



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

December 10, 2025

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** November 12, 2025
- IV. **Rules and Procedure**
- V. **Continuance Requests**
- VI. **Old Business**

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #25-10-PLBD-00134: CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL (REF. CASE #78-88) AND RS-40, RESIDENTIAL TO CZ-LI AMENDED, CONDITIONAL ZONING – LIGHT INDUSTRIAL AMENDED: 6504 BURLINGTON ROAD (CONTINUED FROM NOVEMBER 12, 2025 MEETING)

The subject property is located at 6504 Burlington Road (Guilford County Tax Parcel #106303) in Rock Creek Township, approximately 1,000 feet southwest of the intersection of Burlington Road and Brightwood Church Road, and comprises approximately 29 acres.

This is a request to rezone the subject property from split-zoned CZ-LI, Conditional Zoning – Light Industrial (Ref. Case #78-88) and RS-40, Residential, to CZ-LI Amended, Conditional Zoning – Light Industrial Amended.

Existing Use Conditions: Restricted to fabricated metal products without outside storage for sheet metal work (SIC 3444) and offices.

Existing Development Conditions: None.

Proposed Use Conditions: All uses permitted in the LI Zoning District except: (1) Homeless Shelter; (2) Paintball Field; (3) Go-Cart Raceway; (4) Shooting Range, Indoor; (5) Fraternity or Sorority (University or College Related); (6) Motion Picture Production; (7) Cemetery or Mausoleum; (8) Beneficial Fill Area; (9) Bus Terminal and Service Facilities; (10) Heliport; (11) Railroad Terminal or Yard; (12) Taxi Terminal; (13) Communication or Broadcasting Facility; (14) Wireless Communication Tower – Stealth Camouflage Design; (15) Wireless Communication Tower – Non-Stealth Design; (16) Small Cell Wireless Tower; (17) Radio or TV Station; (18) Construction or Demolition Debris Landfill, Minor; (19) Land Clearing & Inert Debris Landfill, Minor; (20) Recycling Facilities, Outdoors; (21) Laundry or Dry Cleaning Plant; (22) Laundry or Dry Cleaning Substation.

Staff Recommended Use Conditions:

Additional Uses To Be Excluded

- Amusement or Water Parks, Fairgrounds
- Auditorium, Coliseum or Stadium
- Other Outdoor Uses Not Listed
- Automobile Parking (Commercial)

Proposed Development Conditions: None offered.

Because the subject property is located in a Watershed Critical Area (WCA), the following uses permitted in the general LI district are also prohibited: (1) Boat Repair; (2) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (3) Landscape and Horticultural Services; (4) Pest or Termite Control Services; (5) Automobile Rental or Leasing; (6) Automobile Repair Services; (7) Car Wash; (8) Convenience Store (with Gasoline Pumps); (9) Fuel Oil Sales; (10) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (11) Service Station, Gasoline; (12) Automotive Towing and Storage Services; (13) Truck Stop; (14) Truck and Utility Trailer Rental and Leasing, Light; (15) Truck Tractor and Semi Rental and Leasing, Heavy; (16) Trucking or Freight Terminal; (17) Septic Tank Services; and (18) Welding Shops.

The requested rezoning is consistent with the Future Land Use Map (FLUM) classification of Industrial/Innovation Center and with the Regional Employment Center Activity Center/Node because the uses permitted under the proposed zoning district would be compatible with the light industrial development envisioned within these designations. If the request is approved, a FLUM amendment will not 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 #25-10-PLBD-00134** can be viewed by scrolling to the December 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

B. CONDITIONAL REZONING CASE #25-10-PLBD-00135: RS-40, RESIDENTIAL AND AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 5584, 5590, AND A PORTION OF 5602 CHURCH STREET (CONTINUED FROM NOVEMBER 12, 2025 MEETING)

The subject property is located at 5584, 5590, and a portion of 5602 Church Street (Guilford County Tax Parcel #129267, 129262, and a portion of 129263) in Monroe Township, approximately 8,500 feet south of the intersection of NC Highway 150 West and Church Street, comprising approximately 40.05 acres.

This is a request to rezone approximately 40.05 acres of the subject property from RS-40, Residential and AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential with the following conditions:

Proposed Use Conditions:

All uses permitted under RS-30 except: (1) Athletic Fields; (2) Club or Lodge; (3) Country Club with Golf Course; (4) Golf Course; (5) Public Park or Public Recreation Facility (incl. Indoor Batting Cages); (6) Swim and Tennis Club; (7) Place of Worship; (8) Elementary School; (9) Secondary School; (10) Emergency Services; (11) Cemetery or Mausoleum; (12) Beneficial Fill Area; (13) Wireless Communication Tower – Stealth Camouflage Design; (14) Utilities, Major; (15) Utilities, Minor; (16) Construction or Demolition Debris Landfill, Minor; (17) Land Clearing & Inert Debris Landfill, Minor; (18) Temporary Events/Uses.

Proposed Development Conditions: None offered.

The proposed rezoning is not consistent with the current Future Land Use Map (FLUM) classification of Rural Living designated to the subject parcel(s) located in the Northeast Quadrant. If the request is approved, a FLUM amendment to the Residential classification 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 #25-10-PLBD-00135** can be viewed by scrolling to the December 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

VII. New Business

Legislative Hearing Item(s)

A. REZONING CASE #25-10-PLBD-00136: AG, AGRICULTURAL TO RS-40, RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY DISTRICT (RS-40-MH): 5478 TIMBERMILL ROAD

The subject property is located at 5478 Timbermill Road (Guilford County Tax Parcel #222399 in Jefferson Township), approximately 3,500 feet northeast of the intersection of McLeansville Road and Timbermill Road, and comprises approximately 7.43 acres.

This is a request to rezone the subject property from AG, Agricultural to RS-40, Residential with a Manufactured Housing (HUD) Overlay District (RS-40-MH).

The requested rezoning is not consistent with the current Future Land Use Map (FLUM) classification of Working Farm/Agriculture. If the request is approved, a FLUM amendment to the Residential classification 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 #25-10-PLBD-00136** can be viewed by scrolling to the December 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

B. CONDITIONAL REZONING CASE #25-11-PLBD-00141: CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL (REF. CASE #74-01) AND AG, AGRICULTURAL TO CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL AMENDED: 2136 BISHOP ROAD

The subject property is located at 2136 Bishop Road (Guilford County Tax Parcel #141463 in Sumner Township), approximately 3,500 feet east of the intersection of Bishop Road and Groometown Road, and comprises approximately 10.6 acres.

This is a request to rezone the subject property from split-zoned CZ-HI, Conditional Zoning – Heavy Industrial (Ref. Case #74-01) and AG, Agricultural to CZ-HI Amended, Conditional Zoning – Heavy Industrial Amended.

Existing Use Conditions (CZ-HI Portion): The following uses shall be permitted:

- (1) Recycling Processing Center for Scrap Tires and White Goods
- (2) Municipal Solid Waste Transfer Station and Recycling Center
- (3) Beneficial Fill Area
- (4) Warehouse.

Existing Development Conditions (CZ-HI Portion):

- (1) To be developed with submitted zoning sketch plan.
- (2) Hours of Operation: M-F 8:00 am to 5:00 pm
Sat. 8:00 am to 12:00 pm.
- (3) All major haul roads and driveways to be paved.

Proposed Use Conditions: Permitted uses shall include all uses allowed in the HI, Heavy Industrial zoning district, except for the following:
(1) Cemetery or Mausoleum

Proposed Development Conditions: None offered

The requested rezoning is consistent with the Future Land Use Map (FLUM) classification of Industrial/Innovation Center and the Regional Employment Center Activity Center/Node. Therefore, if the request is approved, no FLUM 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 #25-11-PLBD-00141** can be viewed by scrolling to the December 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

VIII. Other Business

Election of 2026 Officers

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
November 12, 2025
6:00 PM

Call to Order

Chair Donnelly called the meeting to order at 6:00pm and welcomed everyone to the meeting. He asked staff to call the roll for those members present for the meeting.

I. Roll Call

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

James Donnelly, Chair; Rev. Gregory Drumwright; Ryan Alston; Dr. Nho Thi Bui; Guy Gullick; and Cara Buchanan

The following members were absent from this meeting:

David Craft, Vice Chair; Jason Little; and Sam Stadler

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

Jason Hardin, Planning and Development Deputy Director; Oliver Bass, Planning and Zoning Manager; Avery Tew, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planning Technician; Matthew Mason, Interim County Attorney

II. Agenda Amendments

There were no agenda amendments.

III. Approval of Minutes: October 8, 2025

Chair Donnelly asked if there were any corrections or amendments to the minutes of the October 8, 2025, meeting. He noted a typo and forwarded it to Mr. Bass for correction.

Ms. Buchanan moved to approve the October 8, 2025, minutes as amended, seconded by Mr. Gullick. The Board voted unanimously in favor of the motion. (Ayes: Alston, Buchanan, Bui, Drumwright, Gullick, Donnelly. 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

Mr. Bass stated that there were no continuance requests for the meeting.

VI. Old Business

None

VII. New Business**Legislative Hearing Item(s)****A. CONDITIONAL REZONING CASE #25-10-PLBD-00134: CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL (Ref. Case #78-88) AND RS-40, RESIDENTIAL TO CZ-LI AMENDED, CONDITIONAL ZONING – LIGHT INDUSTRIAL AMENDED: 6504 BURLINGTON ROAD**

Mr. Tew provided the staff report. The subject property is located at 6504 Burlington Road (Guilford County Tax Parcel #106303 in Rock Creek Township), approximately 1,000 feet southwest of the intersection of Burlington Road and Brightwood Church Road, and comprises approximately 29 acres.

This is a request to rezone the subject property from split-zoned CZ-LI, Conditional Zoning – Light Industrial (Ref. Case #78-88) and RS-40, Residential, to CZ-LI Amended, Conditional Zoning – Light Industrial Amended.

Mr. Tew reviewed the zoning conditions, including the existing use conditions and the proposed use conditions. Mr. Tew 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 Future Land Use Map (FLUM) and Comprehensive Plan, the reasonableness of the request, and the recommendation of approval.

Chair Donnelly asked whether all conditions recommended by staff had been reviewed with the applicant. Mr. Tew confirmed this was the case. Chair Donnelly noted that Boone Valley Road was a state-maintained gravel road.

Chair Donnelly opened the Public Hearing and asked that those in favor of the request come forward, sign in, and state their name for the record.

Paul Rovegno, 7098 Holts Store Road, Burlington, NC, stated that he and his partners are the owners of the property located at 6504 Burlington Road and the existing LI zoning is restricted to fabricating metal products with outside storage for sheet metal work and office operations. The property consists of 29.01 acres located between Highway 70 and Highway 85. On the property sits a 13,500 square foot warehouse, originally built as an aircraft hangar for Meadowlark Airport. There is also a 3,400 square foot office building that is currently on the site that is in front of the warehouse. He conveyed their vision is to build a thriving industrial hub that complements and expands the existing industrial base through economic growth, generating new jobs, increasing tax revenue and meeting the region's growth demands for quality industrial space while setting a new standard for sustainable or responsible development. They believe this project represents an opportunity for strong, long-term partnership with Guilford County and together they can ensure that this development not only aligns with the County's growth objectives but also delivers lasting economic and community benefits for years to come. He said that his team is excited to work with the County staff, the Planning Board, and the local residents to make this vision a success. The applicants presented conceptual renderings of the development planned for the property. At this time, Mr. Rovegno said he would be open to answer any questions by the Board members or other people in attendance.

