASE #25-07-PLBD-00126** can be viewed by scrolling to the August 13, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcounty.nc.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

**C. REZONING CASE #25-07-PLBD-00127: GREENSBORO DE-ANNEXATION
INITIAL ZONING OF AG, AGRICULTURAL: 415 S. BUNKER HILL ROAD**

The subject property is located at 415 South Bunker Hill Road (Guilford County Tax Parcel #97660 in Morehead/Gilmer Township), approximately 900 feet north of the South Bunker Hill Road overpass at Interstate 40 Business, and comprises approximately 2.17 acres.

The subject property was de-annexed from the City of Greensboro as a result of Session Law 2025-31 (House Bill 226), effective June 30, 2025. The subject property was zoned R-3, Residential Single-Family, by the City of Greensboro and will become unzoned on August 29, 2025, 60 days from the effective date of de-annexation, if the County does not apply initial zoning to the property.

This is a request to apply an initial zoning of AG, Agricultural, to the subject property located at 415 (Guilford County Tax Parcel #97660, PIN 6895976475). The property owner may initiate a rezoning request at any time after the County establishes initial zoning.

The proposed zoning is inconsistent with the Airport Area Plan Recommendation of Greensboro Proposed Annexation. Therefore, if the initial zoning recommendation is approved, a plan amendment to Mixed Density Residential will be required.

The Planning Board is not limited to the proposed rezoning of these parcels and may consider substantial changes to the proposed rezoning.

Information for **REZONING CASE #25-07-PLBD-00127** can be viewed by scrolling to the August 13, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcounty.nc.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

**D. CONDITIONAL REZONING CASE #25-07-PLBD-00129: RS-40, RESIDENTIAL, TO
CZ-AG, CONDITIONAL ZONING – AGRICULTURAL: 5523 MURPHY ROAD**

The subject property is located at 5523 Murphy Road (Guilford County Tax Parcel #147498 in Bruce Township), approximately 1,100 feet northwest of the intersection of Murphy Road and US Highway 158, and comprises approximately 1.56 acres.

This is a request to rezone the subject property from RS-40, Residential, to CZ-AG, Conditional Zoning – Agricultural, with the following conditions:

Proposed Use Conditions:

1. Single Family Detached Dwelling
2. Manufactured (HUD) Mobile Home Dwelling (Class A only)
3. Family Care Facility
4. Subdivision (minor) Residential

Proposed Development Conditions: None offered

This is a request to rezone the subject property from RS-40, Residential to CZ-AG, Agricultural.

This request to rezone the subject property from RS-40 to CZ-AG is consistent with the Northwest Area Plan land use designation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required.

The Planning Board is not limited to the proposed rezoning of these parcels and may consider substantial changes to the proposed rezoning.

Information for **CONDITIONAL REZONING CASE #25-07-PLBD-00129** can be viewed by scrolling to the August 13, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Permitted Use Table is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

A. Comprehensive Plan Update

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 AND DEVELOPMENT
PLANNING BOARD REGULAR MEETING MINUTES**
Old County Courthouse – Carolyn Q. Coleman Conference Room
301 W. Market Street, Greensboro, NC 27401

July 9, 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; David Craft, Vice Chair; Ryan Alston
Dr. Nho Thi Bui; Cara Buchanan; Guy Gullick; Jason Little; Sam Stalder

The following members were absent from this meeting:

Rev. Gregory Drumwright

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

J. Leslie Bell, Planning and Development Director; Jason Hardin, Planning and Development Deputy Director; Oliver Bass, Planning and Zoning Manager; Robert Carmon, Fire Marshal; Avery Tew, Senior Planner; Troy Moss, Planning Technician; Matthew Mason, Chief Deputy County Attorney

Mr. Bell introduced Jason Hardin, the Planning and Development Department's new Deputy Director.

Everyone was notified that the meeting was being recorded for the purpose of meeting minutes.

II. Agenda Amendments

There were no agenda amendments.

III. Approval of Minutes: June 11, 2025

Chair Donnelly noted that the minutes included information about the Special Use Permit that would be discussed during the current meeting.

Mr. Alston asked for clarification on the previous meeting minutes and the process of signing the Special Use Permit. Chair Donnelly reported that the minutes had to be reviewed in advance of the meeting, and a link with additional information was also sent. There were no comments on the June 11, 2025, meeting minutes. Ms. Buchanan moved to approve the June 11, 2025, minutes, seconded by Mr. Little. The Board voted unanimously in favor of the motion. (Ayes: Alston, Donnelly, Buchanan, Bui, Craft, Gullick, Little, Stalder. 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. ADOPT ORDER TO APPROVE SPECIAL USE PERMIT #24-09-PLBD-00099: 2650 JANE EDWARDS ROAD, LANDSCAPE AND HORTICULTURE SERVICES

Mr. Tew reported that on June 11, 2025, the Board voted to approve the Special Use Permit subject to conditions. Now the order, representing a written form of the decision, was in front of the Board for consideration. Only after approval of the order would the decision be effective.

Chair Donnelly noted that any Planning Board members who were not in attendance at the June 11 meeting could vote on the order as long as they reviewed the meeting minutes and materials. There was no action to be taken aside from affirming that the Special Use Permit order reflects what was adopted at the previous meeting.

Attorney Mason asked if Mr. Alston and Mr. Gullick had time to review the meeting minutes and packet information. Mr. Alston asked to be excused since he was not able to review the minutes.

Chair Donnelly moved to excuse Ryan Alston from signing the order,

seconded by Mr. Gullick. The Board voted unanimously in favor of the motion. (Ayes: Alston, Donnelly, Buchanan, Bui, Craft, Gullick, Little, Stalder. Nays: None.)

Mr. Gullick confirmed he had reviewed the minutes and the packet.

Mr. Little moved to adopt the order to approve the Special Use Permit #24-09-PLBD-00099, seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Buchanan, Bui, Craft, Gullick, Little, Stalder. Nays: None, Excused: Alston.)

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE#25-06-PLBD-00124: CZ-HB, HIGHWAY BUSINESS (Ref. Case #10-06-GCPL-02259) AND RS-40, RESIDENTIAL TO CZ- HB AMENDED, HIGHWAY BUSINESS AMENDED: 1119 STRICKLAND COURT

Located at 1119 Strickland Court (Guilford County Tax Parcel #152186 in Friendship Township), approximately 170 feet east of the intersection of Guilford College Road and Strickland Court and comprises approximately 4.96 acres.

Oliver Bass reported that this request is to conditionally rezone the subject property from CZ-HB (Ref. Case #10-06-GCPL-02259) which includes an associated Sketch Plan to CZ-HB Amended. Mr. Bass reviewed the conditions, including the current use conditions, the current development conditions, proposed use conditions, and proposed development conditions. Mr. Bass also reviewed the district descriptions, existing land use of the property, surrounding area uses, emergency response services, water and sewer services, transportation, environmental assessment, consistency with the Land Use Plan and Comprehensive Plan, the reasonableness of the request, and the recommendation of denial. Mr. Bass highlighted the reasons for the staff recommendation to deny the request, which included that the request was inconsistent with the Southwest Area Plan recommendation of Residential Single-family and Residential Multi-family.

Mr. Craft asked if all the existing use and development conditions would be removed if the conditional rezoning was approved. It was confirmed that this was the case, and the 30-foot landscape buffer condition would be added.

Mr. Stalder asked if the county ordinance included any buffer requirements when a property abutted another jurisdiction. Mr. Bass reported that the buffer requirements only apply to parcels with County zoning, which is why the 30-foot buffer development condition was added.

Mr. Alston asked staff to reiterate the recommendation and asked if there were any residents in the adjacent apartment complex who were notified of the rezoning. Mr. Bass emphasized that the staff recommended denial and explained that notices were sent in accordance with state requirements, so only the owner of the property with the apartment complex received a mailed notice. Staff had not received any calls from residents.

Mr. Little asked when the original conditions were established. Mr. Bass reported that they were established in 2010 with a previous rezoning case.

Chair Donnelly asked why there was no driveway permit and if it was because there was no active development to be reviewed by the Planning staff. Mr. Bass responded yes and reported that any new development would require an NCDOT driveway permit.

Chair Donnelly asked for clarification on the staff's recommendation in relation to the comprehensive plan. Mr. Bass stated that the policies highlighted in the consistency statements were related to the staff's recommendation of denial. Attorney Mason noted that the Planning Board would determine if any rezoning was consistent with the comprehensive plan.

Mr. Craft asked if the Southwest Area Plan took the new road into account and which came first. Mr. Bell reported that the area plan reflected the road as it was. The current interchange was reflected in the 2016 plan update.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak in favor of this item.

Chad Hockaday, 7622 Bentley Road, Greensboro, NC, who represented the property owner, provided documents to the Planning Board of a sketch site plan, the elevation for the self-storage plan of the proposed development, and an email exchange with Scott Wallace, who owns the multi-family development to the back, and was in favor of the current design compared to the previous design. There was remaining land owned. Mr. Hockaday stated that they were open to discussion about other uses for the open land. Jared Vick, the engineer for the plan, provided further information on the plan. He noted that it was an approximation to show the sign of the building and how it would be accessed.

Mr. Bell asked if the sketch that they handed out is what they were proposing. The use on the plan does not match with the use on the application. Jared Vick with Hagen Engineering, 3859 Battleground Avenue, Greensboro, NC, reported that the handout was a conceptual plan to show what could go on the property. Mr. Vick stated that the plan is to build a storage building. The entire parcel was planned to be rezoned and would be subdivided. He stated that they listed all uses so that they could leave them open for future

developers.

Mr. Gullick noted that if someone wanted to have a specific use, they could apply for a future rezoning.

Chair Donnelly asked if either of the representatives had the authority on behalf of the owner to accept or reject condition changes. Attorney Mason asked what Chad Hockaday's authority was. Mr. Hockaday reported that he was a manager. It was noted that the two managers listed for the LLC did not include Mr. Hockaday, which led to the confusion.

Mr. Bell stated that one option was to table the application at the current time to give further opportunity to develop the work and further be in a position to establish authority as a manager.

Attorney Mason reported that the Secretary of State of North Carolina listed the managers as Sean Jones and Cecil Little, and no one else. Mr. Hockaday asked if he should withdraw.

Mr. Bell provided the options, including withdrawing and tabling the item for a future meeting. He stated he would like to have a discussion about the proposed uses. Mr. Hockaday clarified that it was already zoned for storage, but they wanted it to remain open for future opportunities. Mr. Bell commented that it was the development conditions that would be changed, not so much the use conditions.

Chair Donnelly suggested considering a commercial use that could serve as a transition zone and would allow for the opportunity of development.

Dr. Bui asked if the conflict was that the sketch plan was different. Mr. Bell reported that it was the first time that they had seen the sketch plan. It was noted that the map that had property ownership should have storage units on top, which was part of the adjacent property.

Mr. Craft asked if the Board could consider a sketch plan not included in the original application or the email exchange between the applicant and the adjacent property owner. Attorney Mason reported that the Board could accept and consider them.

Dr. Bui asked why the applicant did not include the sketch plan originally. Mr. Vick stated that they did not want to lock themselves into the sketch plan due to potential necessary changes.

Mr. Bell asked if it was intended for the sketch plan to be part of the application. Mr. Vick stated it was not.

Mr. Hockaday stated that the only reason for rezoning was to amend the conditions from the old 2010 zoning conditions. There were conditions on the old zoning that would not conform to the new design.

Mr. Bell noted that the applicants did not have the authority to accept any amendments during the current meeting. Attorney Mason noted that the owner had to agree in writing to any imposed conditions. Having a power of attorney would likely solve the issue.

It was noted that the next meeting the item could be discussed, would likely be in September.

Dr. Bui recommended that the applicants work with the staff on the application.

The applicants decided to table the application.

Mr. Gullick moved to table the application for Case #25-06-PLBD-00124 to a future meeting date, seconded by Mr. Stadler. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Buchanan, Bui, Craft, Gullick, Little, Stalder, Alston. Nays: None.)

VIII. Other Business

A. Comprehensive Plan Update

Mr. Bell reported that the changes were made, and the final draft was expected within the week. The intent was to have a hearing and an adoption before the end of September.

Attorney Mason was thanked for his work, and it was announced that he would be taking a different position.

IX. Adjourn

There being no further business before the Board, the meeting adjourned at 7:26 p.m.

The next meeting is scheduled to be held on August 13, 2025, at 6:00 p.m.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Rezoning
Application**

Fees: < 1 acre: \$750.00 1-4.99 acres: \$1,200.00 **5-24.99 acres: \$1,500.00** 25+ acres or Planned Unit Development: \$2,000.00

Date Submitted: 06/17/2025 Receipt # REC-026281-2025 Case Number 25-06-PLBD-00125

Provide the required information as indicated below. Pursuant to the Unified Development Ordinance (UDO), this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer. Additional sheets for tax references and signature blocks are available upon request.

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the AG zoning district to the RS40 zoning district. Said property is located 6984 Spencer-Dixon Road, 6996 > 6998 Spencer-Dixon in Center Grove Township; Being a total of: ~~13.602~~ 12.17 THM acres. THM
a portion
of

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>1 3 9 5 4 5</u> (Walker)	Tax Parcel # _____
Tax Parcel # <u>2 3 9 1 2 3</u> (BMS)	Tax Parcel # _____
Tax Parcel # <u>2 2 5 6 8 1</u> (BMS)	Tax Parcel # _____

Check One:

- ☐ 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:

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

Check One:

- ☒ The applicant is the property owner(s)
☐ The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
☐ The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease to be submitted if the owner's signature is not provided (financial figures may be deleted).
☐ The applicant has no connection to the property owner and is requesting a third-party rezoning.

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

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

Submitted by

Charles Walker

Property Owner Signature

CHARLES NEWTON WALKER

Name

6988 Spencer-Dixon Road

Mailing Address

Greensboro, NC 27455

City, State and Zip Code

336-643-3468

Phone Number

n/a
Email Address

Representative/Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Additional sheets for tax parcels and signatures are available upon request.



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Zoning Application Additional

Additional Tax Map References

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 239123

Tax Parcel # 225681

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

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Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional Signatures

Mason Schermerhorn,
Member-Manager

Mason Schermerhorn,
Member-Manager

Owner/ Representative/ Applicant Signature (if applicable)

BMS Investment Properties LLC

Name

2208 W Cone Blvd

Mailing Address

Greensboro, NC 27408

City, State and Zip Code

336-402-1270

Phone Number

pclee@charlestonlaw.edu

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

BMS Investment Properties LLC

Name

2208 W Cone Blvd

Mailing Address

Greensboro, NC 27408

City, State and Zip Code

336-402-1270

Phone Number

pclee@charlestonlaw.edu

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

STATE OF NORTH CAROLINA

CERTIFICATION OF VITAL RECORD

JEFF L. THIGPEN
GUILFORD COUNTY REGISTER OF DEEDSNORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES
N.C. VITAL RECORDS

CERTIFICATE OF DEATH

2020906735
D 308 3097

REGISTRATION DISTRICT NO. 041-95 LOCAL NO. COUNTY OF DEATH Guilford STATE FILE NO.