Mr. Hardin advised the board that the conceptual drawings presented by Mr. Rovegno were not an attached sketch plan included with the proposed conditional zoning request and should be considered for illustrative purposes only, as they would not be binding unless added as a development condition.

Mr. Gullick asked if there be any entrance from Boone Valley Road? Mr. Rovegno responded that there would not be an entrance there as that is a residential area.

Chair Donnelly asked if the owner(s) would consider a condition as a part of this development that there be no entrance from Boone Valley Road unless that road were to be paved? Paul Rovegno, Daniel Rovegno, and Steven Bagiardi, as representatives of the LLCs that own the property, said they were amenable to adding that as a condition.

Rev. Drumwright asked if there was a chance to share the plan with the community and receive any feedback. Mr. Rovegno stated that they have not held any meetings with the local residents. However, they have not been

contacted by anyone from the immediate area.

Mr. Alston asked what the plan was for buffering the industrial property from the residential land? Mr. Rovegno explained that the property was largely wooded and well-screened. He added that they would be open to adding additional screening. All operations would occur behind an existing building, as well, which would provide additional screening.

Chair Donnelly stated that additional screening would need to be formally incorporated into the conditions of the rezoning application in order to be binding. He noted that there were some buffering requirements between residential or agricultural areas and light industrial areas. He invited staff to comment further. Mr. Tew reported that, between the Light Industrial zoning district and any neighboring residential districts there was a required minimum average landscape buffer of 50 feet. The planting rates were specified in terms of the number of canopy trees and shrubs per 100 linear feet.

Mr. Hardin noted that the buffer would not apply to the eastern side of the property adjacent to Whitsett. Chair Donnelly asked the applicants whether they would consider matching the County's buffer requirements for this area to provide the same kind of protection for residents in Whitsett. Mr. Rovegno explained that there is a paved road abutting the property line on that side of the property, so they were unsure whether it was feasible to install landscape plantings in this location.

Chair Donnelly stated that in order to incorporate additional conditions, the Board can either decide on new conditions one by one, as they are offered by the applicant, or wait until the end of the hearing and decide on all the proposed conditions at one time. He suggested waiting until the end. The Board agreed.

Mr. Paul Rovegno asked about the additional use conditions recommended by staff. Mr. Tew noted that "Other Outdoor Uses Not Listed" specifically referred to recreation activities. He also clarified that "Automobile Parking (Commercial)" referred to vehicle parking as a primary use, not parking as an adjunct to a business.

Rev. Drumwright noted that in the past, when Board members had gathered that additional work might be needed, it was sometimes suggested that the process be given more time. He stated that he understood if there was a sense of urgency, but otherwise additional time may be required to work through the application.

Chair Donnelly asked those in opposition to the request come forward, sign in, and state their name for the record.

Eunice Evans, 3059 Brideston Ct., representing her mother who lives on Boone Valley Road, stated that they have several concerns. She expressed that they do not want the area rezoned and want it to remain as a residential property. They feel that any widening of the road would be detrimental to the residents on Boone Valley Road. The road has never carried heavy freight traffic, other than school buses and constant vibration from truck traffic would erode the quiet that the residents have come to enjoy and rely on. Large trucks also introduce clear safety risks, stopping distance and turning radius exceed what this narrow road can safely handle, creating a hazard for pedestrians, school buses, and everyday local traffic. Exhaust from heavy vehicles would accumulate along the corridor and these emissions pose health concerns and would degrade air quality for households that have children in this area. Taxpaying seniors and younger families would bear these impacts most directly and their quality of life, health and sense of safety would decline while the benefits of this change accrue largely to commercial interests. She asked that the Board reject the rezoning and protect the residents who live there.

Mr. Alston asked for the exact location of her property. Eunice Evans pointed out the location, which was immediately to the south of the subject property's frontage on Boone Valley Road. Mr. Alston asked if the portion of the property fronting Boone Valley Road was being rezoned. Chair Donnelly clarified that a small portion of the proposed property to be rezoned abuts Boone Valley Road.

Ms. Evans stated that she did not want residential property on Boone Valley Road to be rezoned to non-residential use.

Chair Donnelly noted that he had requested a condition that would prevent any truck access onto Boone Valley Road. Eunice Evans confirmed that it would satisfy her concerns.

Dr. Bui asked what Ms. Evans's main concerns were. She reported that heavy traffic would be brought into the area, noise and safety, and the well on the property. Dr. Bui stated that there would be a buffer between the subject property and any adjacent residential properties to help mitigate disturbance.

Chair Donnelly stated that the applicant could add a condition to protect that portion of the property.

Amy Allen, 3927 Boone Valley Road, stated that she agrees with Ms. Evans on the safety issues and traffic issues. She is trying to determine if this change would have an effect on the well water in this area.

Mr. Hardin explained that the County's Technical Review Committee (TRC), which is a team of various departments and divisions, including watershed and soil erosion control, reviewed each development application. Soil erosion control was taken into account to ensure that, when grading, no mud was carried onto other properties. The watershed requirements limit the intensity and density of construction. He noted that in-ground storage tanks also had to go through permitting processes with County Fire Marshal's Office.

Ms. Allen stated that they were directly behind her home, and she raised concerns about traffic during construction. Chair Donnelly pointed out that a potential condition had been discussed to limit access to the subject property via Boone Valley Road. If that condition were accepted, then it may address Ms. Allen's concerns.

Ms. Allen asked who would hold the property owner responsible if they installed a driveway onto Boone Valley Road in violation of the proposed zoning condition? Mr. Hardin stated that if a driveway was built without a driveway permit, the North Carolina Department of Transportation (NCDOT) would address the issue. As well, the County Planning Division would address the issue through zoning enforcement which could result in civil penalties being assessed.

Mr. Bass noted that County Environmental Health staff evaluates proposed well and septic systems to ensure compliance with the terms of approval. Permits for wells and septic must be obtained through Environmental Health.

Ms. Allen asked if it would affect their well and septic system on their property. Mr. Bass responded that Environmental Health would review any potential impacts on other well waters.

Rev. Drumwright asked whether the Environmental Health review would take place after the rezoning process? Mr. Bass confirmed that it would. Rev. Drumwright expressed concerns that the residents would have little input or ability to get answers once the rezoning request was decided. He asked how the residents' concerns over well contamination could be addressed. Mr. Bass stated that the Environmental Health review would be site-specific, but he could not provide all of the details of the Environmental Health review processes. However, he is confident the review would determine if the site can support the type of development being proposed.

Chair Donnelly noted that the purpose of the review was to prevent negative effects off-site, but it was not a guarantee.

Mr. Rovengo reiterated that County review processes were in place to ensure that any development would not damage the neighboring well.

Mr. Hardin stated further that the North Carolina Department of Environmental Quality (DEQ) responds to complaints due to contaminated groundwater. Ms. Allen asked who would pay for the damages? Mr. Hardin stated that, while he was not familiar with the State's enforcement process, it seems reasonable that the property owner/business owner would be held responsible for any contamination.

Mr. Alston noted that residents seemed to be trying to be proactive rather than reactive and asked whether a contingency could be added to reject the zoning if it would affect the property?

Chair Donnelly stated that their purpose was to make decisions regarding land use, and there were processes in place designed to protect property owners from other hazards. He stated that it was beyond their purview to make decisions based on items such as groundwater.

Attorney Mason stated that site-specific development conditions were a possibility if they were acceptable to both the Board and the landowner. He discussed that it would take some technical expertise and a technical set of expectations for site development to address the concerns being raised.

Rev. Drumwright expressed continued concern over possible groundwater contamination around industrial developments, and he hopes the Board will consider site specific conditions regardless of the level of technical challenge.

Tiffany Miller, 928 Boone Valley Road, stated that her daughter also currently lives on Boone Valley Road. She has the same concerns as the previous speakers, especially concerning the impacts to their well water. She said they were not notified about this until about 24 hours before this meeting and could not prepare for the kinds of questions and fact-finding that needed. She continued that they also don't feel that a few trees are going to be enough buffer between the properties. They would have liked to be able to speak to the developers of this property. She is concerned that this request will be approved without all the information necessary and nothing can be done about it.

Chair Donnelly asked staff for clarification that all neighbors on the same side of the road received direct notices. Mr. Tew responded that mailed notices are sent to all adjacent or abutting properties and that includes properties across rights-of-way, so any property that directly abutted the subject property were sent a letter to the property owner's mailing address that is on file with the County tax office. Two sign postings were placed on the subject property, one on the Burlington Road frontage and one on the Boone Valley Road frontage. He confirmed that the case number on those signs was correct. He stated that this procedure is followed for all rezoning cases which come before the Planning Board and that is the statutorily required notice

procedure. In the notices, the owners are encouraged to notify their neighbors.

Tiffany Miller stated that the property owners could have reached out to them. She raised concerns about the traffic and stated that they could barely get out due to the current construction that was already occurring.

Rev. Drumwright asked whether Tiffany Miller thought the neighbors would benefit from having a community meeting with the new property owners? She responded that it would be beneficial. Mr. Rovengo stated that they would have a community meeting with all neighbors. He said there was no goal of doing something and not letting people know, and acknowledged they should have sent letters at least. Steve Bagiardi apologized to everyone on Boone Valley Road and stated that the lack of notice was not done maliciously.

Chair Donnelly stated that one of the options is to continue this matter to the next meeting to give the neighbors a chance to meet with the property owners for one-on-one discussions about their plans for the property.

Attorney Mason suggested that it would be beneficial not to close the public hearing and to continue both the item and the public hearing to a future date.

Dr. Bui asked Attorney Mason what criteria would be appropriate to consider in making a decision on this rezoning request? Attorney Mason stated that the Planning Board was to consider the highest, best, and appropriate use of the property, consistent with the land use plan, while also considering the potential impacts of a rezoning on the community and neighbors. Dr. Bui stated that she was glad to continue the meeting and hoped that the applicants would take the extra step in working with the neighbors.

Mr. Gullick moved to leave the public hearing open and continue Case #25-10-PLBD-00134 until the December 10 meeting, seconded by Mr. Alston. The Board voted unanimously in favor of the motion. (Ayes: Alston, Buchanan, Bui, Drumwright, Gullick, Donnelly. Nays: None.)

B. CONDITIONAL REZONING CASE #25-10-PLBD-00135: RS-40, RESIDENTIAL, AND AG, AGRICULTURAL, TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 5584, 5590, AND A PORTION OF 5602 CHURCH STREET

Ms. Terrell presented the staff report. The subject property is located at 5584, 5590, and a portion of 5602 Church Street (Guilford County Tax Parcel #129267, 129262, and a portion of 129263) in Monroe Township, approximately 8,500 feet south of the intersection of NC Highway 150 West and Church Street, comprising approximately 40.05 acres.

This request is to rezone approximately 40.05 acres of the subject property from RS-40, Residential and AG, Agricultural, to CZ-RS-30, Conditional Zoning, the proposed use conditions:

All uses permitted under RS-30 except: (1) Athletic Fields; (2) Club or Lodge; (3) Country Club with Golf Course; (4) Golf Course; (5) Public Park or Public Recreation Facility (incl. Indoor Batting Cages); (6) Swim and Tennis Club; (7) Place of Worship; (8) Elementary School; (9) Secondary School; (10) Emergency Services; (11) Cemetery or Mausoleum; (12) Beneficial Fill Area; (13) Wireless Communication Tower – Stealth Camouflage Design; (14) Utilities, Major; (15) Utilities, Minor; (16) Construction or Demolition Debris Landfill, Minor; (17) Land Clearing & Inert Debris Landfill, Minor; (18) Temporary Events/Uses.

Ms. Terrell then reviewed the conditions, including the existing use conditions, existing land use of the property, surrounding area uses, emergency response services, water and sewer services, transportation, environmental assessment. She then provided the consistency with the Future Land Use Plan Map (FLUM) and Comprehensive Plan of the proposed rezoning. She noted the proposed rezoning was not consistent with the Future Land Use Map (FLUM) classification of Rural Living. The rezoning would necessitate a revision to the land use classification for the subject property to the Residential classification. However, she noted the rezoning is consistent with the Guiding Principle Areas to Enhance and the Attainable Housing Planning Theme's Goal Statement and Policy 1 in the Guilford County Comprehensive Plan. Ms. Terrell then stated the proposed request was reasonable even though it was not consistent with the current Future Land Use Map (FLUM) classification for the property. She continued saying that the request will provide infill development and expand opportunities for additional housing units in a manner that was consistent with the County's long-term planning objectives outlined in the comprehensive plan. Ms. Terrell stated staff recommends approval.

Chair Donnelly asked if Tier 3 was less than Tier 4 in terms of maximum overall residential density allowed. It was confirmed by Mr. Tew Tier 3 required greater protection.

Chair Donnelly opened the public hearing and asked that those in favor of the request come forward, sign in, and state their name for the record.

Attorney Nick Blackwood, 804 Green Valley Road, stated that he represents the applicant. Attorney Blackwood provided a presentation to the Planning Board members including GIS images of property and development that has happened in the surrounding area. He stated to the north there is D.R. Horton development with single-family development similar to what they are proposing and also subject to the same Tier 4 watershed restrictions.

They are capped at one unit per acre and their site is 40+ acres, and the maximum lot count would be 40 units. What they are proposing is consistent with what is already in place in the area on adjacent properties. This area has been changing and what they are bringing is consistent with those previously developed properties. He stated a community meeting was scheduled but there was no response from the neighbors and no one attended the meeting. In response to the question of access for development, Attorney Blackwood stated that the primary access would be on Church Street. However, there are some existing stub streets from the D.R. Horton community to the north of the subject property.

Mr. Alston asked if there is a proposed buffer between the adjacent existing residences and the subject property? Attorney Blackwood explained there was no need of buffering per Guilford County's Unified Development Ordinance, and noting that there was no intention of damaging the existing landscaping.

Mr. Hardin noted that buffers are typically used to separate zoning districts containing land uses that would be considered incompatible. As the abutting district is also residential, typically no buffer would be required. Mr. Alston asked if the houses could be set right next to the existing property? Mr. Hardin stated that the UDO requires them to meet structural setbacks per the UDO.

Mr. Alston asked how many feet those requirements would be for this development? Mr. Bass stated for RS-30 setback requirements there is a 30-foot setback on the rear yard and a 10-foot setback on the side yard. Mr. Bass confirmed there were no visual buffers required outside of the setback requirements.

Mr. Alston asked whether there would be a single, main entrance or a coordinated system across other subdivisions in the area? Chair Donnelly stated that it was not necessarily a requirement they would be held to as there is no attached sketch plan incorporated as a condition. They would need a driveway permit as part of the development process from the North Carolina Department of Transportation (NCDOT). Attorney Blackwood explained the main entrance would be off of Church Street, but there is a stub road, that would connect Cedar Oaks South Subdivision.

Chair Donnelly asked those opposed to the request come forward, sign in and state their name for the record.

Sarah Zdeb, 3724 Millenium Drive, stated that she had a handout to provide regarding other residents who have concerns with this development. They are not necessarily opposed to it, but they do have concerns about their families, teachers, first-responders that are looking for housing right now. She points out is that the owner is Greensboro Renter, LLC., and are located in Nevada,

not North Carolina. In Cedar Oaks they had a one-year minimum deed restriction before they could rent their property. She stated most people only heard about the rezoning yesterday and they do not feel that was enough time to get their information together. The community has not been engaged, and several residents did not understand the hearing notice. They want to make sure that the property is developed in a manner consistent with the surrounding area. They would like to have a community meeting so they can air their concerns to property owners. There are many unanswered questions the neighbors would like to ask the developer about the plans for these properties. They do not want Greensboro and the surrounding area to become a transient city. History shows that homeowners take more pride in their community and take better care of their properties. They want the right kind of development and what is right for the community and this area and for the future. She expressed their main concern is that these will all be rental properties and not owned by residents. She noted an issue with the online table of permitted uses posted on the county website and that the titles are incorrect on the documents.

Mr. Hardin stated that the North Carolina State Fair Housing Act prohibited factoring in the cost of housing in land use decisions. NCGS 160D also prohibits distinction in development regulation based on ownership or rental status.

Attorney Mason confirmed that it was not an appropriate consideration for the Planning Board whether properties would be owned or rented. He also noted that it was also not an appropriate consideration of where people came from, such as from out of state.

Dr. Bui asked if there was a picture of where the notice was placed. The picture was presented. Sarah Zdeb explained that it was at the end of the road, so not all of the community saw it. There were also some residents in the community who did not speak English and could not understand the notice.

Mr. Hardin confirmed the hyperlink issue with the posted use table. He apologized for the discrepancy and said he will follow up to make sure this does not happen again. Mr. Tew stated that the hyperlink issue applied only to the separate permitted use table files that were uploaded to the website. Everything on the signs and legal notice was correct, but the naming error on the permitted-use tables caused two files to be swapped. Mr. Bass noted that the tables were only designed for illustrative purposes and gave a sense of what was allowed in those districts.

Sarah Zdeb raised further concerns of staff meeting only the required General Statute notice requirement, since the change affects more than the abutting and adjoining property owners.

Rev. Drumwright stated that they had heard the issues earlier in the case. he asked that, even if it was supplemental information, if it was enough for staff to consider re-noticing the public hearing?

Mr. Hardin stated that they sent out the notices to the adjacent and abutting properties on the day the agenda went live on the website.

Chair Donnelly clarified Rev. Drumwright's question and asked if the group in the room was representative enough to speak for the neighborhood. Rev. Drumwright stated that there was a legitimate mix-up. He asked if staff would consider re-noticing the community?

Attorney Mason stated that the legal notice requirements were met. He discussed that re-noticing the hearing was within the Board's prerogative if they decide to continue the case.

Mr. Hardin confirmed that the neighbors would be re-noticed if the case is continued.

Rev. Drumwright asked for a motion to be considered to continue the case.

Chair Donnelly stated that they could consider continuing the case. He stated that he would like to provide anyone else an opportunity to first provide a statement.

Omar Garcia, 3725 Millenium Drive, stated that he is a homeowner here in Greensboro in Cedar Oaks. They love this area and are happy with their location. He is a contractor and heavily involved in construction. He acknowledged that Greensboro is growing. There aren't even enough construction workers to fulfill the demand for all the construction. He would like to see more parks, more community spaces where people can interact with each other and also, not have so much concrete that the wildlife has nowhere to go and live. They question the safety of the well water in these new communities that are being built. Everyone is considering home water filters because the current water is very cloudy and does not look safe. He feels the water in the lake needs to be tested before any more development is made in this area. He also pointed out that all the trees are now gone.

Katherine Hampton stated that she lives at 7306 Marisa Drive, which is an agricultural lot and her family has lived there for a very long time. Seeing the impact of all the development in this area has really impacted the wildlife, the water quality has been heartbreaking. She is against that many houses being put into that small area and against not having a buffer.

Vera Martinez, 121 Kellams Creek Court, stated that she did not get a letter about any neighborhood meeting or they would have attended. Her property backs up to the Woods of Terror and the traffic in that area is unsafe, dangerous and too many vehicles in the area at certain times of the year. Woods of Terror has received another permit so they can now hold other events throughout the year, making traffic an on-going problem for the residents of this area. She would like to have a meeting with the developers to see what their design is going to be for this area and see how it is going to affect all the residents of the surrounding area. It takes her 8 minutes to get out of her street to pull onto Church Street to go to work in the mornings. There are school buses, construction traffic and general vehicles traveling on the roadway.

Chair Donnelly asked what notice they did not receive. Ms. Martinez stated that she did not receive a notice about the November 3, 2025 meeting. Chair Donnelly clarified there was a notice from the developer for a neighborhood meeting and one from the County regarding the hearing. He further stated that since Ms. Martinez's property is not abutting or adjacent to the subject property she would not have received a notice.

Alfred Peeples, 5594 N Church Street (property owner for 5602 Church Street) noted that Cedar Oaks has built more homes than they are planning to build.

Mr. Garcia stated that in regard to the NCDOT issues, Millenium Drive, the main artery to bring these connecting roads to this community, has no stop signs and no sidewalks. There are major issues in Cedar Oaks right now because of that lack of planning and the children are completely unsafe.

Ms. Zdeb, stated that Cedar Oaks development No. 2 was disclosed to them earlier. There will be another 170 homes just north of Cedar Oaks South, on top of the 40 homes related to this development.

Ms. Hampton, returned to the podium and stated that she was concerned about agricultural buffers that would have an impact on her land.

Mr. Tew stated that agricultural zoning districts were generally considered residential in nature. In general, buffers were required between residential and non-residential uses and it is the burden of the non-residential property to provide the buffer.

George Sommers, 5588 Church Street, stated that his biggest concern is he is afraid of the problems with the water quality and sewer and the size of the lots.

***Thereupon, a short break was taken from the meeting from 8:51 p.m. until 8:57 p.m.

Chair Donnelly called the meeting back to order and asked for Rebuttal speakers to come forward. Speakers will be allowed 10 minutes for in favor comments and then an additional 10 minutes will be provided for opposition comments.

Chair Donnelly stated that the Board could grant a continuance and asked about the implications.

Attorney Blackwood stated that whether this property is developed for unoccupied units, rental units, it is outside of the purview of the Board to consider. He used the same mailing list provided by County staff to notify property owners and those most impacted by the proposal. He is ready to speak with anyone regarding questions or concerns and that contact information was provided in the mailed neighborhood meeting notice. Ordinarily, he would have no issue in continuing this for a month and having an opportunity to discuss with some neighbors who feel they did not have a chance to voice their questions and concerns. They are under contract and there were some concerns raised with respect to the ownership entity, which is not to be considered. They did make a good-faith effort to contact surrounding neighbors to give them a chance to ask questions and raise their concerns.

Rev. Drumwright stated that the owner was also in a due diligence period and discussed the importance of the community engagement. He asked if the client would be open to continuance? Attorney Blackwood discussed his concerns about the delay that would affect his client and the purchasing of the purposed property. Rev. Drumwright stated that the community was voicing their concerns as it would have to live with the changes forever.

Chair Donnelly asked for Rebuttal speakers in opposition to come forward.

Ms. Martinez reiterated her concerns, emphasizing the impact on traffic and safety on Church Street.

Mr. Garcia stated his concerns about the development and stressed balanced building.

Ms. Zdeb reiterated her concerns and stated that they were looking for something that was economically stable for their county.

Mr. Summers reiterated his concerns of not wanting this development.

Chair Donnelly closed the public hearing. He asked the Board if they felt comfortable making a decision at the current meeting?

Chair Donnelly stated he recognized the circumstances that made communication more complicated. He said that some issues raised, such as wildlife, were not within the Board's purview. He asked if the Board members are interested in continuing this matter?

Counsel Mason stated that it would be better if the Public Hearing is kept open and then re-opened at the next meeting if the board decides to continue the case.

Chair Donnelly moved to re-open the Public Hearing in this case to the December 10th, 2025 meeting, to give the property owners and neighbors time to hold a meeting to discuss further, the plans for the property, seconded by Mr. Gullick. The Commission voted unanimously in favor of the motion: (Ayes: Donnelly, Gullick, Buchanan, Bui, Alston, Drumwright. Nays: None.)