DECEDENT		DECEDENT'S LEGAL NAME		1c. LAST		1d. SUFFIX		1e. LAST NAME PRIOR TO FIRST MARRIAGE	
1a. FIRST		1b. MIDDLE		1c. LAST		1d. SUFFIX		1e. LAST NAME PRIOR TO FIRST MARRIAGE	
Judy		Ann		Walker				Young	
2. SEX		3a. AGE-LAST BIRTHDAY (Y/n)		3b. UNDER 1 YEAR		3c. UNDER 1 DAY		4. DATE OF BIRTH (Month/Day/Year)	
F		75						February 19th 1945 Guilford/NC	
5. BIRTHPLACE		6. DATE OF DEATH (Month/Day/Year)							
Guilford/NC		May 24th 2020							
7a. IF DEATH OCCURRED IN A HOSPITAL									
<input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA									
7b. IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL									
<input type="checkbox"/> Hospice facility <input type="checkbox"/> Nursing home/Long term care facility <input type="checkbox"/> Decedent's home <input type="checkbox"/> Other (Specify)									
7c. FACILITY NAME (If not institution, give street and number)									
Moses Cone Hospital									
7d. CITY OR TOWN									
Greensboro									
7e. COUNTY OF DEATH									
Guilford									
8. MARITAL STATUS									
<input checked="" type="checkbox"/> Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Never married <input type="checkbox"/> Unknown									
9. SURVIVING SPOUSE (Give name prior to first marriage)									
Charles N. Walker									
10a. DECEDENT'S USUAL OCCUPATION (Do not use retired)									
Office Manager									
10b. KIND OF BUSINESS/INDUSTRY									
Recreation Equipment									
11. SOCIAL SECURITY NUMBER									
244-74-0167									
12a. RESIDENCE-STATE OR FOREIGN COUNTRY									
North Carolina									
12b. CITY OR TOWN									
Greensboro									
12c. STREET AND NUMBER									
6988 Spencer Dixon Road									
12d. INSIDE CITY LIMITS									
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No									
12f. ZIP CODE									
27455									
13. WAS DECEDENT EVER IN U.S. ARMED FORCES?									
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
14. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death)									
<input type="checkbox"/> 8th grade or less <input type="checkbox"/> 9th-12th grade, no diploma <input checked="" type="checkbox"/> High school graduate or GED completed <input type="checkbox"/> Some college credit, but no degree <input type="checkbox"/> Associate degree (e.g., AA, AS) <input type="checkbox"/> Bachelor's degree (e.g., BA, AB, BS) <input type="checkbox"/> Master's degree (e.g., MA, MS, MEng, MEd, MSW, MBA) <input type="checkbox"/> Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LLB, JD)									
15. DECEDENT OF HISPANIC ORIGIN? (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino)									
<input checked="" type="checkbox"/> No, not Spanish/Hispanic/Latino <input type="checkbox"/> Yes, Mexican, Mexican American, Chicano <input type="checkbox"/> Yes, Puerto Rican <input type="checkbox"/> Yes, Cuban <input type="checkbox"/> Yes, other Spanish/Hispanic/Latino (Specify)									
16. DECEDENT'S RACE (Check one or more races to indicate what the decedent considered himself or herself to be)									
<input checked="" type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> American Indian or Alaska Native (Name of the enrolled or principal tribe) <input type="checkbox"/> Asian Indian <input type="checkbox"/> Japanese <input type="checkbox"/> Chinese <input type="checkbox"/> Korean <input type="checkbox"/> Filipino <input type="checkbox"/> Vietnamese <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Guamanian or Chamorro <input type="checkbox"/> Samoan <input type="checkbox"/> Other Pacific Islander (Specify) <input type="checkbox"/> Other (Specify)									
17. FATHER/PARENT NAME (First, Middle, Last) (Last Name Prior to First Marriage)									
Franklin Young									
18. MOTHER/PARENT NAME (First, Middle, Last) (Last Name Prior to First Marriage)									
Eva Nell Price									
19a. INFORMANT'S NAME									
Charles N. Walker									
19b. RELATIONSHIP TO DECEDENT									
Husband									
19c. MAILING ADDRESS (Street and Number, City, State, Zip Code)									
6988 Spencer Dixon Rd. Greensboro, NC 27455									
20a. METHOD OF DISPOSITION									
<input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal from State <input type="checkbox"/> Other (Specify)									
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, other place)									
Hillsdale Primitive Bapt. Ch. Care. Summerfield, NC									
21a. SIGNATURE OF FUNERAL DIRECTOR									
David Noonkester									
21b. LICENSE NUMBER									
FD 4019									
21c. NAME OF EMBALMER									
David Noonkester									
21d. LICENSE NUMBER									
FS 1151									
22. NAME AND ADDRESS OF FUNERAL HOME									
Forbis & Dick Funeral Service, Inc. 1118 N. Elm Street Greensboro, NC 27401									
23. Part I. Enter the chain of events (diseases, injuries or complications) that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology on lines b, c and/or d. Enter only one cause on a line. DO NOT ABBREVIATE.									
IMMEDIATE CAUSE (Final disease or condition resulting in death) → Respiratory arrest due to worsening interstitial lung disease May 24th 2020									
Sequently list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST Acute systolic heart failure May 21st 2020									
Acute on chronic respiratory failure May 21st 2020									
Pulmonary Fibrosis Greater than six months									
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.									
Atrial Fibrillation, Hypertension, Asthma									
24a. WAS AN AUTOPSY PERFORMED?									
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
24b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?									
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
25. MANNER OF DEATH									
<input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending <input type="checkbox"/> Suicide <input type="checkbox"/> Cannot be determined									
26. IF YES									
<input type="checkbox"/> Declined by Medical Examiner									
27. TIME OF DEATH (Approximate)									
0655									
28. DID TOBACCO USE CONTRIBUTE TO DEATH?									
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Probably <input type="checkbox"/> No <input type="checkbox"/> Unknown									
29. IF FEMALE:									
<input type="checkbox"/> Pregnant at time of death <input checked="" type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Not pregnant but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year									
30. DATE PRONOUNCED (Month/Day/Year)									
May 24th 2020									
31a. DATE OF INJURY (Month/Day/Year)									
May 24th 2020									
31b. TIME OF INJURY									
31c. INJURY AT WORK?									
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
31d. PLACE OF INJURY—at home, farm, street, factory, office, building, etc.									
31e. IF TRANSPORTATION INJURY SPECIFY:									
<input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)									
31f. DESCRIBE HOW INJURY OCCURRED									
31g. LOCATION OF INJURY (Street/Number/City/State)									
32. CERTIFIER (Check only one)									
<input checked="" type="checkbox"/> Certifying physician/nurse practitioner/physician assistant - To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated. <input type="checkbox"/> Medical Examiner - On the basis of examination, and/or investigation, in my opinion death occurred at the time, date, and place, and due to the cause(s) and manner stated									
33a. SIGNATURE AND TITLE OF CERTIFIER									
Ken Blount APRN									
33b. LICENSE NUMBER									
303116									
33c. DATE SIGNED (Month/Day/Year)									
May 24th 2020									
33d. NAME AND ADDRESS OF CERTIFIER (Print legibly)									
Ken Blount NP Greensboro NC 2701									
34. FOR LOCAL REGISTRATION (Name)									
Judy Walker									
35. DATE FILED (Month/Day/Year)									
5/27/2020									
DATE CORRECTED (Month/Day/Year)									
DATE AMENDED (Month/Day/Year)									
ITEM(S) CORRECTED:									
ITEM(S) AMENDED:									

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY WHICH APPEARS ON RECORD IN THE OFFICE OF REGISTER OF DEEDS, GUILFORD COUNTY, N.C. IN BOOK 308 PAGE 3097.
WITNESS MY HAND AND SEAL THIS 29th OF MAY, 2020.

JEFF L. THIGPEN, REGISTER OF DEEDS

BY: Johnny C. Smith
ASSISTANT/DEPUTY REGISTER OF DEEDS

6984 Spencer -Dixon Rezoning Metes and Bounds Description

The Point of Beginning being a ½" existing iron pipe at the Northeast corner of the rezoning site located at NAD83 (2018) coordinates of Northing 893902.41' and Easting 1765287.86' and owned by Charles Newton Walker. Then from the point of beginning and continuing along the following bearing and distances:

S02°16'32"W for 347.51 feet to an existing iron rebar, then

S02°30'05"W for 100.06 feet to a point, then

S88°40'23"W for 993.01 feet to a point, then

N27°19'46"W for 212.91' to a point, then

S88°47'32"W for 110.82' to a point, then

following a curve with a radius of 175.0' to the left S78°39'46"W for a chord distance of 61.56 feet to a point, then

S68°32'00"W for 158.84 feet to an existing iron rebar, then

N24°43'30"W for 155.10 feet to an existing iron rebar, then

N24°45'23"W for 194.83 feet to an existing iron rebar, then

N88°51'13"E for 182.00 feet to an existing iron rebar, then

N88°51'22"E for 123.44 feet to an existing iron pipe, then

N88°07'19"E for 25.09 feet to an existing iron rebar, then

N88°28'17"E for 51.57 feet to an existing iron pipe, then

N88°50'13"E for 199.83 feet to an existing iron pipe, then

N88°41'37"E for 199.93 feet to an existing iron pipe, then

N88°34'08"E for 200.11 feet to an existing iron pipe, then

N88°32'09"E for 200.40 feet to an existing iron pipe, then

N88°47'36"E for 199.42 feet to an existing iron pipe, then

N88°38'30"E for 192.70 feet to an existing iron pipe and Point of Beginning.

The entire area of the rezoning site is +/- 13.602 acres including the two existing lots fronting on Spencer-Dixon road previously recorded in Guilford County Register of Deeds PB 215, Page 92 and owned by BMS Investment Properties, LLC. These two existing lots contain +/- 1.998 acres.

Secretary of State
Elaine F. Marshall

[MENU](#)

[Home](#) [Business Registration](#) [Search](#) [Limited Liability Company](#)

Limited Liability Company

Actions

- [File an Annual Report/Amend Order a Document Online](#)
- [Print a Pre-Populated Annual Report form](#)
- [an Annual Report](#)
- [Add Entity to My Email Notification List](#)
- [Print an Amended a Annual Report form](#)
- [Online Filing](#)
- [View Filings](#)

Legal name: BMS Investment Properties, LLC

Secretary of State Identification Number (SOSID): 1073866

Status: Current-Active

Citizenship: Domestic

Date formed: 12/2/2008

Registered agent: [Robert Mason Schermerhorn](#)

mailing address

2208 W Cone Blvd
Greensboro, NC 27408

Principal office address

2208 W Cone Blvd
Greensboro, NC 27408

Registered office address

2208 W Cone Blvd
Greensboro, NC 27408

Registered mailing address

2208 W Cone Blvd
Greensboro, NC 27408

Company officials

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

- **Manager**

Robert Mason Schermerhorn

2208 W Cone Blvd
Greensboro NC 27408

[Return to top](#)

Other Agencies

[NC Gov](#)

[State Board of Elections](#)

[North Carolina Birth Certificate Information](#)

[North Carolina State Bar](#)

[North Carolina Department of Commerce](#)

[North Carolina Department of Revenue](#)

[All North Carolina Government Organizations](#)

Links of Interest

[National Association of Secretaries of State](#)

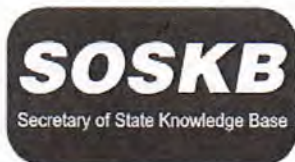
[Intellectual Property](#)

[NASAA - North American Securities
Administrators Association](#)

[North Carolina Consular Corps](#)

[Secretary of State Disclaimer & Privacy](#)

Hours of Operation Monday - Friday 8:00 am -
5:00 pm



**North Carolina Secretary of
State's Office**



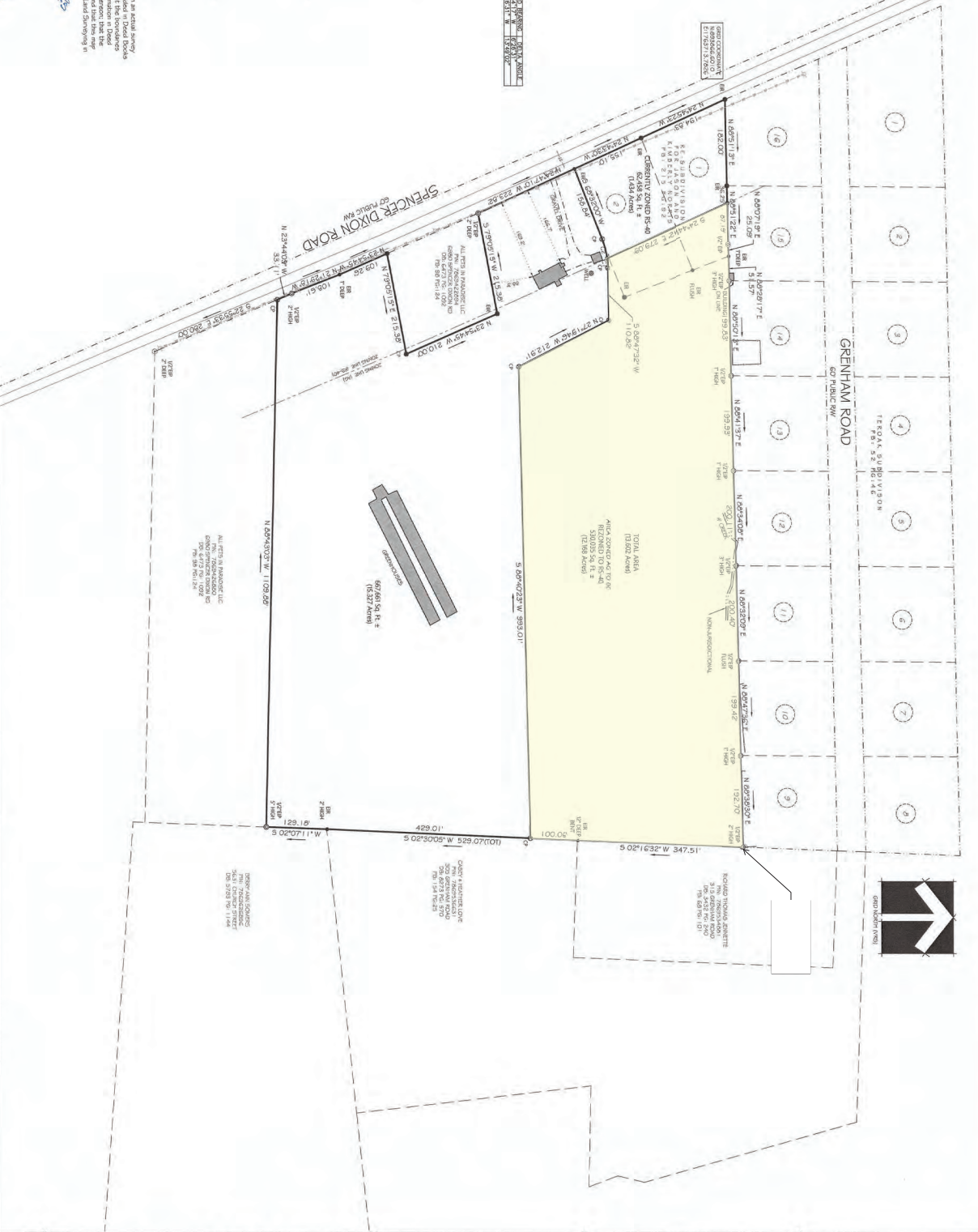
Contact Us

[919-814-5400](#) [Support](#) [Division Directory](#)

SPENCER DIXON RD - (Single Family Units)				13.6 acres	from AG to RS40
Guilford County					
School Boundaries	Built Capacity	2024-25 20th Day En	Mobile Classrooms	Estimated Additional Students	
	2024-25				
Northern ES	760		622	3	4-6
Northern MS	1152		780	0	2-4
Northern HS	1370		1253	0	4-6
Remarks:					
Remarks					
Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms					
Fourth grade ,fifth grade ,middle and high school built capacity assumes 30 students per core academic classroom					




- [illegible]

[illegible]

REZONING SURVEY FOR:
CHARLES & JUDY WALKER
6984 SPENCER DIXON ROAD
CENTER GROVE TOWNSHIP, GREENSBORO
GUILFORD COUNTY NORTH CAROLINA

DATE: FEBRUARY 18, 2025
FILE# 24092700.SPE6954
SCALE 1"=100'



A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 100, 200, and 400.

05/30/25	ADDED ZONING LINE
07/26/25	CHANGE DESCRIPTION TO REFLECT ZONING

MORGAN
surveying

524 South Elm Street
Greensboro, NC 27406
ph 336-272-8922

planning & surveying services
www.morgansurveying.com
C# 2702

REZONING CASE #25-06-PLBD-00125: AG, AGRICULTURAL, TO RS-40, RESIDENTIAL: 6984 SPENCER-DIXON ROAD

Property Information

The subject properties are located at 6984, 6996 and 6998 Spencer-Dixon Road (Guilford County Tax Parcels #139545, #225681 and #239123 in Center Grove Township), approximately 3,800 feet south of the intersection of NC Highway 150 West and Spencer-Dixon Road, and comprise approximately 13.6 acres.

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

Nature of the Request

This is a request to rezone an approximate 11.6-acre portion of 6984 Spencer-Dixon Road and the remaining approximately 0.33 acres of 6996 Spencer-Dixon Road and approximately 0.23 acres of 6998 Spencer-Dixon Road from AG, Agricultural, to RS-40, Residential.

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 **RS-40, Residential district** is primarily intended to accommodate single-family residential detached dwellings on lots in areas without access to public water and sewer services. The minimum lot size of this district is 40,000 square feet. Conservation subdivisions may be developed in this district.

Character of the Area

The vicinity of the subject properties primarily consists of single-family residential and rural residential uses. There are also some commercial and institutional uses in the area.