Chair Donnelly noted that it was up to the community and developers to continue the conversation prior to the next meeting.

VIII. Other Business

Chair Donnelly reminded the Board that officer elections would be held at the December 10 meeting.

Dr. Bui asked how many items there were on the December 10 agenda. Mr. Hardin confirmed that there was a potential of four items. He mentioned that the text amendments staff are working on could be postponed until the January meeting.

IX. Adjourn

There being no further business before the Board, the meeting adjourned at 9:27 p.m.

The next meeting of the Guilford County Planning Board is scheduled to be held on December 10, 2025, at 6:00 p.m.

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GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Rezoning
Application

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

Date Submitted: 10/09/2025 Receipt # REC-028964-2025 Case Number 25-10-PLBD-00134

Amended 10-27-25

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the CZ-L1&RS-40 zoning district to the CZ-L1 Amended zoning district.

Said property is located at 6504 BURLINGTON RD, WHITSETT NC 27377
in ROCK CREEK Township; Being a total of: 29.00 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 106303

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) All uses permitted in the LI zoning district except:
 Homeless Shelter, Go-cart Raceway,
 Paintball field, Shooting range, indoor,
 Fraternity or sorority, motion picture production,
- 2) beneficial fill area, Bus Terminal and service facilities,
 railroad terminal or yard, taxi terminal,
 Communication or broadcasting facility,
 Wireless communication tower - stealth camouflage design,
- 3) Wireless communication tower - non stealth design,
 Small cell tower, Radio or TV Station,
 Land Clearing & Inert Debris Landfill, Minor,
 Construction or demolition debris landfill, minor, Recycling facilities,
- 4) outdoors, Heliport,
 Laundry and or dry cleaning Plant, laundry and or dry cleaning substation,
 Cemetery or Mausoleum

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,

10/23/2025 | 07:30 PDT

DocuSigned by:
 Daniel Rovegno

Property Owner Signature

Daniel Rovegno (DAPAST, LLC)

Name

7098 Holts Store Rd

Mailing Address

Burlington, NC 27215

City, State and Zip Code

813-450-5000

Phone Number

3ascending@gmail.com

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Additional sheets for conditions and signatures are available upon request.



GUILFORD COUNTY **PLANNING AND DEVELOPMENT**

Planning Board Conditional Zoning Application

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- 3) wireless communication tower - non stealth design,
 Small cell tower, Radio or TV Station,
 Land Clearing & Inert Debris Landfill, Minor,
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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,

10/23/2025 | 07:30 PDT

Signed by: Paul Rovegno II
 Property Owner Signature
Paul Rovegno II (SPD3, LLC)
 Name
7098 Holts Store Rd
 Mailing Address
Burlington, NC 27215
 City, State and Zip Code
336-380-7645 3ascending@gmail.com
 Phone Number Email Address

Owner/ Representative/ Applicant Signature (if applicable)
 Name
 Mailing Address
 City, State and Zip Code
 Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.



GUILFORD COUNTY **PLANNING AND DEVELOPMENT**

Planning Board **Conditional Zoning** **Application**

Use Conditions

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 Homeless Shelter, Go-cart Raceway,
 Paintball field, Shooting range, indoor,
 Fraternity or sorority, motion picture production,
- 2) beneficial fill area, Bus Terminal and service facilities,
 railroad terminal or yard, taxi terminal,
 Communication or broadcasting facility,
- 3) wireless communication tower - stealth camouflage design,
 wireless communication tower - non stealth design,
 Small cell tower, Radio or TV Station,
 Land Clearing & Inert Debris Landfill, Minor,
- 4) Construction or demolition debris landfill, minor, Recycling facilities,
 outdoors, Heliport,
 Laundry and or dry cleaning Plant, laundry and or dry cleaning substation,
 Cemetery or Mausoleum

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

- 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,

10/23/2025 | 07:31 PDT

Signed by: Steven Bagiardi
 Property Owner Signature
Steven Bagiardi (3Ascending, LLC)
 Name
7098 Holts Store Rd
 Mailing Address
Burlington, NC 27215
 City, State and Zip Code
941-626-0814 3ascending@gmail.com
 Phone Number Email Address

Owner/ Representative/ Applicant Signature (if applicable)
 Name
 Mailing Address
 City, State and Zip Code
 Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

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Legal name: DAPAST, LLC

Secretary of State Identification Number (SOSID): 3060012

Status: Current-Active

Citizenship: Domestic

Date formed: 5/19/2025

Registered agent: [Daniel Rovegno](#)

Registered office address

7098 Holts Store Rd
Burlington, NC 27215-9265

Registered mailing address

7098 Holts Store Rd
Burlington, NC 27215-9265

Company officials

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

•
[Daniel Rovegno](#)

7098 Holts Store Rd
Burlington NC 27253

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Legal name: SPD3, LLC

Secretary of State Identification Number (SOSID): 3060023

Status: Current-Active

Citizenship: Domestic

Date formed: 5/19/2025

Registered agent: [Paul Rovegno II](#)

Registered office address

7098 Holts Store Rd
Burlington, NC 27253

Registered mailing address

7098 Holts Store Rd
Burlington, NC 27253

Company officials

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

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[Paul Rovegno II](#)

7098 Holts Store Rd
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Legal name: 3Ascending, LLC

Secretary of State Identification Number (SOSID): 3060025

Status: Current-Active

Citizenship: Domestic

Date formed: 5/19/2025

Registered agent: [Paul Rovegno, II](#)

Registered office address

7098 Holts Store Rd
Burlington, NC 27253

Registered mailing address

7098 Holts Store Rd
Burlington, NC 27253

Company officials

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

•
[Steven Bagiardi](#)

14635 Tudor Chase Dr
Tampa FL 33626

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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		L	M	N	L	G	H	C	L	C	L	H					
			G	S	S	S	S	S	S	M	M	M		I	O	X	B	B	B	B	P	I	I	I					
Agriculture/Animal Services			40	30	20	3	5	7	8	18	26																		
	Agricultural Maintenance Barns		D																										
	Agricultural Tourism		S																										
	Animal Feeder/Breeder	X	D																										
	Animal Services (Livestock)		P																										
	Animal Services (Other)		P													D		D	D	D	D	D	D	D	P	P			
	Horticultural Specialties		P																							P	P		
	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P	P		P	P	P										P	P		
Household Living	Two-Family Dwelling (Twin Home or Duplex)		P																								P	P	
	Townhouse Dwelling																												
	Caretaker Dwelling (Accessory)																												
	Multifamily Dwelling (including Condominium)*																												
	Family Care Facility		P	P	P	P	P	P	P	P	P	P		P	P	P													
	Home Occupation		D	D	D	D	D	D	D	D	D	D		D	D	D													
	Mfrg.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z																								

[illegible]

[illegible]

= Staff Recommendation to Exclude

 = Prohibited in Watershed Critical Area

[illegible]

 = Prohibited in Watershed Critical Area

[illegible]

 = Staff Recommendation to Exclude

 = Prohibited in Watershed Critical Area

[illegible]

 = Prohibited in Watershed Critical Area

[illegible]

File No. 24-06-PLBD-00087, 09/05/2024)

MANUFACTURING, LIGHT. The use of an establishment in assembly, processing, packaging, or finishing activities, in the course of any trade or business other than agriculture, that that are carried on without an unreasonable detrimental effect of noise, vibration, smell, fumes, smoke, ash, or dust onto the surrounding community. This is intended to function as a transitional use between the more intense general manufacturing and industrial uses and other less intense uses. Uses related to research and development, including laboratories and other facilities for basic or applied research and development, pilot plants, prototype production facilities, manufacturing uses with a high degree of scientific input, and facilities for organizations or associations that promote research. This includes the fields of biology, chemistry, electronics, engineering, geology, medicine, and physics.

CONDITIONAL REZONING CASE #25-10-PLBD-00134: CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL (Ref. Case #78-88), AND RS-40, RESIDENTIAL, TO CZ-LI AMENDED, CONDITIONAL ZONING – LIGHT INDUSTRIAL AMENDED: 6504 BURLINGTON ROAD

Property Information

The subject property is located at 6504 Burlington Road (Guilford County Tax Parcel #106303) in Rock Creek Township, approximately 1,000 feet southwest of the intersection of Burlington Road and Brightwood Church Road and comprises approximately 29 acres.

Zoning History of Denied Cases: On December 5, 1966, Ref. Case #204-66, a request to rezone the subject property from R-20S, Residential, to A-1, Agricultural, was denied.

Nature of the Request

This is a request to rezone the subject property from split zoned CZ-LI, Conditional Zoning – Light Industrial (Ref. Case #78-88) and RS-40, Residential, to CZ-LI Amended, Conditional Zoning – Light Industrial Amended.

Existing Use Conditions: Restricted to fabricated metal products without outside storage for sheet metal work (SIC 3444) and offices.

Existing Development Conditions: None.

Proposed Use Conditions: All uses permitted in the LI Zoning District except: (1) Homeless Shelter; (2) Paintball Field; (3) Go-Cart Raceway; (4) Shooting Range, Indoor; (5) Fraternity or Sorority (University or College Related); (6) Motion Picture Production; (7) Cemetery or Mausoleum; (8) Beneficial Fill Area; (9) Bus Terminal and Service Facilities; (10) Heliport; (11) Railroad Terminal or Yard; (12) Taxi Terminal; (13) Communication or Broadcasting Facility; (14) Wireless Communication Tower – Stealth Camouflage Design; (15) Wireless Communication Tower – Non-Stealth Design; (16) Small Cell Wireless Tower; (17) Radio or TV Station; (18) Construction or Demolition Debris Landfill, Minor; (19) Land Clearing & Inert Debris Landfill, Minor; (20) Recycling Facilities, Outdoors; (21) Laundry or Dry Cleaning Plant; (22) Laundry or Dry Cleaning Substation.

Proposed Development Conditions: None offered.

Because the subject property is located in a Watershed Critical Area (WCA), the following uses permitted in the general LI district are also prohibited: (1) Boat Repair; (2) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (3) Landscape and Horticultural Services; (4) Pest or Termite Control Services; (5) Automobile Rental or Leasing; (6) Automobile Repair Services; (7) Car Wash; (8) Convenience Store (with Gasoline Pumps); (9) Fuel Oil Sales; (10) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (11) Service Station, Gasoline; (12) Automotive Towing and Storage

Services; (13) Truck Stop; (14) Truck and Utility Trailer Rental and Leasing, Light; (15) Truck Tractor and Semi Rental and Leasing, Heavy; (16) Trucking or Freight Terminal; (17) Septic Tank Services; and (18) Welding Shops.

District Descriptions

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

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.

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 immediate vicinity of the subject property predominantly consists of single-family, detached and multi-family residential uses, with significant clusters of commercial development, as well as large-scale industrial development across Interstate 85/40 to the south. Overall, the character of the surrounding area includes a mix of various land uses.

Existing Land Use(s) on the Property: Vacant office and warehouse buildings; several open shed structures

Surrounding Uses:

North: Single-family and multi-family residential, with small clusters of commercial
South: Industrial
East: Single-family residential, with small clusters of commercial
West: Single-family and multi-family residential

Historic Properties: The Brightwood Inn Restaurant is located directly northwest of the subject property across Burlington Road. This property is not a local historic landmark, but it was placed on the State Historic Preservation Office's Study List in 2023 (Site No. GF8191). The requested rezoning is not anticipated to have a substantial impact on this historic resource.

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

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Whitsett

Distance from Fire Station: Approximately 1.5 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: Burlington Road (US 70) is classified as a Major Thoroughfare in the Burlington-Graham Metropolitan Planning Organization's Thoroughfare Plan. Boone Valley Road (SR 3059) is not classified in the Plan. The Annual Average Daily Traffic for Burlington Road is 11,500 vehicles per the 2023 NCDOT traffic count. The Annual Average Daily Traffic is not provided for Boone Valley Road.

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: Per the United States Geological Survey Soil Survey, the parcel ranges from gently sloping to strongly sloping, with 2-6% slopes and 6-10% slopes.

Regulated Floodplain: There is no regulated floodplain on-site, per Flood Insurance Rate Map #3710882400J with an effective date of 6/18/2007.

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

Streams: There are mapped streams on-site per the United States Geological Survey/Natural Resources Conservation Service maps of Guilford County.

Watershed: This property is within Lake Mackintosh (Big Alamance Creek) WS-IV, Watershed Critical Area Tiers 3 & 4.

Consistency: Future Land Use Map & Comprehensive Plan

Future Land Use Map (FLUM) Classification: Industrial/Innovation Center (NE Quadrant)

Activity Center/Node: Regional Employment Center

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

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

Consistency: The requested rezoning is consistent with the Future Land Use Map classification of Industrial/Innovation Center and with the Regional Employment Center activity center/node because the uses permitted under the proposed zoning district would be compatible with the light industrial development envisioned within these designations.

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

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

- **Planning Theme: Resilient Economy**
 - **Goal Statement:** Promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees.
 - **Action E1.4:** Locate jobs near municipalities where housing is most concentrated, as well as in close proximity to employment centers outside of environmentally-sensitive areas, to reduce impacts on those sensitive areas, as well as carbon footprint, traffic, and commuting times.
 - **Policy 2:** Support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the County.

Reasonableness

The request to rezone the property from split zoned CZ-LI (Ref. Case #78-88) and RS-40 to CZ-LI Amended is reasonable (if the suggested additional uses are prohibited which are recommended by staff below) because the remaining uses permitted under the proposed district could benefit the surrounding area by providing services and creating employment opportunities. The use conditions offered by the applicant (and suggested by staff) would exclude many potentially incongruous uses, and many of the more intense uses permitted under the LI district would also be prohibited because the subject property is located in a Watershed Critical Area (WCA).

Staff recommend that consideration be given to excluding the following uses allowed in the LI district, which have the potential to be incompatible with the character and pattern of development on adjoining properties in addition to those uses proposed to be prohibited by the applicant:

- Amusement or Water Parks, Fairgrounds
- Auditorium, Coliseum or Stadium
- Other Outdoor Uses Not Listed
- Automobile Parking (Commercial)

The existing conditional zoning of the subject property only allows sheet metal manufacturing with no outside storage and offices as permitted uses, and many of the remaining uses that would be permitted under the proposed district are of equivalent or lesser intensity. Furthermore, the potential for any detrimental effects on neighboring properties would be mitigated by the development standards contained in the Unified Development Ordinance (UDO), including a required landscape buffer with a minimum average width of 50 feet between the subject property and any adjacent residential properties.

The subject property has direct access to Burlington Road (US 70), a Major Thoroughfare that would provide sufficient transportation infrastructure for the uses that would be permitted under the proposed zoning district, as well as Boone Valley Road (SR 3059), a local road. Commercial access to either of these roads would be subject to NCDOT review and issuance of a Driveway Permit. NCDOT's Driveway Permit review process addresses all aspects of traffic flow and safety, including all design, drainage, traffic impacts, and motorist safety aspects related to the access request, and road improvements may be required if the transportation impacts of the access request are determined to be significant.

Finally, the requested rezoning is consistent with both the Future Land Use Map (FLUM) classification of Industrial/Innovation Center and the Regional Employment Center Activity Center/Node, which specifically calls for commercial, office, retail, manufacturing, and residential uses within the Regional Employment Center.

Recommendation

Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Northeast

FLUM Amendment Recommendation: The request to rezone the property from split zoned CZ-LI and RS-40, Residential to CZ-LI Amended is consistent with the FLUM classification of Industrial/Innovation Center and the Regional Employment Center Activity Center/Node. Therefore, if the request is approved, no FLUM amendment will be required.



GUILFORD COUNTY

October 13, 1988

Jim Hayes
Systems Contractors, Inc.
1066 Boulder Road
Greensboro, NC 27419

William F. Via, Jr.
P. O. Box 280
Whitsett, NC 27377

RE: REZONING CASE #78-88

Gentlemen:

Following a public hearing on October 12, 1988 requesting rezoning of your property, the Guilford County Planning Board approved the request to rezone the following property from A-1 to CU-O/I:

Located on the south side of US 70 approximately 100 feet east of Boone Valley Road (SR 3059) in Rock Creek Township. Burlington Watershed, WCA Tiers 3 and 4. Being Guilford County Tax Map 05-303, Block 144S, Parcel 2.

USE(S): Restricted to fabricated metal products without outside storage for sheet metal work (SIC 3444), and offices.

If this decision is not appealed within 15 days from the date of the public hearing, the decision will be final.

Very truly yours,

DeLacy M. Wyman, Secretary
Guilford County Planning Board

bh/l

cc: Norma Bodsford, Clerk to Board of County Commissioners

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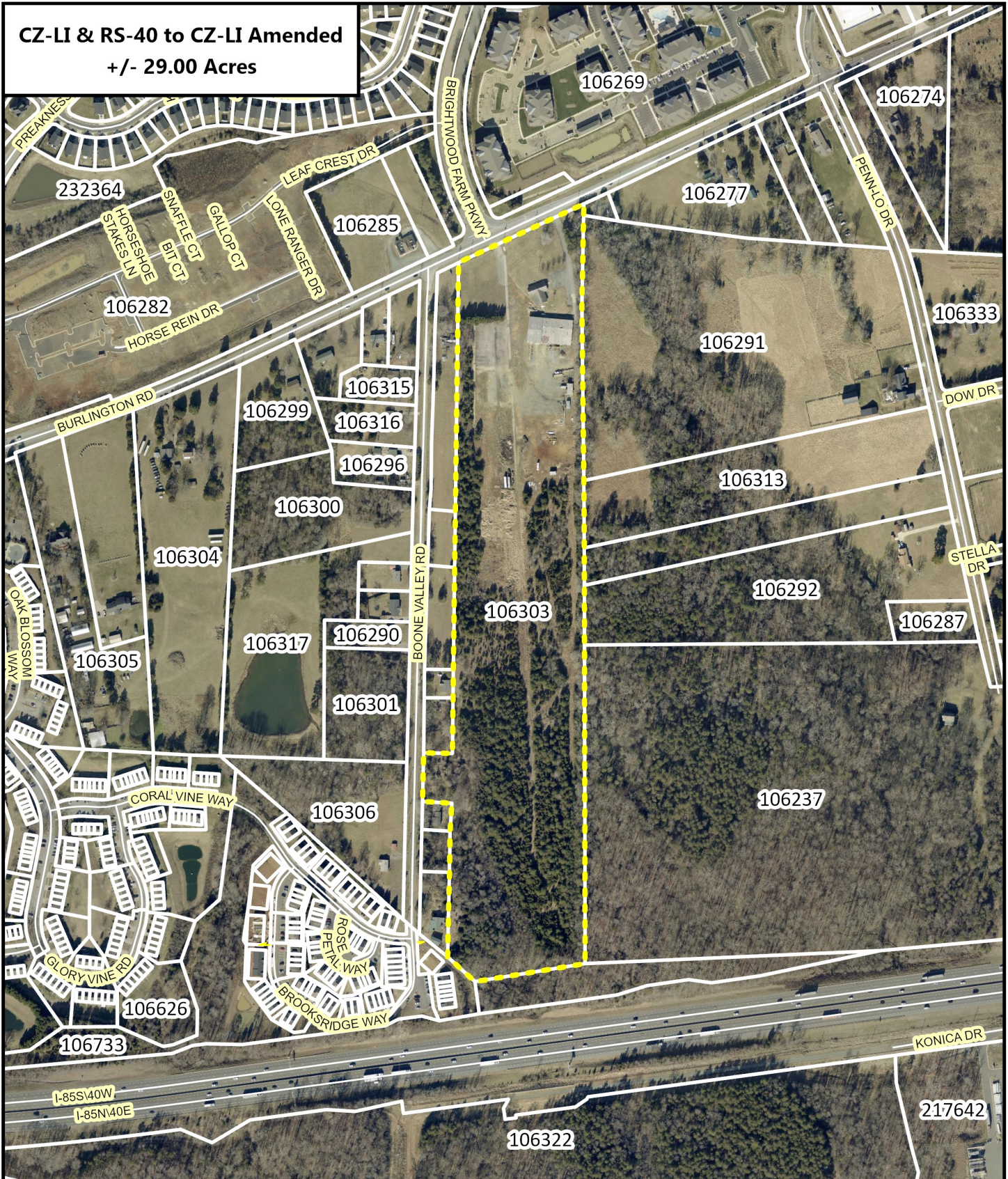
CZ-LI & RS-40 to CZ-LI Amended
+/- 29.00 Acres

A. TREADWAY, PAUL KENNETH TRUSTEE; THE PAUL KENNETH TREADWAY REVOCABLE TRUST
B. HURSEYS@BRIGHTWOOD LLC
C. D R HORTON INC
D. HAWTHORNE-MIDWAY BRIGHTWOOD FARM LLC
E. PIEDMONT NATURAL GAS CO INC
F. PETERSON, DAVID J; PETERSON, GLENDA M
G. PETERSON, DAVID J; PETERSON, GLENDA M
H. TREADWAY, PAUL KENNETH TRUSTEE; THE PAUL KENNETH TREADWAY REVOCABLE TRUST
I. TREADWAY, PAUL KENNETH TRUSTEE; THE PAUL KENNETH TREADWAY REVOCABLE TRUST
J. DAPAST LLC; SPD3 LLC; 3ASCENDING LLC
K. MARY S GIPPLE LIVING TRUST; GLENN, STEPHANIE TRUSTEE; KLONTZ, MADISON III HEIRS
L. RIDGE CREEK HOMEOWNERS ASSOCIATION INC
M. FIRST CAROLINA HOMES LLC
N. BELTON, RICHARD; BELTON, CAROL
O. EASLEY, ZACH
P. BANKS, CHARLOTTE L/T; JONES, CHARLENE; EVANS, EUNICE
Q. BRANNON, MARY E
R. ALLEN, FRANK C; ALLEN, ELNORA J
S. T & T ENTERPRISES
T. TREADWAY, PAUL KENNETH TRUSTEE; THE PAUL KENNETH TREADWAY REVOCABLE TRUST



Scale: 1" = 400'