Existing Land Use(s) on the Property: Manufactured Home, and Greenhouses

Surrounding Uses:

North: Single-family residential, institutional (place of worship, middle/high school)
South: Single-family residential, rural residential, commercial (pet kennel/grooming)
East: Rural residential, single-family residential
West: Rural residential, single-family residential

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

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

Infrastructure and Community Facilities

Public School Facilities:

6984, 6996 and 6998 Spencer-Dixon Rd. from AG to RS-40				
School Boundary	Built Capacity	2024-25 20 th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Northern Elementary	760	622	3	4–6
Northern Middle	1,152	780	0	2–4
Northern High	1,370	1,253	0	4–6
Remarks: (1) Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms; (2) Fourth grade, fifth grade, middle and high school built capacity assumes 30 students per core academic classroom.				
Source: Guilford County Schools				

Emergency Response:

Fire Protection District: Fire District 13

Distance from Fire Station: Approximately 0.9 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: City of Greensboro – Growth Tier 3 (“Tier 3 will require significant City investment to serve. Water and/or sewer service may be allowed inside Growth Tiers 3 provided property can be annexed immediately. If property cannot be annexed immediately, water and/or sewer service can be allowed in Growth Tier 3 under specific circumstances.”)

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Spencer-Dixon Road is classified as a Minor Thoroughfare under the Greensboro Urban Area Metropolitan Planning Organization’s (MPO) Comprehensive Transportation Plan. The Annual Average Daily Traffic for Spencer-Dixon Road is 3,700 vehicles per the 2023 North Carolina Department of

Transportation (NCDOT) traffic count.

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

Projected Traffic Generation: Not available

Environmental Assessment

Topography: The subject properties have nearly level to strongly sloping topography per the United States Department of Agriculture / Natural Resources Conservation Service Web Soil Survey; a small portion of the northeast corner has moderate to very steep slopes.

Regulated Floodplain: There are no regulated floodplains on the subject properties per Flood Insurance Rate Map #3710786900J (effective date 6/18/2007).

Wetlands: There are no regulated wetlands on the subject properties per the National Wetlands Inventory.

Streams: There are three (3) buffered features on the subject properties per the Natural Resources Conservation Service Soil Survey Map of Guilford County.

Watershed: The subject properties lie within the Greensboro (Reedy Fork) WS-III, Watershed Critical Area, Tier 4.

Consistency: Land Use Plan & Comprehensive Plan

Land Use Plan: Northern Lakes

Plan Recommendation: AG Rural Residential

The **AG Rural Residential** designation is intended to accommodate agricultural (AG) 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. Large major residential subdivisions in the AG Rural Residential area should incorporate into their design a minimum of two (2) policies recommended by this plan. 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.

Consistency: The requested rezoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential.

Comprehensive Plan

Consistency: 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.
- **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.

Reasonableness

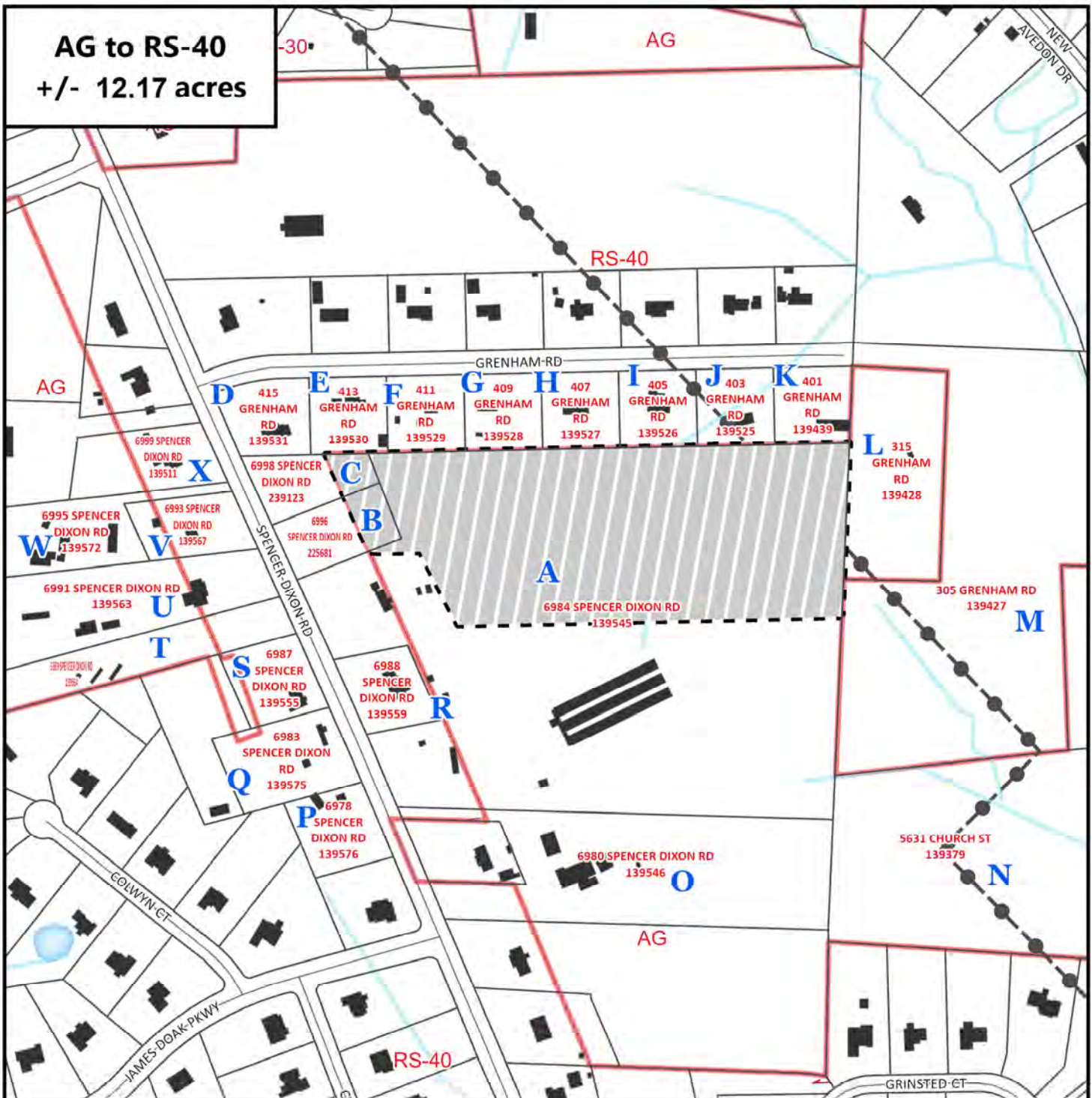
The request to rezone the subject properties from AG to RS-40 is reasonable because the RS-40 zoning district permits residential uses that would be compatible with the existing pattern of residential development in the area. Much of the surrounding area is also zoned RS-40. Finally, the proposed RS-40 zoning district is recognized as consistent with the subject properties' future land use designation of AG Rural Residential.

Recommendation

Staff Recommendation: Approval

Area Plan Amendment Recommendation: The proposed rezoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required.

**AG to RS-40
+/- 12.17 acres**



A. Charles N. & Judy Y. Walker	H. Andrew Burke-Amer Foehner & Jihan Foehner Amer	N. Ann Berry Somers	T. Cameron & Rebecca L. Whitman
B. BMS Investment Properties LLC	I. Ronald L. & Desiree B. Davis	O. All Pets in Paradise LLC	U. The Family Trust of Charles Buddy Tucker
C. BMS Investment Properties LLC	J. Brian E. & Kimberly S. Lewis	P. Daniel Bruce Shipwash & Kristina I. Johnson	V. Vickie Walker Cole
D. Teresa Berry Chambers Trust	K. Samuel Montana Caudill	Q. Jeffrey Zane Wiesman	W. Vickie Walker Cole
E. David Lon Fry	L. Richard Thomas Jinnette	R. Charles N. & Judy Y. Walker	X. Michael A. & Johnny G. Parrish Jr.
F. ARMM Asset Company 1 LLC	M. Casey L. & Heather Nicole Alley Love	S. Shirley C. Pearson	
G. David L. & Betty M. Stever			



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-06-PLBD-00125

Case Area:

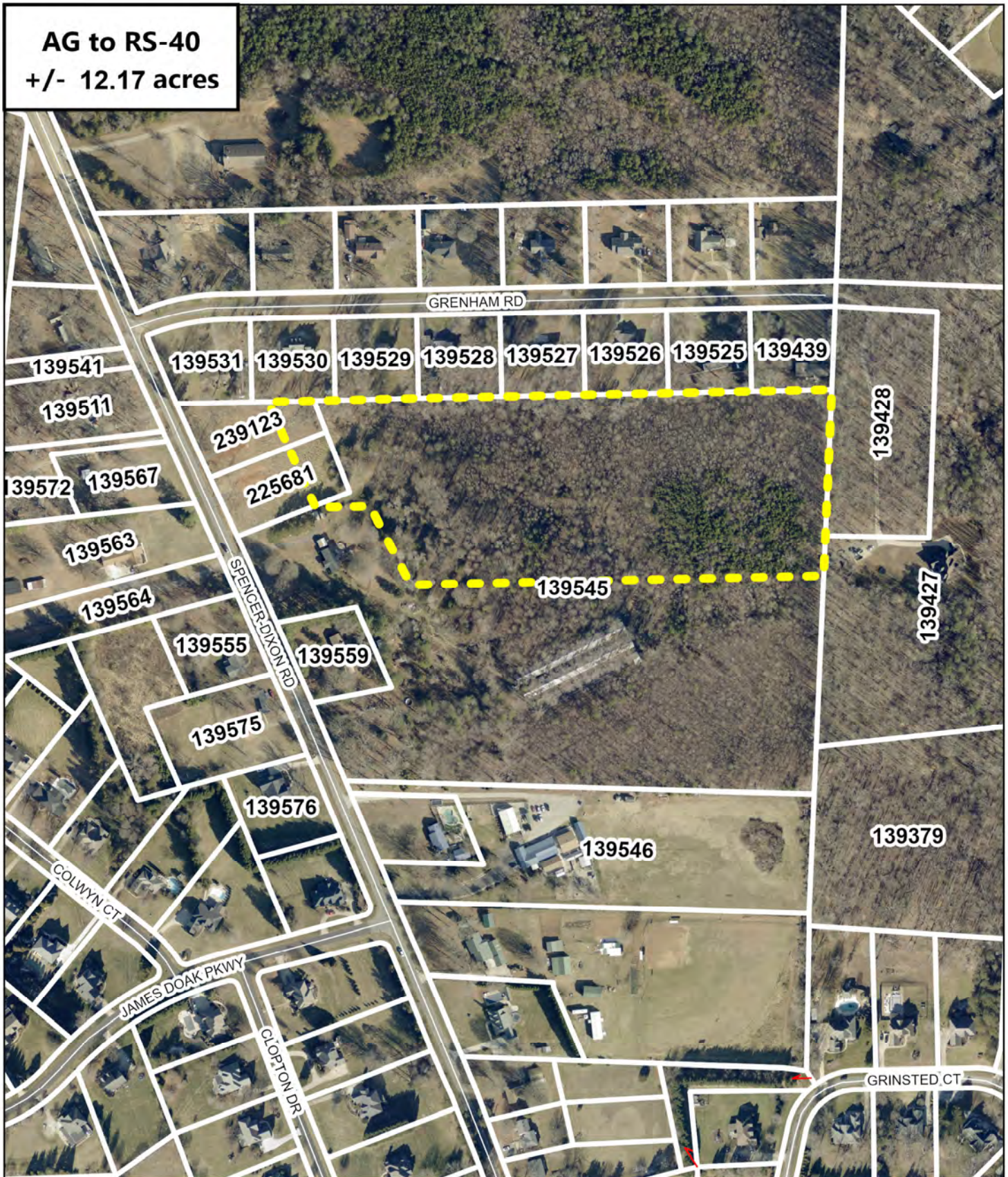
Parcel(s) - A portion of 139545,
225681, & 239123

6984, 6996, & 6998 Spencer
Dixon Rd.



Scale: 1" = 350'

AG to RS-40
+/- 12.17 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-06-PLBD-00125

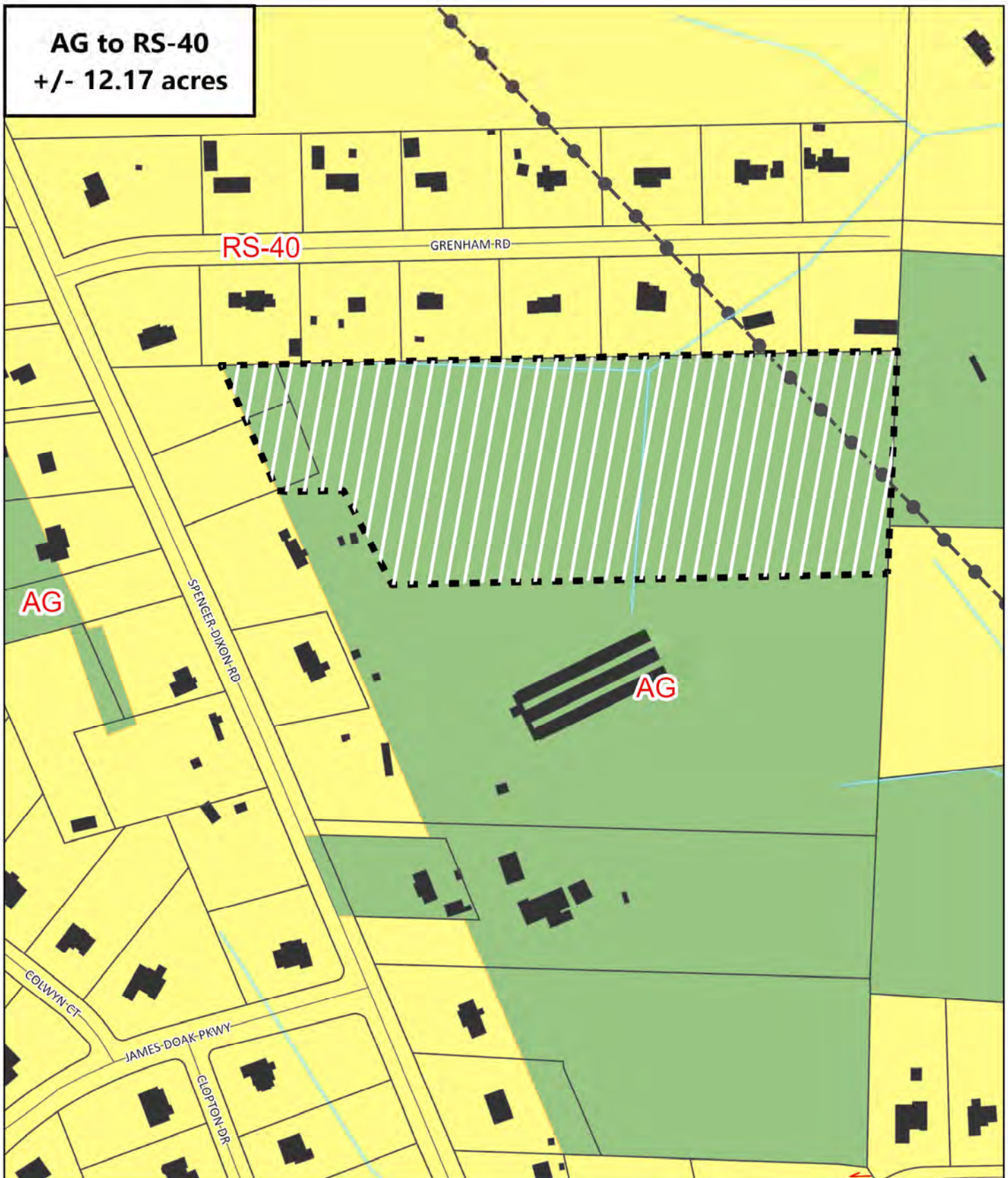
Case Area:
Parcel(s) - A portion of 139545,
225681, & 239123
6984, 6996, & 6998 Spencer
Dixon Rd.



Scale: 1" = 300'

Scale: 1" = 1,000'

AG to RS-40
+/- 12.17 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

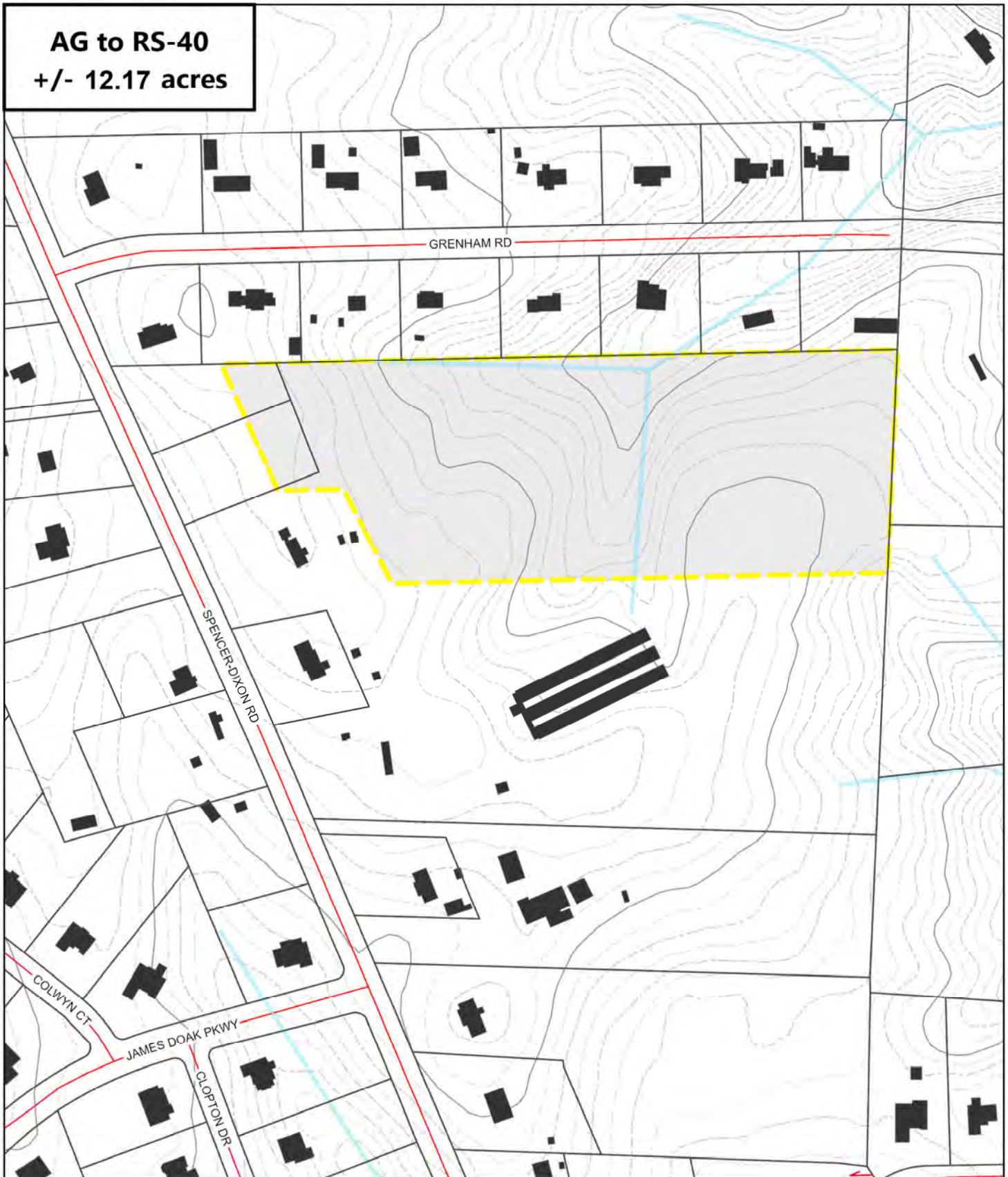
Case Number:
25-06-PLBD-00125

Case Area:
Parcel(s) - A portion of 139545,
225681, & 239123
6984, 6996, & 6998 Spencer
Dixon Rd.



Scale: 1" = 250'

AG to RS-40
+/- 12.17 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-06-PLBD-00125

Case Area:
Parcel(s) - A portion of 139545,
225681, & 239123
6984, 6996, & 6998 Spencer
Dixon Rd.



Scale: 1" = 250'

**REZONING CASE #25-06-PLBD-00125: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL: 6984 SPENCER-DIXON ROAD**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	#1
Deny	Inconsistent	N/A
Approve	Inconsistent	N/A
Deny	Consistent	#4

**REZONING CASE #25-06-PLBD-00125: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL: 6984 SPENCER-DIXON 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 a portion of Guilford County Tax
Parcels #139545, #225681, and #239123 from **AG to RS-40** because:

1. The amendment **is** consistent with applicable plans because:
[Describe elements of controlling land use plans 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.]*

**REZONING CASE #25-06-PLBD-00125: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL: 6984 SPENCER-DIXON 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 a portion of Guilford County Tax
Parcels #139545, #225681, and #239123 from **AG to RS-40** because:

1. The amendment **is not** consistent with applicable plans because:
*[Describe elements of controlling land use plans 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.]*

**REZONING CASE #25-06-PLBD-00125: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL: 6984 SPENCER-DIXON 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 a portion of Guilford County Tax
Parcels #139545, #225681, and #239123 from **AG to RS-40** because:

1. This approval also amends the **Northern Lakes Area Plan**. [Applicable element of Comp
Plan]
2. The zoning map amendment and associated **Northern Lakes Area Plan** amendment **are**
based on the following change(s) in condition(s) in the **Northern Lakes Area Plan**:
*[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.]*

**REZONING CASE #25-06-PLBD-00125: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL: 6984 SPENCER-DIXON 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 a portion of Guilford County Tax
Parcels #139545, #225681, and #239123 from **AG to RS-40** because:

1. The amendment **is** consistent with applicable plans because:
[Describe elements of controlling land use plans and how the amendment is consistent.]

2. The amendment **is** consistent but not reasonable because:
*[Factors may include public health and safety, character of the area and relationship of
uses, applicable plans, or balancing benefits and detriments.]*

(Insert Color Paper)

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
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: 7/18/2025 Receipt # County-initiated Case Number 25-07-PLBD-00126

Provide the required information as indicated below. Pursuant to the Unified Development Ordinance (UDO), this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer. Additional sheets for tax references and signature blocks are available upon request.

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the R-3 (Greensboro) zoning district to the RS-40 zoning district. Said property is located 9219 & 9223 W. Market Street in Morehead/Gilmer Township; Being a total of: 2.16 acres.

Further referenced by the Guilford County Tax Department as: **Parcel #100181 will be legal nonconforming lot under RS-40** *SPG NSG*

Tax Parcel # 100181 (0.25 acres) Tax Parcel # _____

Tax Parcel # 100165 (1.91 acres) Tax Parcel # _____

Tax Parcel # _____ Tax Parcel # _____

Check One:

- ☒ 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:

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

Check One:

- ☐ The applicant is the property owner(s)
☐ The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
☐ The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease to be submitted if the owner's signature is not provided (financial figures may be deleted).
☒ The applicant has no connection to the property owner and is requesting a third-party rezoning.

County-initiated due to de-annexation (HB 226)

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

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

Submitted by

Steven Paul Gray

Property Owner Signature

X **STEVEN PAUL GRAY**

Name

Post Office Box 85

Mailing Address

Colfax, NC 27235

City, State and Zip Code

Phone Number

Email Address

Leslie Bell

Representative/Applicant Signature (if applicable)

Leslie Bell, Guilford County Planning Director

Name

400 W. Market Street

Mailing Address

Greensboro NC 27401

City, State and Zip Code

336-641-3334

Phone Number

Email Address

Additional sheets for tax parcels and signatures are available upon request.



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Zoning Application Additional

Additional Tax Map References

Further referenced by the Guilford County Tax Department as:

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

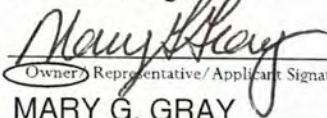
Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional Signatures


Owner/ Representative/ Applicant Signature (if applicable)

x MARY G. GRAY

Name

Post Office Box 85

Mailing Address

Colfax, NC 27235

City, State and Zip Code

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025**

H

2

**HOUSE BILL 226
Committee Substitute Favorable 4/15/25**

Short Title: City of Greensboro/Deannexations.

(Local)

Sponsors:

Referred to:

February 27, 2025

- 1 A BILL TO BE ENTITLED
2 AN ACT REMOVING CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE
3 LIMITS OF THE CITY OF GREENSBORO.
4 The General Assembly of North Carolina enacts:
5 **SECTION 1.** The following described property, identified by Guilford County Tax
6 Property Identification Number, is removed from the corporate limits of the City of Greensboro:
7 6895976475; 7806008817; 7806009684.
8 **SECTION 2.** This act has no effect upon the validity of any liens of the City of
9 Greensboro for ad valorem taxes or special assessments outstanding before the effective date of
10 this act. Such liens may be collected or foreclosed upon after the effective date of this act as
11 though the property were still within the corporate limits of the City of Greensboro.
12 **SECTION 3.** This act becomes effective June 30, 2025. Property in the territory
13 described in Section 1 of this act as of January 1, 2025, is no longer subject to municipal taxes
14 for taxes imposed for taxable years beginning on or after July 1, 2025.



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REZONING CASE #25-07-PLBD-00126: GREENSBORO DE-ANNEXATION INITIAL ZONING OF RS-40, RESIDENTIAL: 9219 & 9223 W. MARKET STREET

Property Information

Located at 9223 and 9219 W. Market Street (Guilford County Tax Parcels #100165 and #100181 in Morehead/Gilmer Township), approximately 300 feet southeast of the intersection of W. Market Street and S. Bunker Hill Road and comprises approximately 2.16 acres.

Zoning History of Denied Cases: A request to rezone a portion of the subject parcel from R-20S to B-1 was denied under Case #149-69.

Nature of the Request

The subject properties were de-annexed from the City of Greensboro as a result of Session Law 2025-31 (House Bill 226), effective June 30, 2025. The subject properties were zoned R-3, Residential Single-Family, by the City of Greensboro and will become unzoned on August 29, 2025, 60 days from the effective date of de-annexation, if the County does not apply initial zoning to the property.

This is a request to apply an initial zoning of RS-40, Residential to the subject properties located at 9223 W. Market (Guilford County Tax Parcel #100165, PIN 7806008817) and 9219 W Market Street (Guilford County Tax Parcel #100181, PIN 7806009684). The property owner may initiate a rezoning request at any time after the County establishes initial zoning.

District Descriptions

The City of Greensboro's **R-3, Residential Single-Family district** is primarily intended to accommodate low density single-family detached residential development. The overall gross density in R-3 will typically be 3 units per acre or less.

Guilford County's **RS-40, Residential district** is primarily intended to accommodate single-family residential detached dwellings on lots in areas without access to public water and sewer services. The minimum lot size of this district is 40,000 square feet. Conservation subdivisions may be developed in this district.

Character of the Area

The subject parcels are in a single-family residential neighborhood east of the intersection with S. Bunker Hill. Parcels in the unincorporated area are zoned RS-40, and those in Greensboro are R-3. Non-residential developments, including commercial and industrial sites, are located along W. Market Street west of the S. Bunker Hill intersection.

Existing Land Use(s) on the Property: 9223 W. Market Street, occupying approximately 1.91 acres, contains a single-family home. The smaller parcel at 9219 W Market Street is vacant and measures approximately 0.25 acres, making it a non-conforming lot under the County's RS-40 zoning as well as the previous City zoning designation of R-3. Staff have informed the property owner of the non-conforming status of the smaller lot created by the proposed rezoning. The owner has consented to the non-conforming status of the lot per their signature located on the attached application.

Surrounding Uses:

North: Commercial, undeveloped
South: Railroad and Single-family residential
East: Undeveloped residential property
West: Single-family 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 properties, but efforts should be made to rule out the potential for unknown grave sites.

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Kernersville (Colfax) Station 16
Miles from Fire Station: Approximately 6.3 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: Yes (Greensboro). Water is located along the road frontage for 9219 and 9223 W. Market St. Development on this property would not be able to connect to either unless the properties are annexed.

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: West Market Street is a Major Thoroughfare under the 2015 Greensboro Metropolitan Planning Organization (MPO) Thoroughfare Plan. The Annual Average Daily Traffic count is 7600 vehicles.

Proposed Improvements: No proposed improvement

Projected Traffic Generation: No data available

Environmental Assessment

Topography: Per the USGS-NRCS Soil Survey, the topography of these two parcels is nearly level to gently sloping.

Regulated Floodplain: There is no regulated floodplain on the subject properties, per FIRM map #3710780600J with effective date 6/18/2007.

Wetlands: There are no mapped wetlands on the subject properties per the National Wetland Inventory.

Streams: There are no mapped streams on the subject properties, per USGS Topography & NRCS Soil Survey Maps of Guilford County.

Watershed: The subject properties are partially within the Greensboro (Reedy Fork) WS-III and partially within the High Point (East and West Fork Deep River) WS-IV, General Watershed Areas.

Consistency: Land Use Plan & Comprehensive Plan

Land Use Plan: Airport Area Plan

Plan Recommendation: Greensboro Proposed Annexation

Consistency: The City of Greensboro annexed the subject properties with an effective date of 6/30/2008. The parcels fall within the Western Area Plan under Greensboro's 2040 Comprehensive Plan, with a Future Land Use designation of Future Employment Area. Per Session Law 2025-31, HB 226, the subject parcels were de-annexed effective June 30, 2025. No land use designation was assigned to the subject parcels in the Airport Area Plan before annexation in June 2008.

Comprehensive Plan:

The requested rezoning is consistent with Objective 1.4 and Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state:

- **Objective 1.4:** Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring jurisdictions.
- **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.

Reasonableness

The recommendation to assign an initial zoning of RS-40, Residential, is reasonable because the single-family residential use aligns with current use and development patterns for the neighboring unincorporated properties. Public sewer to the subject parcels is unavailable, which limits the capacity of vacant Parcel #100181, at 0.25 acres, to accommodate a single-family residential use.

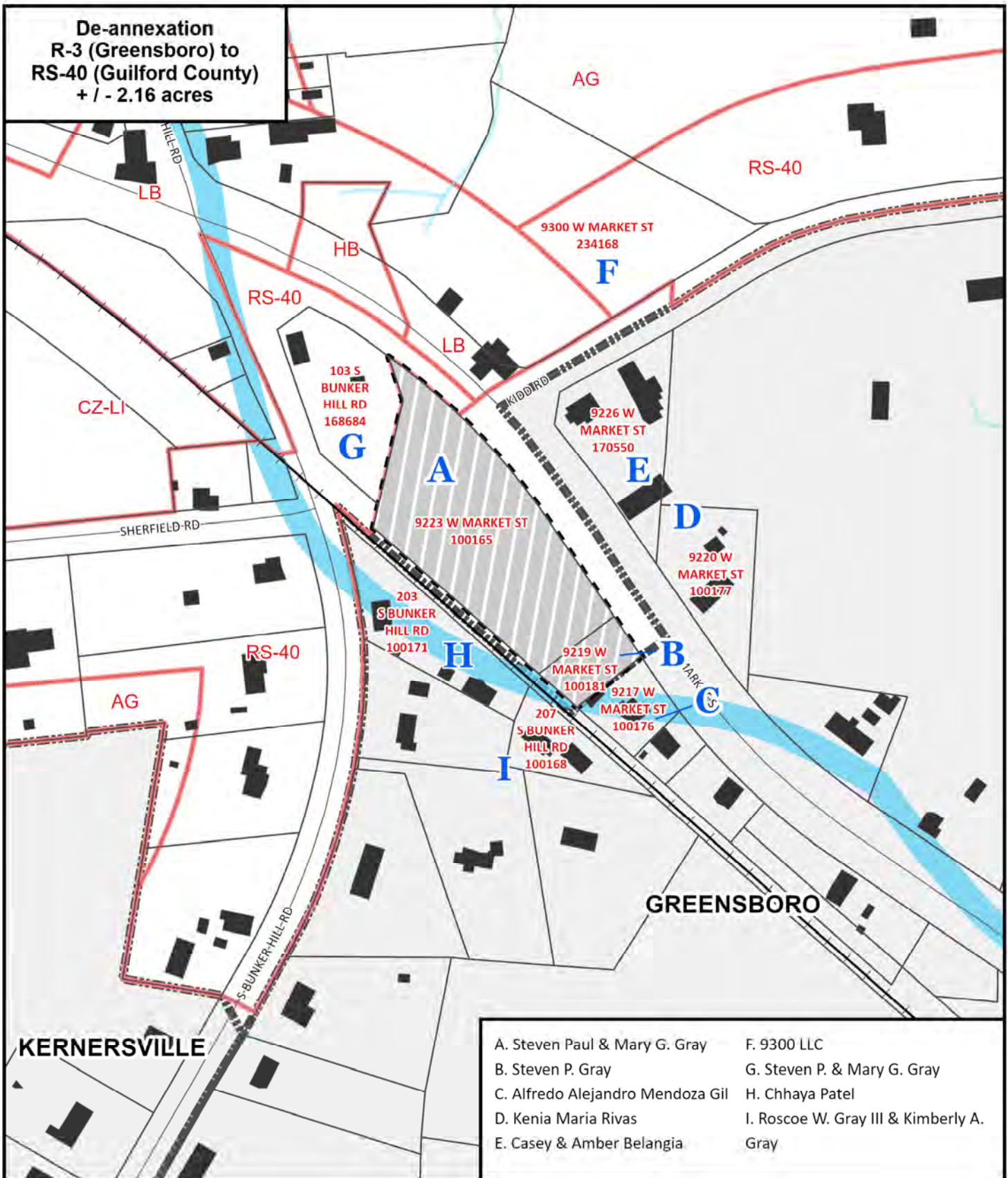
Staff Comments

Staff Recommendation: Approval

Area Plan Amendment Recommendation

The proposed zoning is inconsistent with the Airport Area Plan Recommendation of Greensboro Proposed Annexation. Therefore, if the initial zoning recommendation is approved, a plan amendment to Mixed Density Residential will be required.