CZ-LI & RS-40 to CZ-LI Amended
+/- 29.00 Acres



Planning & Development
 Department

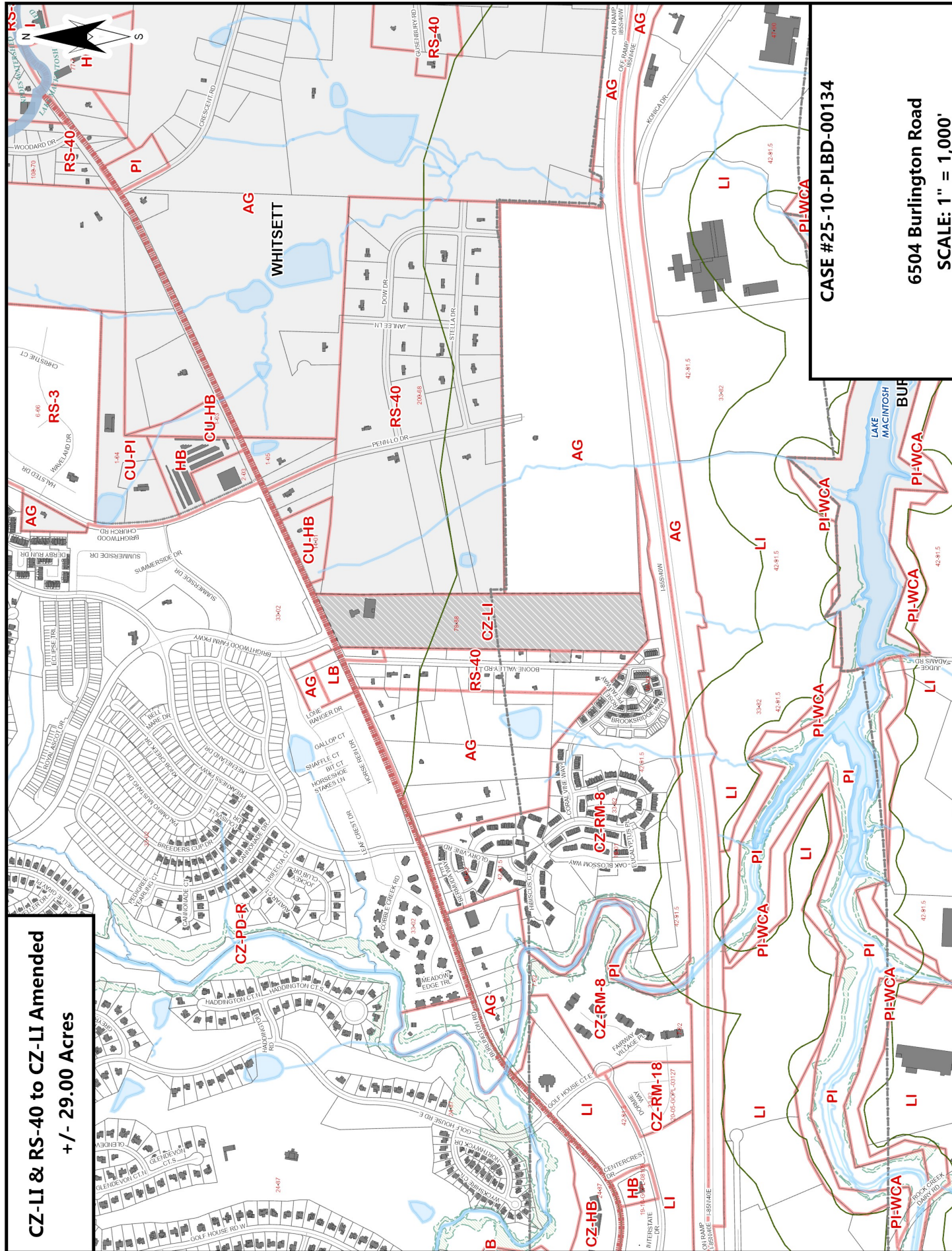
Jurisdiction:
 GUILFORD COUNTY

Case Number:
 25-10-PLBD-00134

Case Area:
 Parcel: 106303
 6504 Burlington Rd



Scale: 1" = 450'

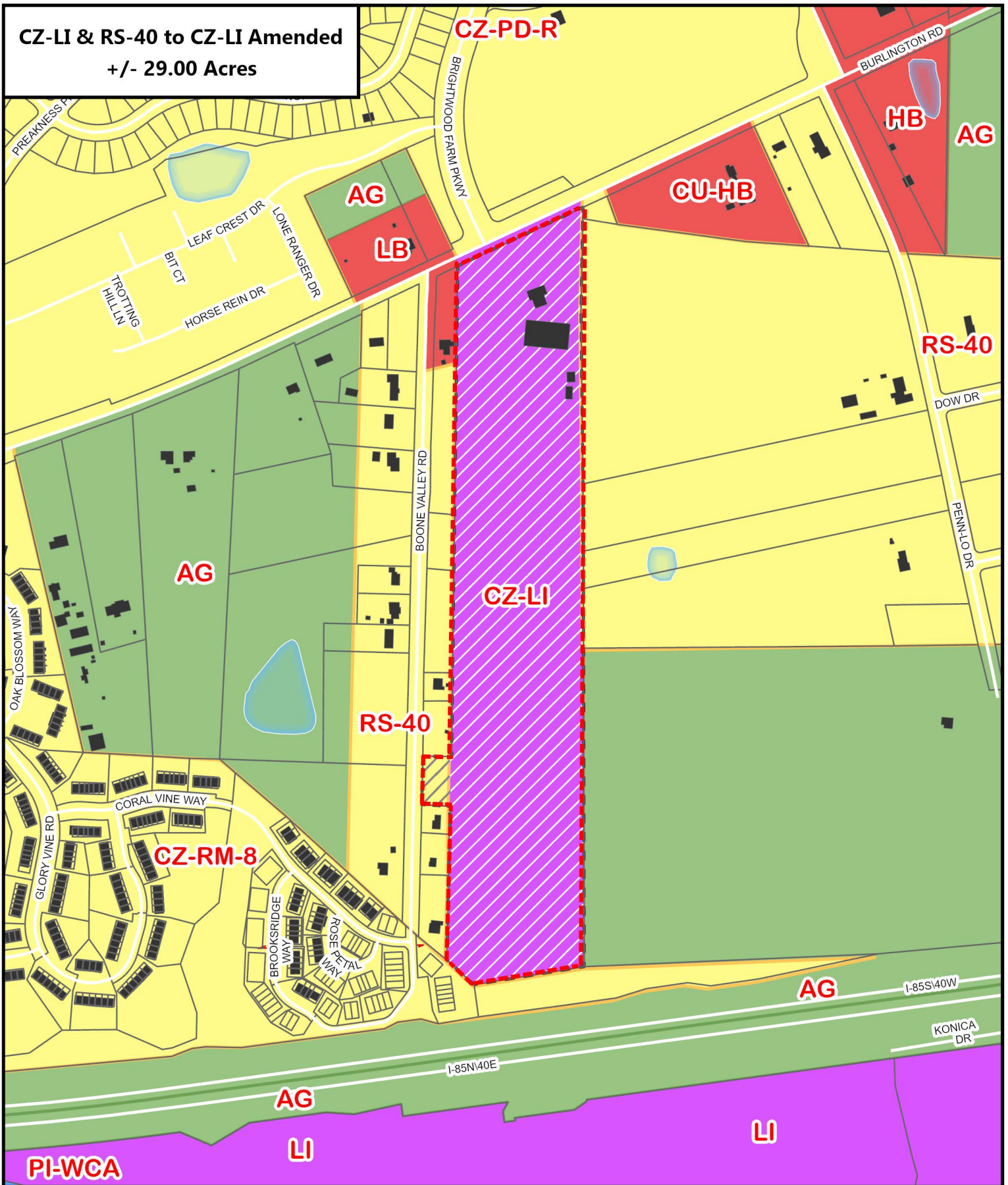


CASE #25-10-PLBD-00134

6504 Burlington Road

SCALE: 1" = 1,000'

CZ-LI & RS-40 to CZ-LI Amended
+/- 29.00 Acres



Planning & Development
 Department

Jurisdiction:
 GUILFORD COUNTY

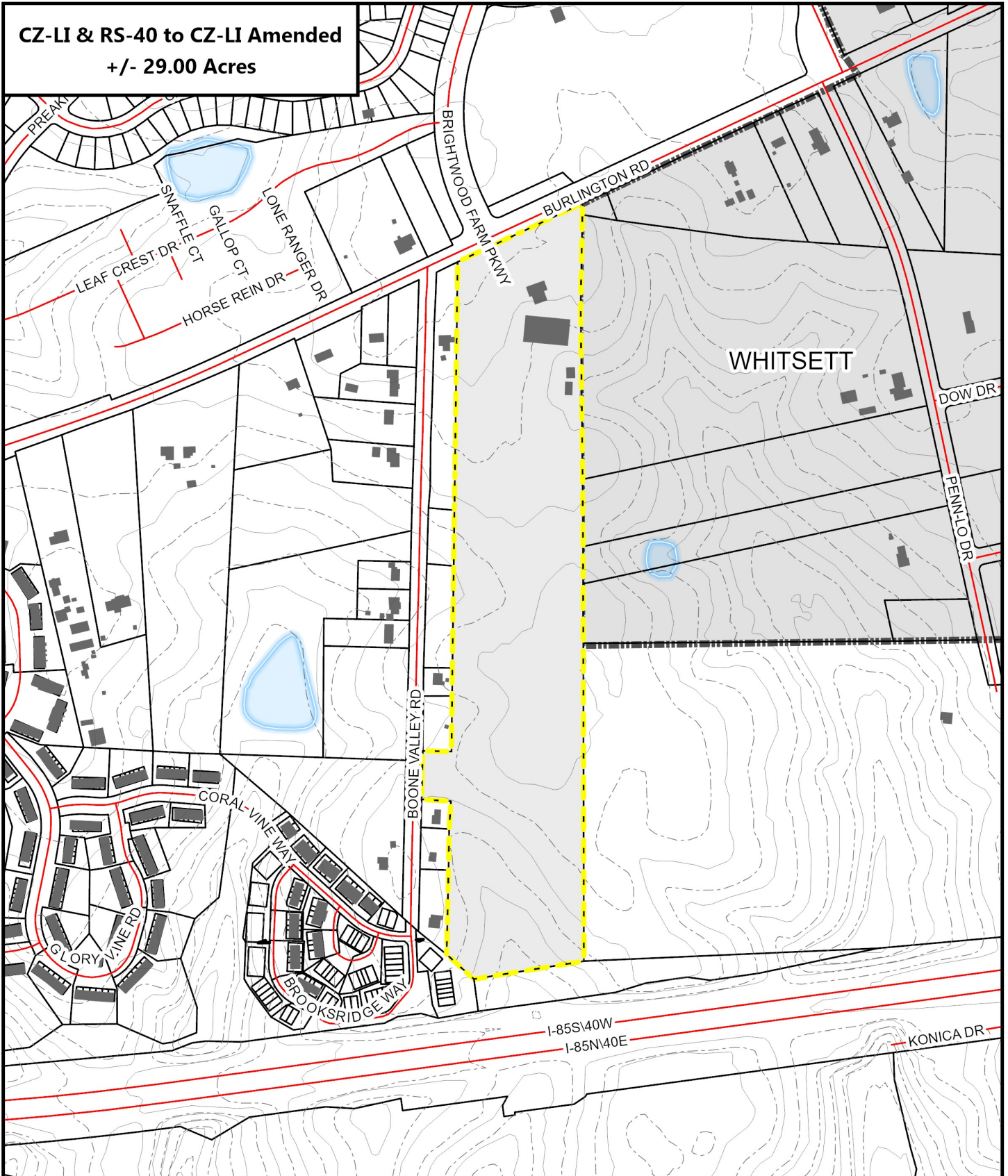
Case Number:
 25-10-PLBD-00134

Case Area:
 Parcel: 106303
 6504 Burlington Rd



Scale: 1" = 450'

CZ-LI & RS-40 to CZ-LI Amended
+/- 29.00 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