**De-annexation
R-3 (Greensboro) to
RS-40 (Guilford County)
+ / - 2.16 acres**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-07-PLBD-00126

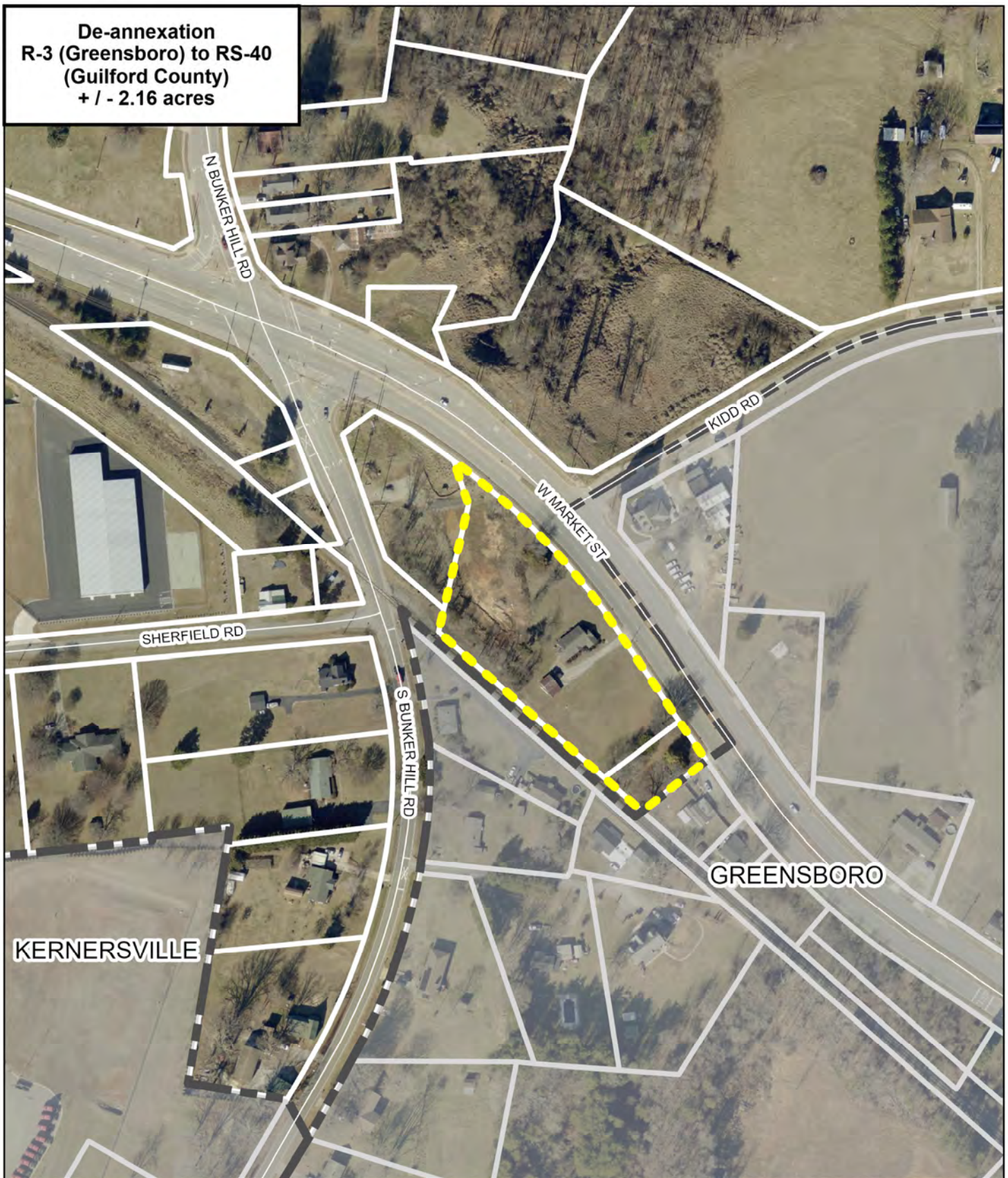
Case Area:

Parcel(s) - 100165 & 100181
9223 W. Market St. & 9219 W.
Market St.



Scale: 1" = 200'

De-annexation
R-3 (Greensboro) to RS-40
(Guilford County)
+ / - 2.16 acres



Planning & Development
Department

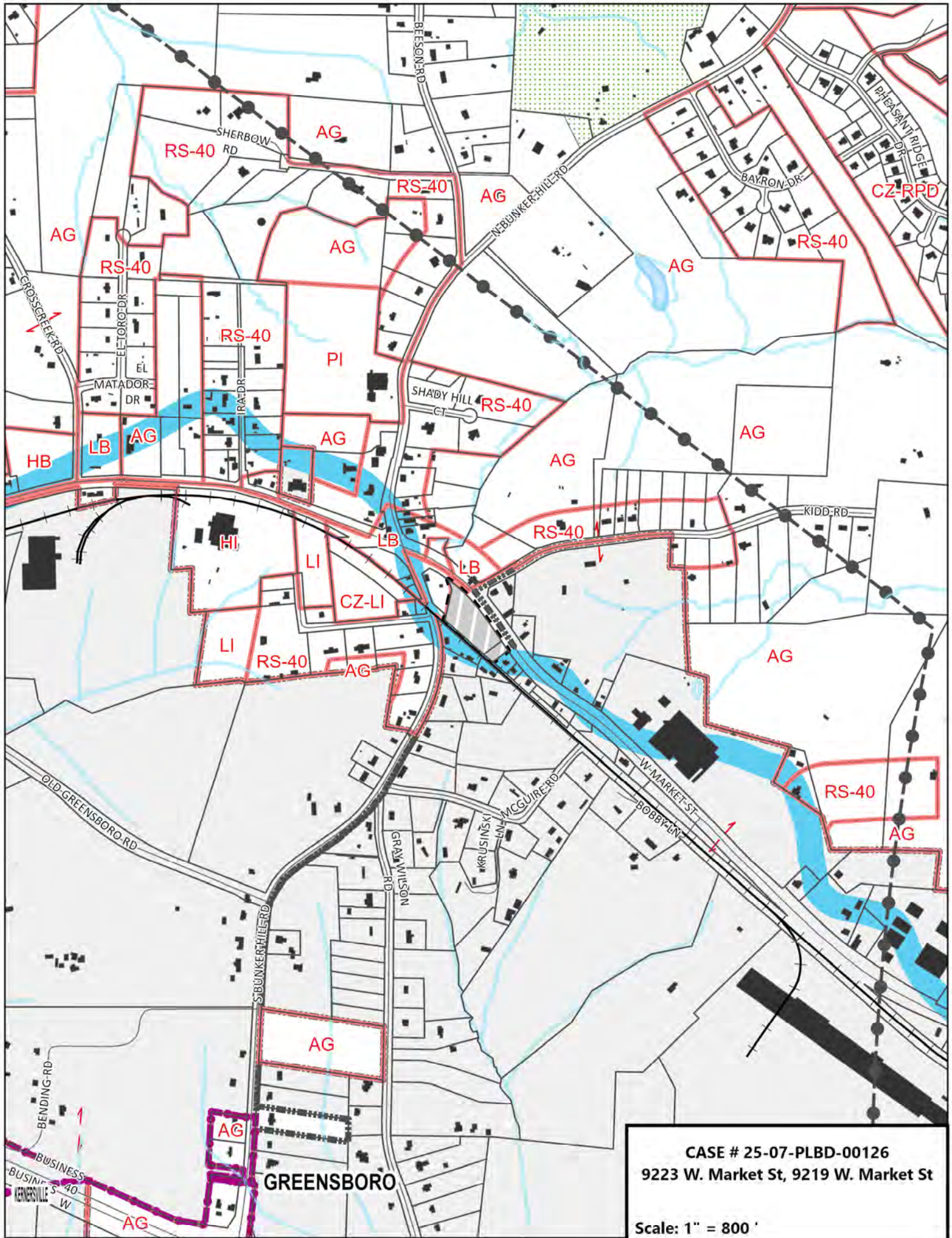
Jurisdiction:
GUILFORD COUNTY

Case Number:
25-07-PLBD-00126

Case Area:
Parcel(s) - 100165 & 100181
9223 W. Market St. & 9219 W.
Market St.

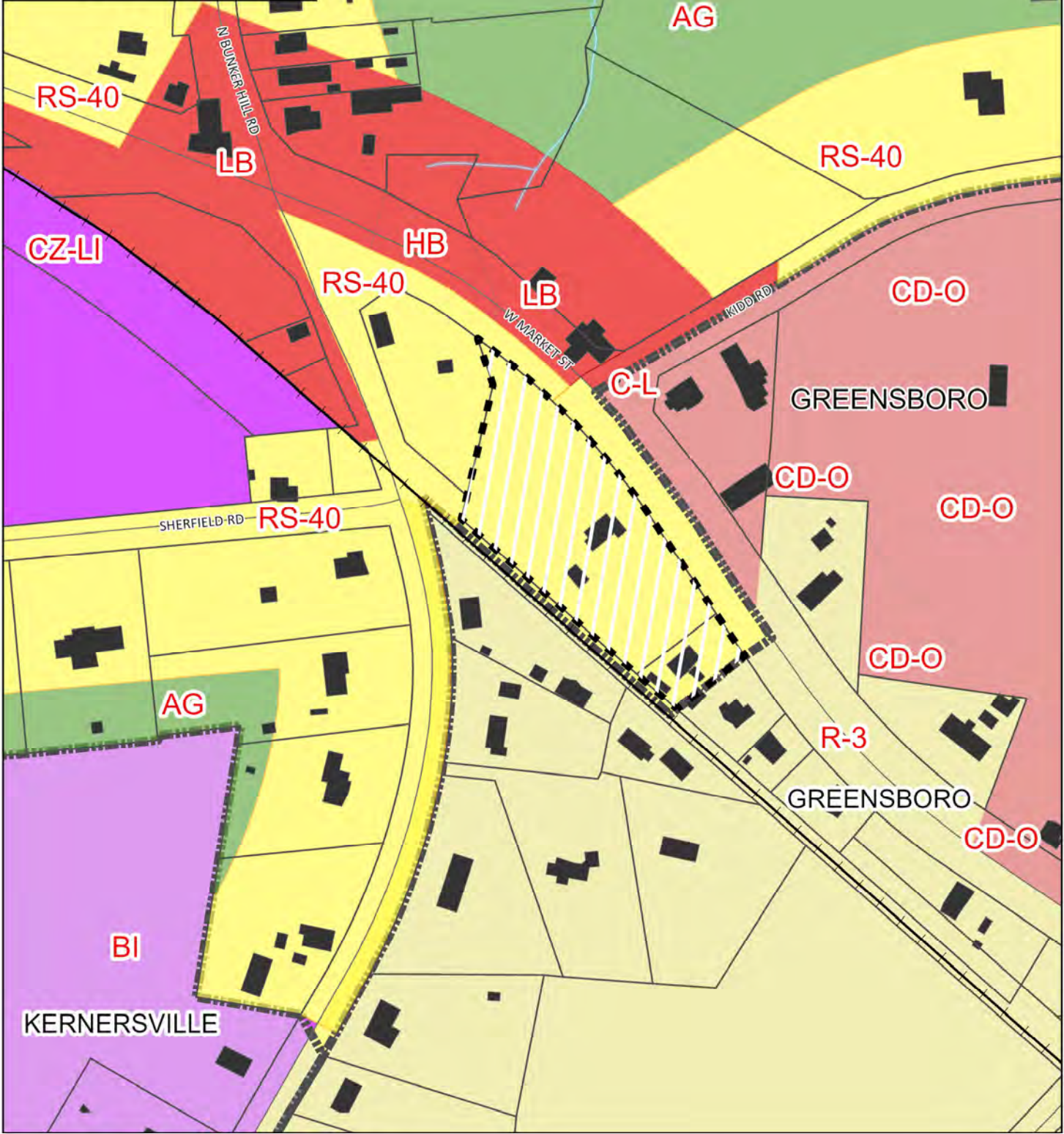


Scale: 1" = 200'



CASE # 25-07-PLBD-00126
9223 W. Market St, 9219 W. Market St
Scale: 1" = 800'

De-annexation
R-3 (Greensboro) to RS-40
(Guilford County)
+ / - 2.16 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

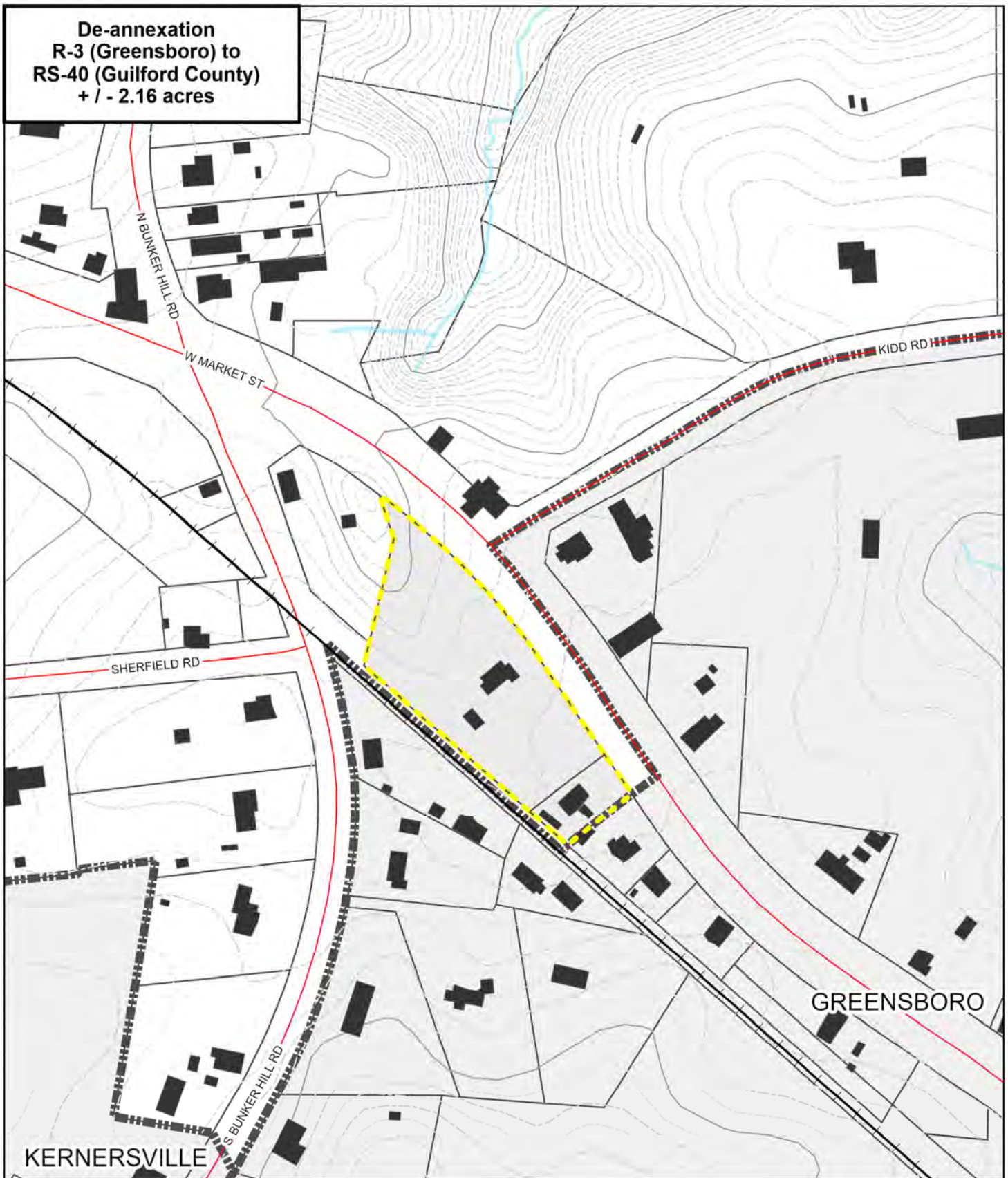
Case Number:
25-07-PLBD-00126

Case Area:
Parcels - 100165 & 100181
9223 W. Market St & 9219 W. Market St



Scale: 1" = 200'

De-annexation
R-3 (Greensboro) to
RS-40 (Guilford County)
+ / - 2.16 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-07-PLBD-00126

Case Area:
Parcel(s) - 100165 & 100181
9223 W. Market St & 9219 W.
Market St



Scale: 1" = 200'

**REZONING CASE #25-07-PLBD-00126: GREENSBORO DE-ANNEXATION
INITIAL ZONING OF RS-40, RESIDENTIAL: 9219 & 9223 W. MARKET
STREET**

**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

**REZONING CASE #25-07-PLBD-00126: GREENSBORO DE-ANNEXATION
INITIAL ZONING OF RS-40, RESIDENTIAL: 9219 & 9223 W. MARKET
STREET**

**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 Parcels #100165 and #100181 from **R-3 (Greensboro) to RS-40 (Guilford County)** because:

1. The amendment **is** consistent with applicable plans because:

[Describe elements of controlling land use plans 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.]