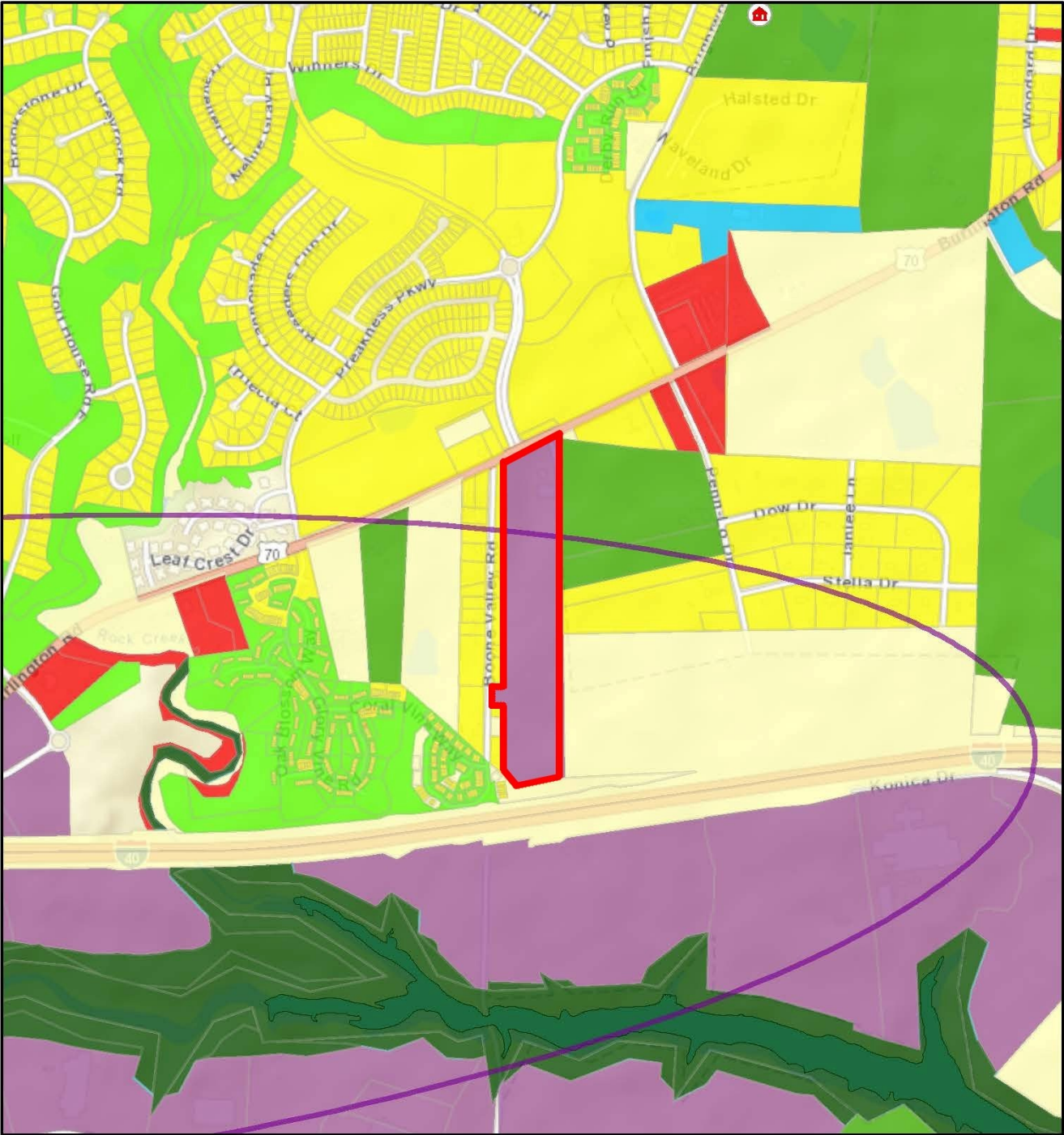
Case Number:
25-10-PLBD-00134

Case Area:
Parcel: 106303
6504 Burlington Rd



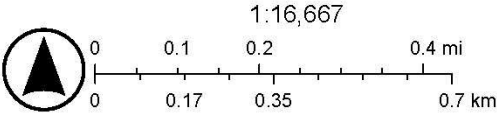
Scale: 1" = 450'

CONDITIONAL REZONING CASE #25-10-PLBD-00134: 6504 BURLINGTON RD WHITSETT



10/29/2025, 11:25:15 AM

- Planning Nodes
- Regional Employment Center
 - HistoricBldgs Landmark
- FLUM
- Natural Area/Preserve
 - Rural Living
 - Open Space/Recreational Use
 - Multi-Family Residential
- FLUM Labels
- County Boundary
- Residential
- Commercial
- Civic/Educational
- Industrial Innovation
- Working Farm/Agriculture



State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

106303



Zoom to

REID	106303
Owner	DAPAST LLC;SPD3 LLC;3ASCENDING LLC
Address	6504 BURLINGTON RD
Legal Description	29.00 AC US HWY 70
FLUM	Industrial Innovation
Zoning	LI, RS-40,
Scenic Corridors	I-40/I-85
Watershed	LAKE MACKINTOSH
WCA Tier Levels	Tier3 Tier4
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

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CONDITIONAL REZONING CASE #25-10-PLBD-00134: CZ-LI, CONDITIONAL ZONING - LIGHT INDUSTRIAL (Ref. Case 78-88) & RS-40, RESIDENTIAL TO CZ-LI AMENDED, CONDITIONAL ZONING - LIGHT INDUSTRIAL AMENDED: 6504 BURLINGTON RD

**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 #25-10-PLBD-00134: CZ-LI, CONDITIONAL ZONING - LIGHT INDUSTRIAL (Ref. Case 78-88) & RS-40, RESIDENTIAL TO CZ-LI AMENDED, CONDITIONAL ZONING - LIGHT INDUSTRIAL AMENDED: 6504 BURLINGTON RD

**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 #106303 from **CZ-LI & RS-40 to CZ-LI Amended** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

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

CONDITIONAL REZONING CASE #25-10-PLBD-00134: CZ-LI, CONDITIONAL ZONING - LIGHT INDUSTRIAL (Ref. Case 78-88) & RS-40, RESIDENTIAL TO CZ-LI AMENDED, CONDITIONAL ZONING - LIGHT INDUSTRIAL AMENDED: 6504 BURLINGTON RD

**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 #106303 from **CZ-LI & RS-40 to CZ-LI Amended** because:

1. The amendment **is not** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is not consistent.]

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

CONDITIONAL REZONING CASE #25-10-PLBD-00134: CZ-LI, CONDITIONAL ZONING - LIGHT INDUSTRIAL (Ref. Case 78-88) & RS-40, RESIDENTIAL TO CZ-LI AMENDED, CONDITIONAL ZONING - LIGHT INDUSTRIAL AMENDED: 6504 BURLINGTON RD

**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 #106303 from **CZ-LI & RS-40 to CZ-LI Amended** because:

1. This approval also amends the **Future Land Use Map: Northeast Quadrant**.
2. The zoning map amendment and associated **Future Land Use Map: Northeast Quadrant** amendment **from Industrial/Innovation Center to _____** are based on the following change(s) in condition(s):
[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

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

CONDITIONAL REZONING CASE #25-10-PLBD-00134: CZ-LI, CONDITIONAL ZONING - LIGHT INDUSTRIAL (Ref. Case 78-88) & RS-40, RESIDENTIAL TO CZ-LI AMENDED, CONDITIONAL ZONING - LIGHT INDUSTRIAL AMENDED: 6504 BURLINGTON RD

**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 #106303 from **CZ-LI & RS-40 to CZ-LI Amended** because:

1. The amendment **is** consistent with the Comprehensive Plan because:

[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** consistent but not reasonable because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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Guilford County
Planning and Development

Planning Board
Conditional Rezoning
Application

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

Date Submitted: 10/13/2025 Receipt # 25-10-PLBD-00135 Case Number 25-10-PLBD-00135
Rec-029020-2025

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 RS-40/AG zoning district to the CZ-RS-30 zoning district. Said property is located at 5584 Church Street; 5590 Church Street; portion of 5602 Church Street in Monroe Township; Being a total of: 40.05 (+/-) acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 129267

Tax Parcel # _____

Tax Parcel # 129262

Tax Parcel # _____

Tax Parcel # portion of 129263 (5.98 acres)

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. (w/r/t 129263)

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) See Attached

2)

3)

4)

Development Conditions

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

1)

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,

See Attached

Property Owner Signature

Parage Brahmhatt (5584 and 5590 Church St)

Name

Alfred and Sharon Peeples (5602 Church St)

Mailing Address

City, State and Zip Code

Phone Number

Email Address

See Attached

Owner/ Representative/ Applicant Signature (if applicable)

Pankaj Jinwala, Shreeji Builders, LLC

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Additional sheets for conditions and signatures are available upon request.

Attached

Rezoning Application
5584 Church Street; 5590 Church Street; portion of 5602 Church Street

Use Conditions

- 1) All uses permitted under RS-30 except: (1) Athletic Fields; (2) Club or Lodge; (3) Country Club with Golf Course; (4) Golf Course; (5) Public Park or Public Recreation Facility (incl. Indoor Batting Cages); (6) Swim and Tennis Club; (7) Place of Worship; (8) Elementary School; (9) Secondary School; (10) Emergency Services; (11) Cemetery or Mausoleum; (12) Beneficial Fill Area; (13) Wireless Communication Tower – Stealth Camouflage Design; (14) Utilities, Major; (15) Utilities, Minor; (16) Construction or Demolition Debris Landfill, Minor; (17) Land Clearing & Inert Debris Landfill, Minor; (18) Temporary Events/Uses.

Attached

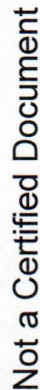
Legal Description (portion of parcel)

Portion of 5602 Church Street

Beginning at a ½" iron pipe 0.5' above ground in the southern line of Lot 28, Phase 1, Section 2 of Cedar Oaks South as recorded in Plat Book 210, Page 135-137, said iron pipe being N 86°47'52" W 251.23' from a ½" iron pipe 0.2' above ground marking the southeast corner of Cedar Oaks South; thence with Greensboro Rental, LLC as recorded in Deed Book 8710, Page 784 also being Lot 2 of an exempt plat for Greensboro Rental, LLC as recorded in Plat Book 217, Page 3 the following three (3) courses and distances: S 03°52'24" W 314.75' to a ½" iron pipe flush with the ground, thence N 86°56'36" W 801.62' to a ½" iron pipe in the base of a tree, thence N 86°51'12" W 23.78' to a new rebar set flush with the ground; thence on a new line through the Alfred & Sharon Peeples property recorded in Deed Book 8371, Page 973, N 03°52'24" E 316.69' to a new rebar set flush with the ground in the southern line of Cedar Oaks South; thence with the southern line of Cedar Oaks South S 86°47'52" E 825.38' to the point and place of beginning, containing 5.98 acres and being an eastern portion of the Alfred and Sharon Peeples property recorded in Deed Book 8371, Page 973 based on a survey by Joseph G. Stutts, PLLC dated October 6, 2025.

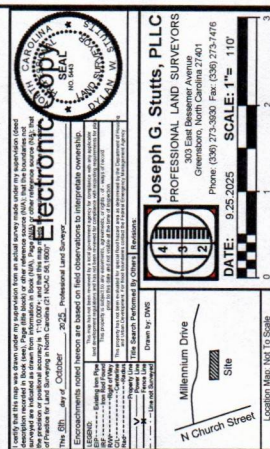
Not For Recordation

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.



This document originally issued and sealed by Dylan W. Stutts, PLS-5443,
on (see date below). This medium shall not be considered a certified document.