**REZONING CASE #25-07-PLBD-00126: GREENSBORO DE-ANNEXATION
INITIAL ZONING OF RS-40, RESIDENTIAL: 9219 & 9223 W. MARKET
STREET**

**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 Parcels #100165 and #100181 from **R-3 (Greensboro) to RS-40 (Guilford County)** because:

1. The amendment **is not** consistent with applicable plans because:
[Describe elements of controlling land use plans 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.]

**REZONING CASE #25-07-PLBD-00126: GREENSBORO DE-ANNEXATION
INITIAL ZONING OF RS-40, RESIDENTIAL: 9219 & 9223 W. MARKET
STREET**

**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 Parcels #100165 and #100181 from **R-3 (Greensboro) to RS-40 (Guilford County)** because:

1. This approval also amends the **Airport Area Plan**. [Applicable element of Comp Plan]
2. The zoning map amendment and associated **Airport Area Plan** amendment **are** based on the following change(s) in condition(s) in the **Airport Area Plan**:
[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.]

**REZONING CASE #25-07-PLBD-00126: GREENSBORO DE-ANNEXATION
INITIAL ZONING OF RS-40, RESIDENTIAL: 9219 & 9223 W. MARKET
STREET**

**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 Parcels #100165 and #100181 from **R-3 (Greensboro) to RS-40 (Guilford County)** because:

1. The amendment **is** consistent with applicable plans because:
[Describe elements of controlling land use plans 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
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: 7/18/2025

Receipt # County-initiated

Case Number 25-07-PLBD-00127

Provide the required information as indicated below. Pursuant to the Unified Development Ordinance (UDO), this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer. Additional sheets for tax references and signature blocks are available upon request.

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the R-3 (Greensboro) zoning district to the AG zoning district. Said property is located 415 S Bunker Hill Rd in Morehead/Gilmer Township; Being a total of: 2.17 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 9 7 6 6 0

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Check One:

- ☒ 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:

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

Check One:

- ☐ The applicant is the property owner(s)
☐ The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
☐ The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease to be submitted if the owner's signature is not provided (financial figures may be deleted).
☒ The applicant has no connection to the property owner and is requesting a third-party rezoning.
(County-initiated due to de-annexation resulting from SL 2025-31 / HB 226)

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

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

Submitted by

Betty S. Hedgecock

Property Owner Signature

Betty S. Hedgecock

Name

415 S. Bunker Hill Rd

Mailing Address

Cel fax NC 27235

City, State and Zip Code

336-508-2459 bhedg@outlook.com

Phone Number

Email Address

Leslie Bell

Representative/Applicant Signature (if applicable)

Leslie Bell, Guilford County Planning Director

Name

400 W Market St

Mailing Address

Greensboro, NC 27401

City, State and Zip Code

336-641-4409

Phone Number

LBell@guilfordcountync.gov

Email Address

Additional sheets for tax parcels and signatures are available upon request.

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

H

2

HOUSE BILL 226
Committee Substitute Favorable 4/15/25

Short Title: City of Greensboro/Deannexations. (Local)

Sponsors:

Referred to:

February 27, 2025

1 A BILL TO BE ENTITLED
2 AN ACT REMOVING CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE
3 LIMITS OF THE CITY OF GREENSBORO.
4 The General Assembly of North Carolina enacts:
5 **SECTION 1.** The following described property, identified by Guilford County Tax
6 Property Identification Number, is removed from the corporate limits of the City of Greensboro:
7 6895976475; 7806008817; 7806009684.
8 **SECTION 2.** This act has no effect upon the validity of any liens of the City of
9 Greensboro for ad valorem taxes or special assessments outstanding before the effective date of
10 this act. Such liens may be collected or foreclosed upon after the effective date of this act as
11 though the property were still within the corporate limits of the City of Greensboro.
12 **SECTION 3.** This act becomes effective June 30, 2025. Property in the territory
13 described in Section 1 of this act as of January 1, 2025, is no longer subject to municipal taxes
14 for taxes imposed for taxable years beginning on or after July 1, 2025.



REZONING CASE #25-07-PLBD-00127: GREENSBORO DE-ANNEXATION INITIAL ZONING OF AG, AGRICULTURAL: 415 S. BUNKER HILL ROAD

Property Information

The subject property is located at 415 South Bunker Hill Road (Guilford County Tax Parcel #97660 in Morehead/Gilmer Township), approximately 900 feet north of the South Bunker Hill Road overpass at Interstate 40 Business, and comprises approximately 2.17 acres.

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

Nature of the Request

The subject property was de-annexed from the City of Greensboro as a result of Session Law 2025-31 (House Bill 226), effective June 30, 2025. The subject property was zoned R-3, Residential Single-Family, by the City of Greensboro and will become unzoned on August 29, 2025, 60 days from the effective date of de-annexation, if the County does not apply initial zoning to the property.

This is a request to apply an initial zoning of AG, Agricultural, to the subject property. The property owner may initiate a rezoning request at any time after the County establishes initial zoning.

District Descriptions:

The City of Greensboro's **R-3, Residential Single-Family district** is primarily intended to accommodate low density single-family detached residential development. The overall gross density in R-3 will typically be 3 units per acre or less.

Guilford County's **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.

Character of the Area

The immediate vicinity of the subject property primarily consists of residential uses and vacant/undeveloped land.

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

Surrounding Uses:

North: Residential

South: Residential, undeveloped

East: Residential
West: Residential, undeveloped

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: Kernersville (Colfax) Station 16

Distance from Fire Station: Approximately 1 mile

Water and Sewer Services:

Provider: Private Well & Septic.

Within Service Area: Yes (Greensboro). Neither water nor sewer are located near 415 S. Bunker Hill. The property would need to be annexed in order to get access to water and sewer utilities.

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: South Bunker Hill Road is classified as a Minor Thoroughfare under the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The Annual Average Daily Traffic for South Bunker Hill Road is 2,900 vehicles per the 2023 North Carolina Department of Transportation traffic count.

Proposed Improvements: There are currently no known planned road improvements in the area. Any new development would be subject to a North Carolina Department of Transportation Driveway Permit.

Environmental Assessment

Topography: The subject property has gently sloping and strongly sloping to moderately steep topography per the United States Department of Agriculture / Natural Resources Conservation Service Web Soil Survey.

Regulated Floodplain: There are no regulated floodplains on the subject property per Flood Insurance Rate Map #3710689500K (effective date 3/16/2009).

Wetlands: There are no regulated wetlands on the subject property per the National Wetlands Inventory.

Streams: A mapped feature exists on the subject property per the United States Geological Survey Quadrangle Maps and Natural Resources Conservation Service Soil Survey Maps of Guilford County.

Watershed: The subject property lies within the High Point (East and West Fork Deep River) WS-IV, General Watershed Area.

Consistency: Land Use Plan & Comprehensive Plan

Land Use Plan: Airport Area Plan

Plan Recommendation: Greensboro Proposed Annexation

Consistency: The proposed zoning is inconsistent with the Airport Area Plan recommendation of Greensboro Proposed Annexation. The City of Greensboro annexed the subject property with an effective date of 6/30/2008. The property falls within the Western Area Plan under Greensboro's 2040 Comprehensive Plan, with a Future Land Use designation of Future Employment Area.

Comprehensive Plan

Consistency: The requested rezoning is consistent with Objective 1.4 and Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state:

- **Objective 1.4:** Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring jurisdictions.
- **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.

Reasonableness

The request to apply an initial zoning of AG, Agricultural, to the subject property is reasonable because it aligns with its existing residential use and the pattern of development in the immediate vicinity. Additionally, nearby parcels within Guilford County's jurisdiction are all zoned AG. This includes the parcel located at 407 S. Bunker Hill Road, which was recently de-annexed from Greensboro in June 2022.

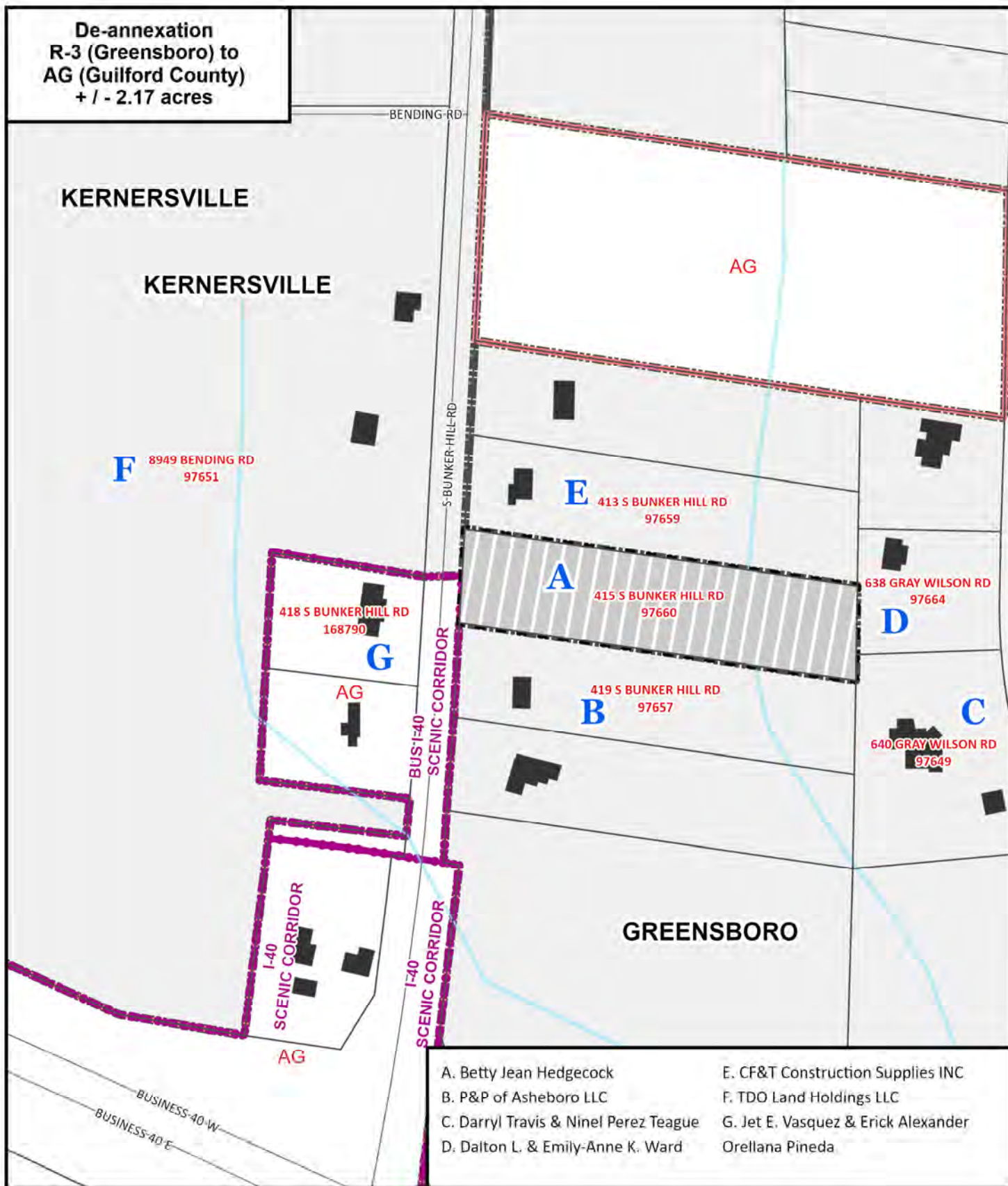
Recommendation

Staff Recommendation: Approval

Area Plan Amendment Recommendation: The proposed zoning is inconsistent with the Airport Area Plan Recommendation of Greensboro Proposed Annexation. Therefore, if the initial zoning recommendation is approved, a plan amendment to Mixed Density Residential will be required.

DRAFT

**De-annexation
R-3 (Greensboro) to
AG (Guilford County)
+/- 2.17 acres**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-07-PLBD-00127

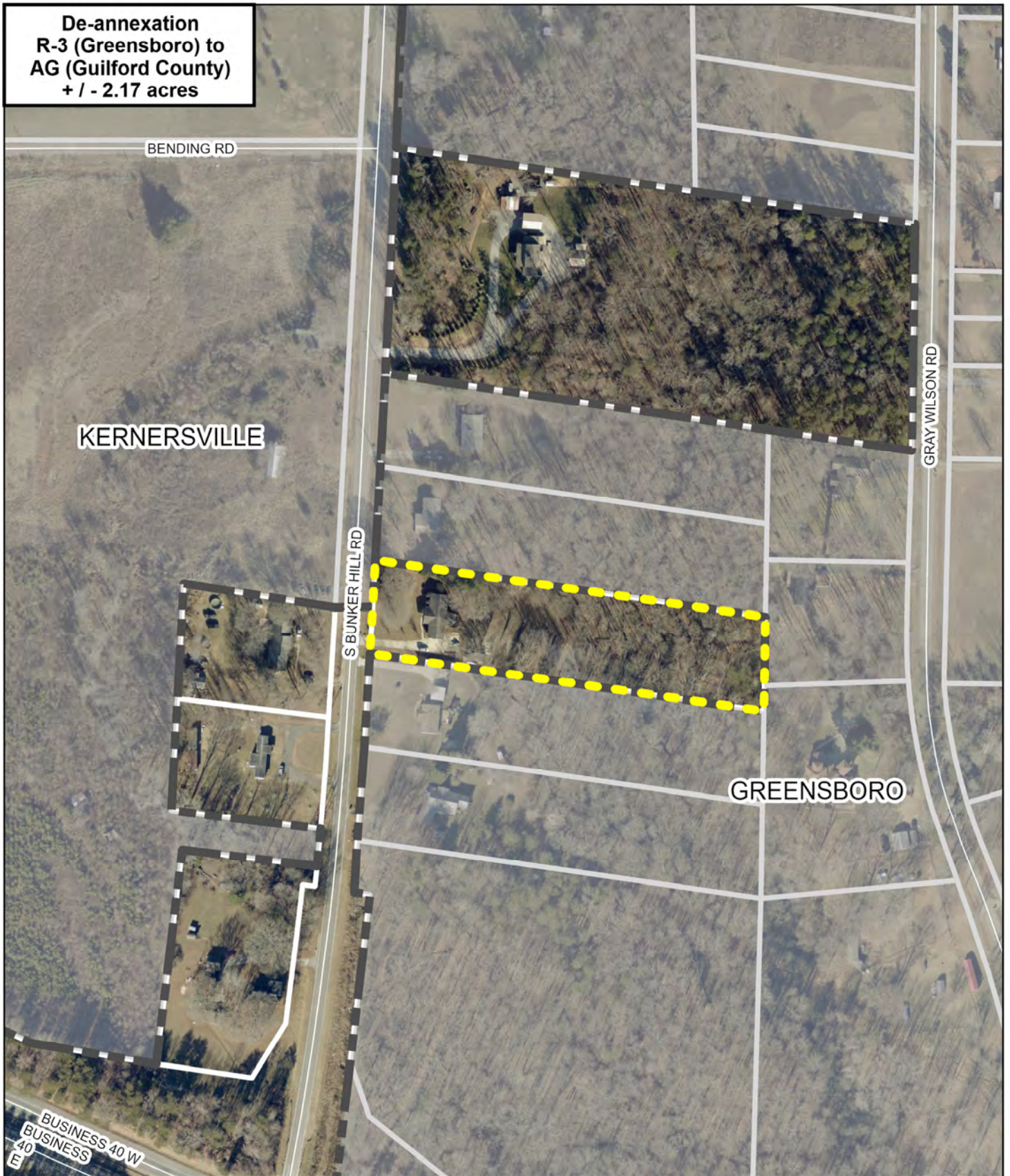
Case Area:

Parcel(s) - 97660
415 S. Bunker Hill Rd.



Scale: 1" = 200'

De-annexation
R-3 (Greensboro) to
AG (Guilford County)
+ / - 2.17 acres



Planning & Development
Department

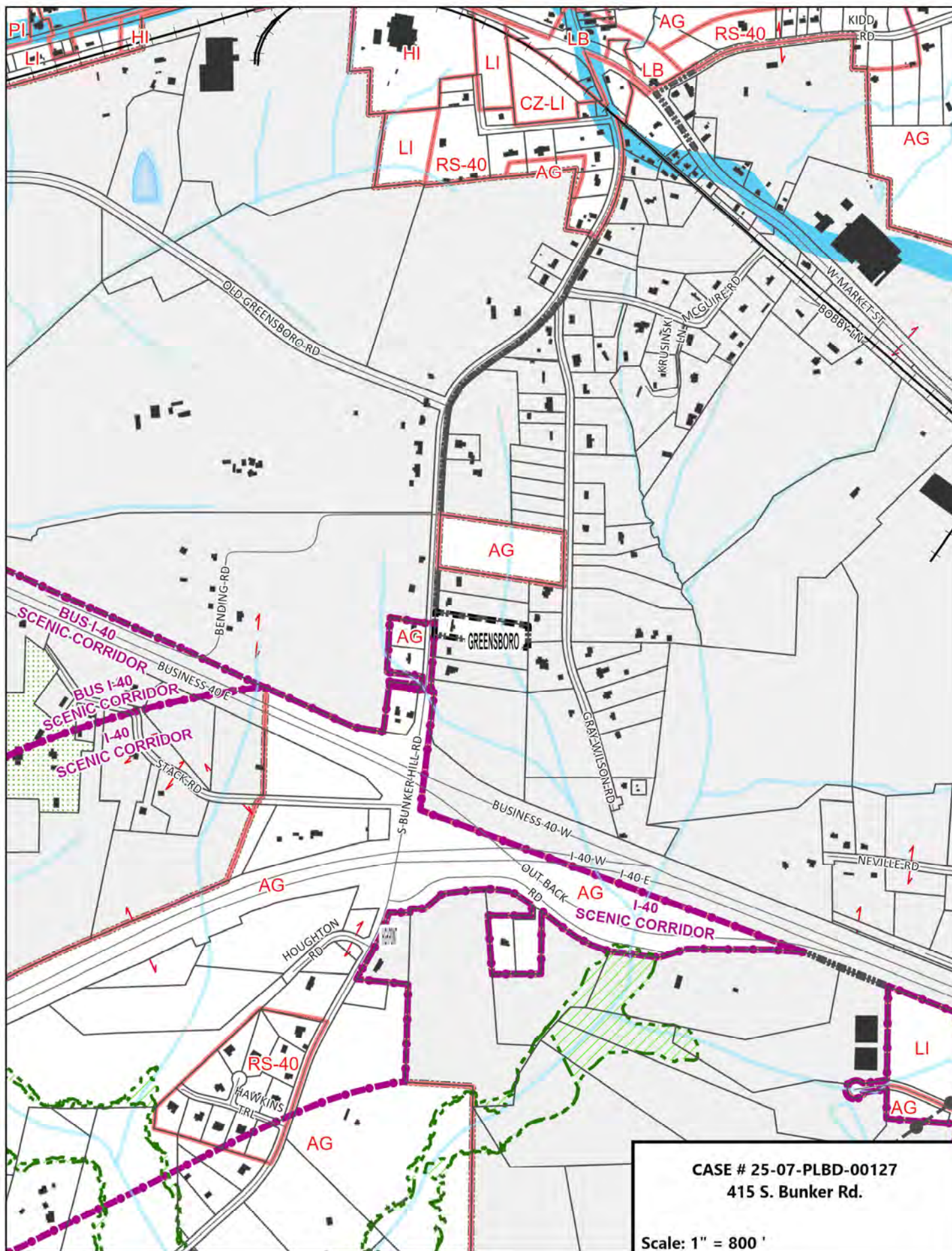
Jurisdiction:
GUILFORD COUNTY

Case Number:
25-07-PLBD-00127

Case Area:
Parcel(s) - 97660
415 S. Bunker Hill Rd



Scale: 1" = 200'



**De-annexation
R-3 (Greensboro) to
AG (Guilford County)
+ / - 2.17 acres**

--

BENDING RD

KERNERSVILLE

31

AG

100

DATE _____



10

10

This aerial photograph shows a rural landscape. A winding road, likely a dirt or gravel path, runs diagonally across the frame. To the right of the road, there is a small cluster of buildings, possibly a farm or a small village. The terrain is mostly flat and appears to be covered in vegetation or crops. The image is in black and white, with some color overlays (red and blue) highlighting specific features.



Jurisdiction:
GUILFORD COUNTY

Jurisdiction:
GUILFORD COUNTY


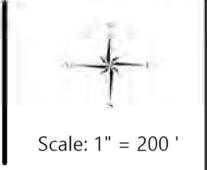
Case Number:
25-07-PLBD-00127

Case Number:
25-07-PLBD-00127

Case Area:
Parcel(s) - 97660
415 S. Bunker Hill Rd.

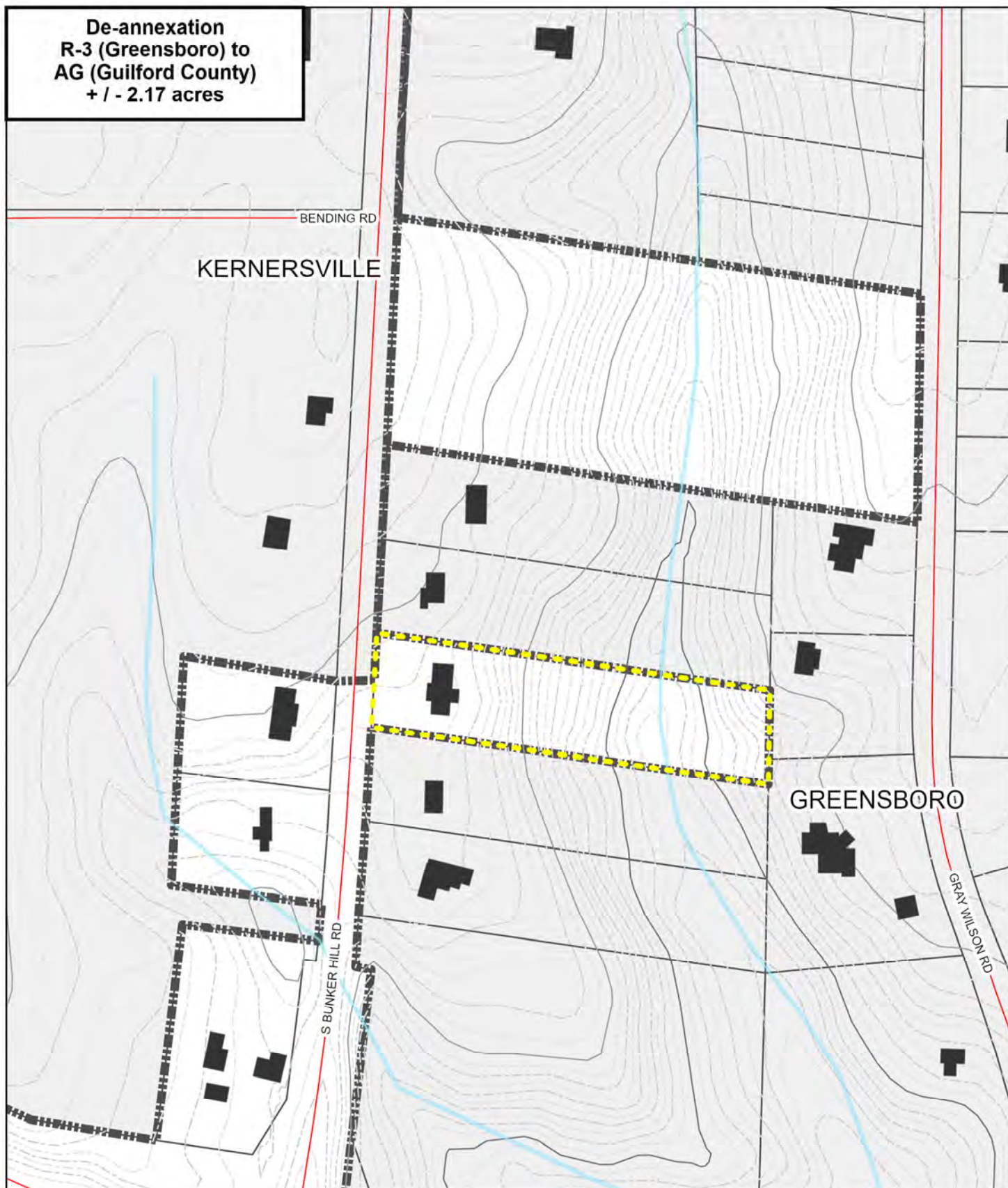
Case Area:
Parcel(s) - 97660
415 S. Bunker Hill Rd.

Case Area:
Parcel(s) - 97660
415 S. Bunker Hill Rd.



Scale: 1" = 200'

De-annexation
R-3 (Greensboro) to
AG (Guilford County)
+ / - 2.17 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-07-PLBD-00127

Case Area:
Parcel(s) - 97660
415 S. Bunker Hill Rd.



Scale: 1" = 200'

**REZONING CASE #25-07-PLBD-00127: GREENSBORO DE-ANNEXATION
INITIAL ZONING OF AG, AGRICULTURAL: 415 S. BUNKER HILL 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

**REZONING CASE #25-07-PLBD-00127: GREENSBORO DE-ANNEXATION
INITIAL ZONING OF AG, AGRICULTURAL: 415 S. BUNKER HILL 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 #97660 from **R-3 (Greensboro) to AG (Guilford County)** because:

1. The amendment **is** consistent with applicable plans because:
[Describe elements of controlling land use plans 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.]

**REZONING CASE #25-07-PLBD-00127: GREENSBORO DE-ANNEXATION
INITIAL ZONING OF AG, AGRICULTURAL: 415 S. BUNKER HILL 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 #97660 from **R-3 (Greensboro) to AG (Guilford County)** because:

1. The amendment **is not** consistent with applicable plans because:
[Describe elements of controlling land use plans 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.]

**REZONING CASE #25-07-PLBD-00127: GREENSBORO DE-ANNEXATION
INITIAL ZONING OF AG, AGRICULTURAL: 415 S. BUNKER HILL 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 #97660 from **R-3 (Greensboro) to AG (Guilford County)** because:

1. This approval also amends the **Airport Area Plan**. [Applicable element of Comp Plan]
2. The zoning map amendment and associated **Airport Area Plan** amendment **are** based on the following change(s) in condition(s) in the **Airport Area Plan**:
[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.]

**REZONING CASE #25-07-PLBD-00127: GREENSBORO DE-ANNEXATION
INITIAL ZONING OF AG, AGRICULTURAL: 415 S. BUNKER HILL 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 #97660 from **R-3 (Greensboro) to AG (Guilford County)** because:

1. The amendment **is** consistent with applicable plans because:

[Describe elements of controlling land use plans 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: ^{THU} 07-08-2025 Receipt # REC-026749-2025 Case Number 29-07-PLBD-00129

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 RS40 zoning district to the C2AG zoning district.

Said property is located at 5523 Murphy Rd Summerfield NC 27358
in Bruce Township; Being a total of: 1.56 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 147498

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).



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) Single family detached dwelling
- 2) Manufactured (HUD) mobile home Dwelling (class A-B) only
- 3) Family Care Facility
- 4) Subdivision (minor) Residential

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,

Richard A. Costello Tamarah S. Costello

Property Owner Signature

Richard A. Costello Tamarah S. Costello

Name

Owner/ Representative/ Applicant Signature (if applicable)

Name

5521 Murphy Rd

Mailing Address

Mailing Address

Summersfield NC 27358

City, State and Zip Code

City, State and Zip Code

512.788.7452 tamriccost@hotmail.com

Phone Number

Email Address

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 Tax Map References

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 147 498

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional Signatures

Tamarah Costello

Owner/ Representative/ Applicant Signature (if applicable)

Tamarah S Costello

Name

5521 Murphy Rd

Mailing Address

Summerfield NC 27358

City, State and Zip Code

512 788 7452 tamriccost@hotmail.com

Phone Number

Email Address

Richard A. Costello

Owner/ Representative/ Applicant Signature (if applicable)

Richard A. COSTELLO

Name

5521 Murphy Rd

Mailing Address

Summerfield, NC 27358

City, State and Zip Code

912 602 3752

Phone Number

Email Address

Richard.costello5125@gmail.com

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

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

"X" = 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		P																			
	Agricultural Tourism		P																			
	Animal Feeder/Breeder	X	P																			
	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						
	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)		P										D	D	D	D	D	D	D	D	D	
	Multifamily Dwelling (including Condominium)*									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		P	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		P	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						



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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	*	*	*	*	*	*	*	*
Group Living/Social Service	Temporary Family Healthcare Structures	D	D	D	D	D	D	D	D	D	D			D	D	D						
	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								
	Group Care Facility										S	S	D	D								
	Single Room Occupancy (SRO) Residence										S	S	S	D								
	Nursing and Convalescent Home										S	S	P	P			P	P				
	Temporary Shelter										P	P	P									
Recreation and Entertainment (Light)	Homeless Shelter												D		D			D	D	D	D	
	Athletic Fields	S	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	S	P	S	P	S	P	P	P	P		
	Country Club with Golf Course	D	S	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	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									
Recreation and Entertainment	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	D
	Swim and Tennis Club	D	S	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			
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
(Heavy)	Amusement or Water Parks, Fairgrounds																		D		D	
	Auditorium, Coliseum or Stadium												P						P		P	
	Go-cart Raceway																		P		P	P
	Golf Course, Miniature																P	P	P			
	Recreational Vehicle Park or Campsite																		D			
	Special Event Venue	S											P						P	P	P	
	Shooting Range, Indoor																	D	D		D	D
	Shooting Range, Outdoor	S											S									
	Theater (Outdoor)														S	D	D	D	D			
	Theater (Indoor)														P				P	P		
Other Recreation and Entertainment Uses	Other Outdoor Uses Not Listed	S																	P		P	P
	Other Indoor Uses Not Listed														P	P	P	P	P	P		
Civic, Educational, and Institutional	Place of Worship	P	D	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	D								
	Secondary School	D	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	D
	Daycare Center (Not In-Home)	S							D	D	D	D	D	D	D	D	D	D	D	D		
	Emergency Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Community or Social Service Agencies												P	P	P	P	P	P	P			



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Additional District Requirements, See Section 4.5 or 4.6																							
Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial			
			A	R	R	R	R	R	R	R	R	R	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	
	Library												P		P	P	P	P	P				
	Museum or Art Gallery												P		P	P	P	P	P				
	Post Office												P		P	P	P	P	P	P	P	P	
	Hospital												P		P	P	P	P	P	P	P	P	
Business, Professional, and Personal Services	Office (General)														P			P	P				
	Medical or Professional Office														P	P	P	P	P	P	P		
	Personal Service														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	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
	Automobile Repair Services	X																	P	P		P
	Car Wash	X																	D	D		P
	Building Supply Sales (with Storage Yard)																		D	D		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
	Fuel Oil Sales	X																				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



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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial			
			A	R	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		
	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Funeral and Internment Services	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		
	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			
	Wireless Communication Tower - Non-Stealth Design													D			D	D	D	D			
	Small Cell Wireless Tower											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			
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Solar Collectors - Principal											S							S	S			
	Utility Company Office												P			P	P	P	P	P			



TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations

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	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	
	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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CONDITIONAL REZONING CASE #25-07-PLBD-00129: RS-40, RESIDENTIAL, TO CZ-AG, CONDITIONAL ZONING – AGRICULTURAL: 5523 MURPHY ROAD

Property Information

The subject property is located at 5523 Murphy Road (Guilford County Tax Parcel #147498 in Bruce Township), approximately 1,100 feet northwest of the intersection of Murphy Road and US Highway 158, and comprises approximately 1.56 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 RS-40, Residential, to CZ-AG, Conditional Zoning-Agricultural, with the following conditions:

Use Conditions: (1) Single-Family Detached Dwelling; (2) Manufactured (HUD) Mobile Home Dwelling (Class A only); (3) Family Care Facility; (4) Subdivision (Minor) – Residential

Development Conditions: None offered.

District Descriptions:

The **RS-40, Residential district** is intended to accommodate single-family residential detached dwellings on lots in areas without access to public water and sewer services. The minimum lot size of this district is 40,000 square feet. Conservation subdivisions may be developed in this district.