Lines labeled "Line Not Surveyed" are taken from a previous survey by Joseph G. Stutts, PLLC for Greensboro Rental, LLC dated November 8, 2024



Preliminary Map for:
Parag Brahmbhatt
5602 Church Street
Monroe Township
Guilford County
Greensboro, NC
Tax Parcel: 129263
Deed Book 8371, Page

Deed Book 8371, Page 973

Attached

[Signature Page to Planning Board Conditional Rezoning Application]

5584 and 5590 Church Street

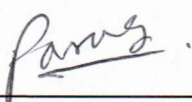
Property Owner Signature:

GREENSBORO RENTAL LLC

By: 1316 Holding LLC

Its: Member

By:



Name: Parag Brahmbhatt

Title: Manager

Mailing Address: 18 Flagship Cv.
Greensboro, NC 27455

Phone: 623-675-1516

Email: dr8382@gmail.com

[signatures continue on next page]

Alfred and Sharon Peples

Attached

[Signature Page to Planning Board Conditional Rezoning Application]

5602 Church Street

Property Owner Signature:


Alfred L. Peebles, Jr.


Sharon E. Peebles

Mailing Address: 5594 N. Church Street
Greensboro, NC 27455

Phone: 336-686-1713

Email: lenpeebles@gmail.com

[signatures continue on next page]

[Signature Page to Planning Board Conditional Rezoning Application]


Attached

[Signature Page to Planning Board Conditional Rezoning Application]

5584 and 5590 Church Street

Applicant Signature:

SHREEJI BUILDERS LLC

By: 

Name: Pankaj Jinwala

Title: Member-Manager

Mailing Address: 7099 Toscana Trace
Summerfield, NC 27358

Phone: 336.207.7607

Email: Pjinwala@gmail.com

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

Limited Liability Company

Actions

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

Legal name: Greensboro Rental LLC

Secretary of State Identification Number (SOSID): 2310725

Status: Current-Active

Citizenship: Domestic

Date formed: 11/23/2021

Registered agent: Anderson Registered Agents, Inc.

mailing address

3225 McLeod Dr, Suite 100
Las Vegas, NV 89121

Principal office address

3225 McLeod Dr, Suite 100
Las Vegas, NV 89121

Registered office address

8480 Honeycutt Rd, Suite 200-v88
Raleigh, NC 27615

Registered mailing address

8480 Honeycutt Rd, Suite 200-v88
Raleigh, NC 27615

Company officials

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

- **Member**

[1316 Holding LLC](#)

3225 McLeod Dr, Suite 100
Las Vegas NV 89121

[Return to top](#)

Other Agencies

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[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](#)



TABLE 4.3-1 PERMITTED USE SCHEDULE

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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	*	*	*	*	*	*	*	
Agriculture/Animal Services	Agricultural Maintenance Barns		D																				
	Agricultural Tourism		S																				
	Animal Feeder/Breeder	X	D																				
	Animal Services (Livestock)		P																	P	P		
	Animal Services (Other)		P											D		D	D	D	D	P	P		
	Horticultural Specialties		P															P		P	P		
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P			P	P	P							
	Two-Family Dwelling (Twin Home or Duplex)		P						P	P	P			P	P	P							
	Townhouse Dwelling								P	P	P				P	P	P						
	Caretaker Dwelling (Accessory)		D									D		D	D	D	D	D	D	D	D	D	
	Multifamily Dwelling (including Condominium)*								P	P	P				P	P	P	P	P				
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
	Home Occupation		D	D	D	D	D	D	D	D	D			D	D	D							
	Mfgr.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z						Z	Z											
	Mfgr.(HUD)/Mobile Home Dwelling Park									S	S	S											
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D	D			D	D							
	Subdivision (Minor) - Residential		P	P	P	P	P	P	P	P	P	P			P	P	P						
	Subdivision (Major) - Residential (6 or more lots)			P	P	P	P	P	P	P	P	P			P	P	P						
	Tiny House Developments									D	D	D											



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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Temporary Family Healthcare Structures		D	D	D	D	D	D	D	D	D		D	D	D							
Group Living/Social Service	Boarding House, 3 - 8 Residents		S							P	P		P	P								
	Rooming House, 9 or More Residents									S	S		S	P								
	Congregate Care Facility								D	D	D	D	D									
	Group Care Facility									S	S	D		D								
	Single Room Occupancy (SRO) Residence								S	S	S	D		D								
	Nursing and Convalescent Home									S	S	P		P			P	P				
	Temporary Shelter									P	P	P										
	Homeless Shelter											D		D			D	D		D	D	
Recreation and Entertainment (Light)	Athletic Fields		S	S	S	S	S	S	S	S	S	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	P	S	P	S	P	P	P	P	P	P	
	Country Club with Golf Course		D	S	S	S	S	S	S	S	S	D	S				D	D	D	D	D	
	Equestrian Facility		S	S								S										
	Golf Course		P	S	S	S	S	S	S	S	S	D	D					D	D	D	D	
	Paintball Field		D	S														D	D	D		
	Physical Fitness Center													P		P	P	P	P	P		
	Private Club Recreation (incl. Indoor Batting Cages)		S									D										
	Public Park or Public Recreation Facility (incl. Indoor Batting Cages)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Swim and Tennis Club		D	S	S	S	S	S	S	S	S	D	D					D	D	D	D	
Recreation and Entertainment	Adult-Oriented Establishments																			S		



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			A	R	R	R	R	R	R	R	R	R	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	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	D	D	D	D	D	D	D	
	Secondary School		D	D	D	D	D	D	D	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	
	Daycare Center (Not In-Home)		S							D	D	D	D	D	D	D	D	D	D	D			
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Community or Social Service Agencies												P	P	P	P	P	P	P				



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			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Fraternity or Sorority (University or College Related)												P		P		P	P	P		P	
	Government Office												P	P	P	P	P	P	P	P	P	P
	Library												P	P	P	P	P	P	P			
	Museum or Art Gallery												P	P	P	P	P	P	P			
	Post Office												P	P	P	P	P	P	P	P	P	P
	Hospital												P		P			P	P			
Business, Professional, and Personal Services	Office (General)													P	P	P	P	P	P	P	P	P
	Medical or Professional Office													P	P	P	P	P	P	P	P	P
	Personal Service													P	P	P	P	P	P	P	P	P
	Advertising, Outdoor Services																	D	D	P	P	P
	Bank or Finance without Drive-through														D		P	P	P	D	P	
	Rural Residential Occupation		S																			
	Bank or Finance with Drive- through														P		P	P	P	P	P	
	Boat Repair	X																	P	P	P	P
	Building Maintenance Services																	P	P		P	P
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																P	P		P	P
	Insurance Agency (Carriers and On-Site Claims Inspections)														P		P	P	P	P	P	
	Kennels or Pet Grooming		P												D		D	D	D	D	P	P
	Landscape and Horticultural Services	X	S																P		P	P
	Laundromat or Dry Cleaner	X														P	P	P	P			



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			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Motion Picture Production																P	P	P	P			
	Pest or Termite Control Services	X															P	P		P	P		
	Payday Loan Services																	P					
	Research, Development or Testing Services																		P	P	P		
	Studios-Artists and Recording												P	P	P	P	P	P		P			
Lodging	Bed and Breakfast Home for 8 or Less Guest Rooms		S	S	S	S	S	S	S	D	D	D			D	D	D	P	P				
	Hotel or Motel														S			P	P	P			
Retail Trade	Retail (General)														P	P	P	P	P				
	A B C Store (Liquor)																	P	P				
	Auto Supply Sales																	P	P				
	Automobile Rental or Leasing	X																P	P		P	P	
	Automobile Repair Services	X																P	P		P	P	
	Car Wash	X																D	D		P	P	
	Building Supply Sales (with Storage Yard)																	D	D		P	P	
	Convenience Store (with Gasoline Pumps)	X													P		P	P	P	D	P	P	
	Equipment Rental and Repair, Heavy	X																				P	
	Equipment Rental and Repair, Light																	D	D		P	P	
	Fuel Oil Sales	X																			P	P	
	Garden Center or Retail Nursery																	P	P		P		
	Manufactured Home Sales																		P		P	P	
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																P	P		P	P	



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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*		
	Pawnshop or Used Merchandise Store																	P	P				
	Service Station, Gasoline	X															P	P	P		P	P	
	Tire Sales																	P	P		P		
Food Service	Bakery														P	P	P	P	P				
	Bar Private Club/Tavern																	D	D			P	
	Microbrewery, Private Club/Tavern																	D	D				
	Restaurant (With Drive-thru)														P			P	P				
	Restaurant (Without Drive-thru)														P	P	D	P	P	P	P	P	
Funeral and Internment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Funeral Home or Crematorium											S		P				P	P				
Transportation, Warehousing, and Wholesale Trade	Wholesale Trade-Heavy																			S	P		
	Wholesale Trade-Light																		P	P	P	P	
	Automobile Parking (Commercial)											S						P	P	P	P	P	
	Automotive Towing and Storage Services	X																D	D		D	D	
	Equipment Rental and Leasing (No Outside Storage)																	P	P		P	P	
	Equipment Rental and Leasing (with Outside Storage)																				P	P	
	Equipment Repair, Heavy	X																				P	
	Equipment Repair, Light																	D	D		P	P	
	Tire Recapping																					P	
	Truck Stop	X																	D		P	P	



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			G	S	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*		
	Truck and Utility Trailer Rental and Leasing, Light	X																P	P		P	P	
	Truck Tractor and Semi-Rental and Leasing, Heavy	X																			P	P	
	Truck Washing	X																				P	
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Bus Terminal and Service Facilities	X																P	P		P	P	
	Courier Service, Central Facility																				P	P	
	Courier Service Substation													P			P	P	P	P	P	P	
	Helipoint	X										S		S				S	S	S	S	P	
	Moving and Storage Service																				P	P	
	Railroad Terminal or Yard	X																P		P	P	P	
	Taxi Terminal	X															P	P		P	P	P	
	Trucking or Freight Terminal	X																			P	P	
Utilities and Communication	Communication or Broadcasting Facility													P			P	P	P	P	P	P	
	Wireless Communication Tower – Stealth Camouflage Design		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Wireless Communication Tower – Non-Stealth Design		D											D			D	D	D	D	D	D	
	Small Cell Wireless Tower											S	S	S	S	S	S	S	S	S	S	S	
	Radio or TV Station												P			P	P	P	P	P	P	P	
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Solar Collectors Principal		S									S									S	S	
	Utility Company Office													P			P	P	P	P	P	P	



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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*		
	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		
	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		
	Refuse and Raw Material Hauling	X																			P		
	Recycling Facilities, Outdoors																			P	P		
	Resource Recovery Facilities																				P		
	Waste Transfer Stations																				P		
	Septic Tank Services	X																		P	P		
	Sewage Treatment Plant	X																			P		
	Solid Waste Disposal (Non-Hazardous)	X																			S		
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																			S		
General Industrial	Warehouse (General Storage, Enclosed)																D	D	P	P	P		
	Warehouse (Self-Storage)																D	D		P	P		
	Laundry or Dry Cleaning Plant	X													P	D	P	P	P	P	P		



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

(Intentionally Left Blank)

CONDITIONAL REZONING CASE #25-10-PLBD-00135: RS-40, RESIDENTIAL & AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 5584, 5590, & A PORTION OF 5602 CHURCH STREET

Property Information

The subject property is located at 5584, 5590, & a portion of 5602 Church Street (Guilford County Tax Parcel #129267, 129262, & a portion of 129263) in Monroe Township, approximately 8,500 feet south of the intersection of NC Highway 150 West and Church Street comprising approximately 40.05 acres.

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

Nature of the Request

This request is to rezone approximately 40.05 acres of the subject property from RS-40, Residential and AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential with the following conditions:

Proposed Use Conditions:

All uses permitted under RS-30 except: (1) Athletic Fields; (2) Club or Lodge; (3) Country Club with Golf Course; (4) Golf Course; (5) Public Park or Public Recreation Facility (incl. Indoor Batting Cages); (6) Swim and Tennis Club; (7) Place of Worship; (8) Elementary School; (9) Secondary School; (10) Emergency