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

Character of the Area

The vicinity of the subject property is predominantly rural residential.

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

North: Residential
South: 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

Public School Facilities: No anticipated impact

Emergency Response:

Fire Protection District: Summerfield

Distance from Fire Station: Approximately 4.1 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Transportation:

Existing Conditions: Murphy Road is classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan.

Proposed Improvements: None available. Any development will require a driveway permit from the North Carolina Department of Transportation (NCDOT).

Projected Traffic Generation: Not available

Environmental Assessment

Topography: Per the USGS Web Soil Survey, this parcel is nearly level to gently sloping.

Regulated Floodplain: There is no regulated floodplain on-site, per FIRM map #3710793100J with effective date of 7/3/2007.

Wetlands: There are no mapped wetlands on-site, per National Wetlands Inventory.

Streams: There are no mapped streams on-site, per USGS Topography and NRCS Soil Survey Maps of Guilford County.

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

Consistency: Land Use Plan & Comprehensive Plan

Land Use Plan: Northwest Area Plan

Plan Recommendation: 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.

Consistency: The requested rezoning is consistent with the Northwest Area Plan land use designation of AG Rural Residential.

Comprehensive Plan

Consistency: The requested rezoning is consistent with Policies 1.1.1 and 1.4.3 of the Future Land Use Element and Goal #1 of the Housing 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.
- **Goal #1** – Provide current and future residents of Guilford County with a variety of housing options and opportunities.

Reasonableness

The request to rezone the subject property from RS-40 to CZ-AG is reasonable because it is consistent with the Northwest Area Plan recommendation of AG Rural Residential. The proposed AG district, as conditioned, will expand workforce housing options while excluding uses that would be in conflict with the established residential character of the surrounding area.

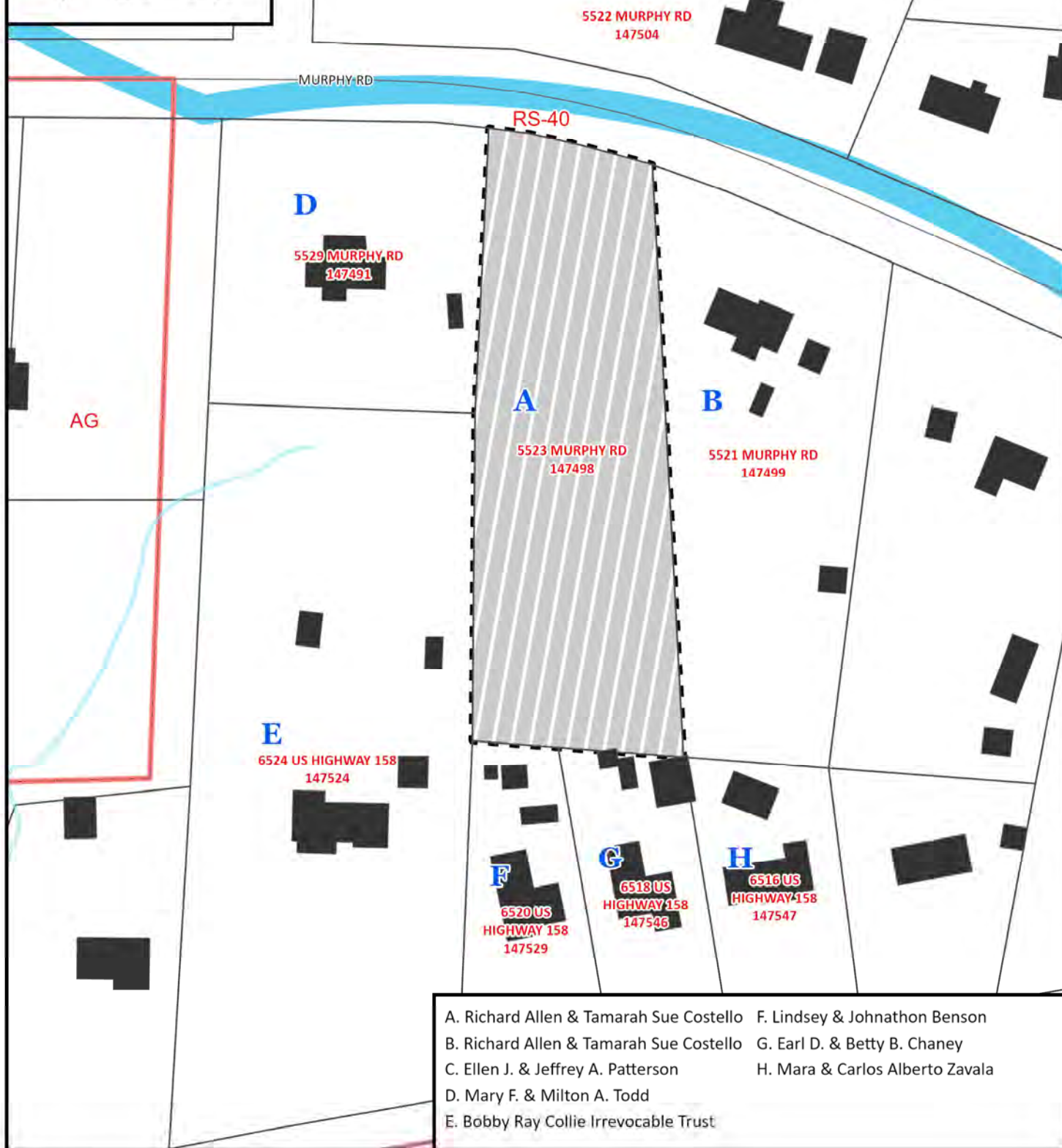
Recommendation

Staff Recommendation: Approval

Area Plan Amendment Recommendation: This request to rezone the subject property from RS-40 to CZ-AG is consistent with the Northwest Area Plan land use designation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required.

DRAFT

**RS-40 to CZ-AG
+/- 1.56 Acres**



A. Richard Allen & Tamarah Sue Costello F. Lindsey & Johnathon Benson
 B. Richard Allen & Tamarah Sue Costello G. Earl D. & Betty B. Chaney
 C. Ellen J. & Jeffrey A. Patterson H. Mara & Carlos Alberto Zavala
 D. Mary F. & Milton A. Todd
 E. Bobby Ray Collie Irrevocable Trust



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-07-PLBD-00129

Case Area:

Parcel(s) - 147498
5523 Murphy Rd.



Scale: 1" = 100'

RS-40 to CZ-AG
+/- 1.56 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

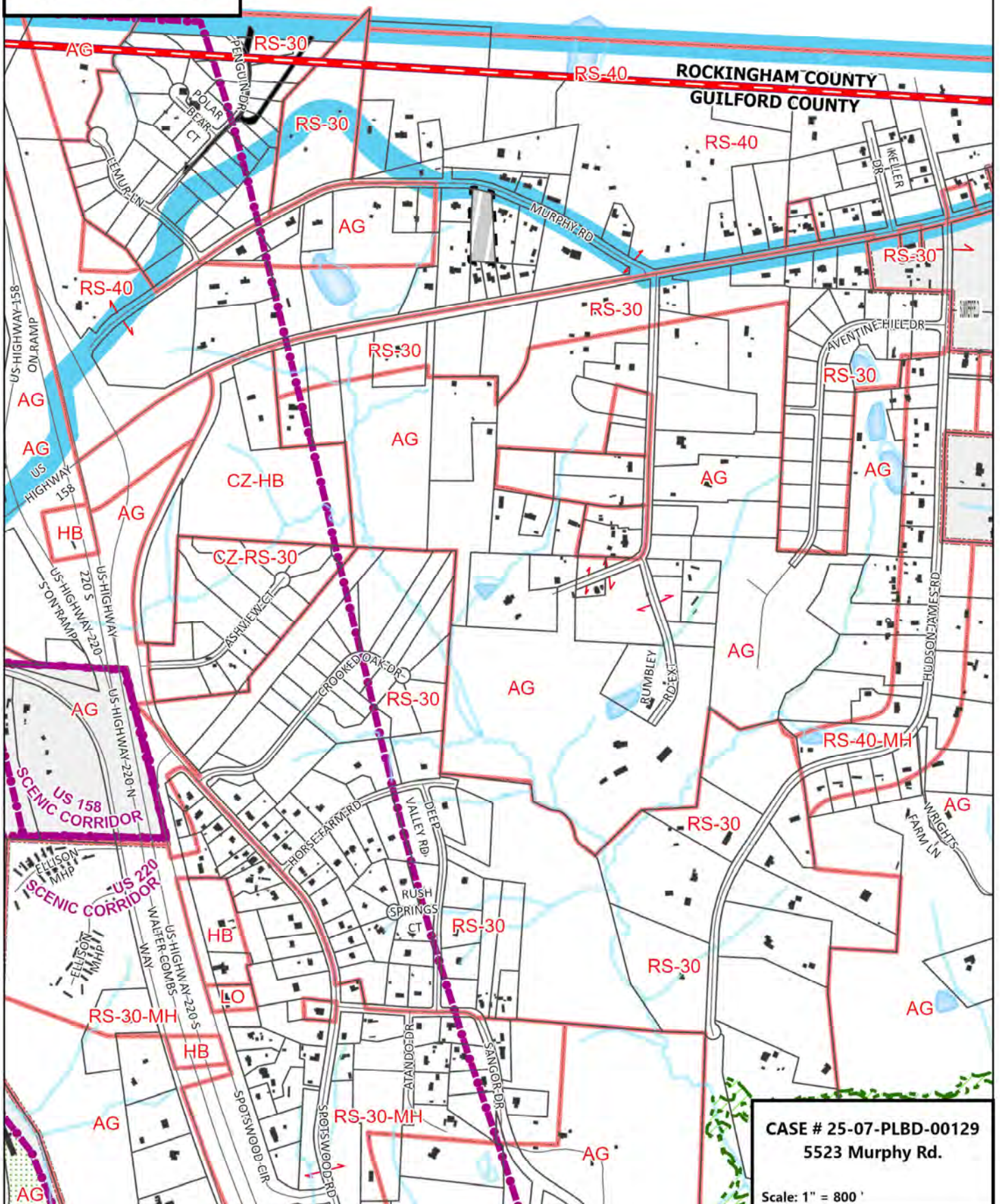
Case Number:
25-07-PLBD-00129

Case Area:
Parcel(s) - 147498
5523 Murphy Rd.



Scale: 1" = 100'

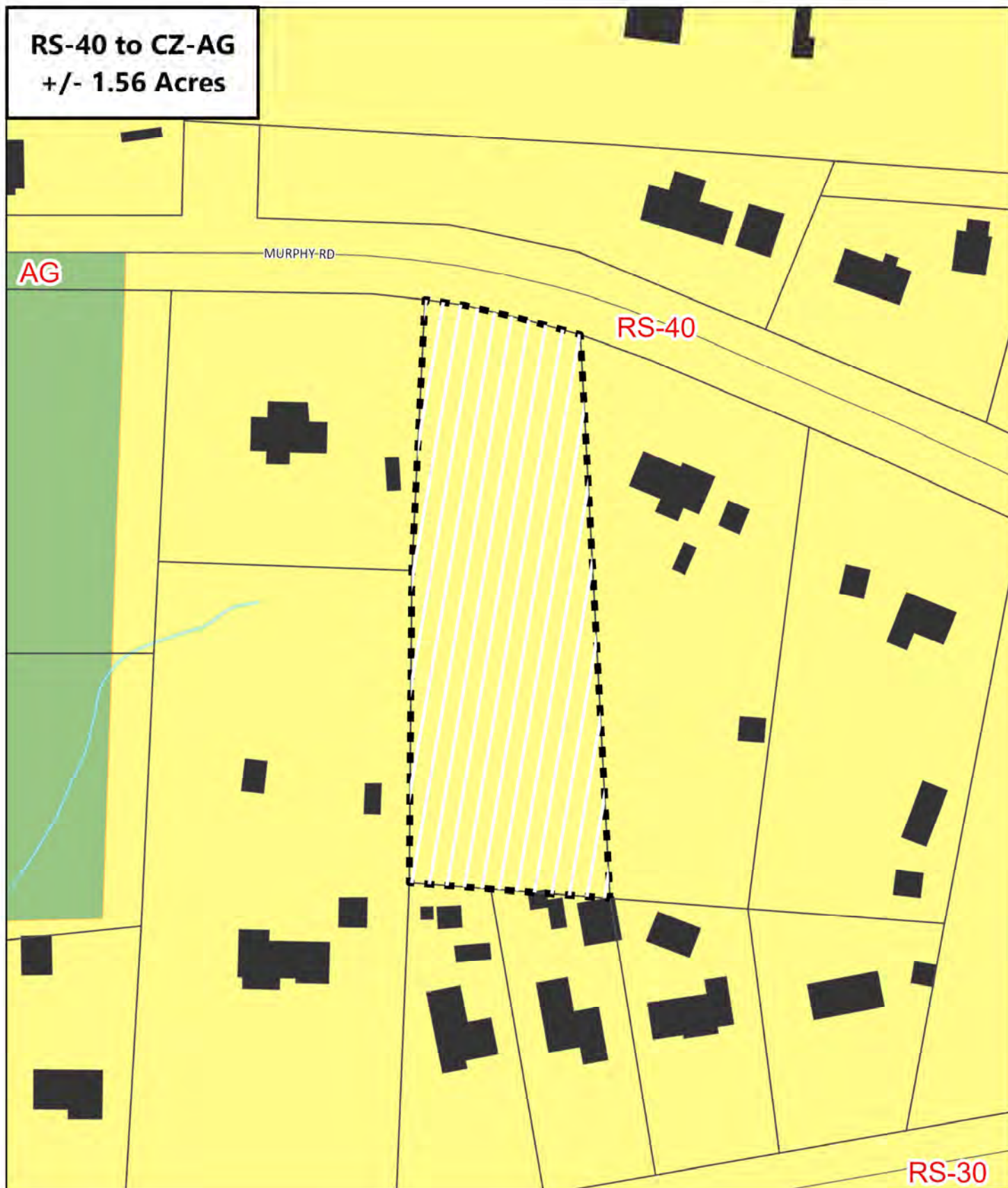
RS-40 to CZ-AG
+/- 1.56 Acres



CASE # 25-07-PLBD-00129
5523 Murphy Rd.

Scale: 1" = 800'

RS-40 to CZ-AG
+/- 1.56 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-07-PLBD-00129

Case Area:
Parcel(s) - 147498
5523 Murphy Rd.



Scale: 1" = 100'

**RS-40 to CZ-AG
+/- 1.56 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-07-PLBD-00129

Case Area:
Parcel(s) - 147498
5523 Murphy Rd.



Scale: 1" = 100'

**CONDITIONAL REZONING CASE #25-07-PLBD-00129: RS-40, RESIDENTIAL,
TO CZ-AG, CONDITIONAL ZONING-AGRICULTURAL: 5523 MURPHY ROAD**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	#1
Deny	Inconsistent	N/A
Approve	Inconsistent	N/A
Deny	Consistent	#4

**CONDITIONAL REZONING CASE #25-07-PLBD-00129: RS-40, RESIDENTIAL,
TO CZ-AG, CONDITIONAL ZONING-AGRICULTURAL: 5523 MURPHY 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 #147498 from **RS-40 to CZ-AG** because:

1. The amendment **is** consistent with applicable plans because:
[Describe elements of controlling land use plans and how the amendment is consistent.]

2. The amendment **is** reasonable because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

**CONDITIONAL REZONING CASE #25-07-PLBD-00129: RS-40, RESIDENTIAL,
TO CZ-AG, CONDITIONAL ZONING-AGRICULTURAL: 5523 MURPHY 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 #147498 from **RS-40 to CZ-AG** because:

1. The amendment **is not** consistent with applicable plans because:
[Describe elements of controlling land use plans and how the amendment is not consistent.]

2. The amendment **is not** reasonable because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

**CONDITIONAL REZONING CASE #25-07-PLBD-00129: RS-40, RESIDENTIAL,
TO CZ-AG, CONDITIONAL ZONING-AGRICULTURAL: 5523 MURPHY 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 #147498 from **RS-40 to CZ-AG** because:

1. This approval also amends the **Northwest Area Plan**. [Applicable element of Comp Plan]
2. The zoning map amendment and associated **Northwest Area Plan** amendment **are** based on the following change(s) in condition(s) in the **Northwest Area Plan**:
[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 #25-07-PLBD-00129: RS-40, RESIDENTIAL,
TO CZ-AG, CONDITIONAL ZONING-AGRICULTURAL: 5523 MURPHY 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 #147498 from **RS-40 to CZ-AG** because:

1. The amendment **is** consistent with applicable plans because:
[Describe elements of controlling land use plans 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.]
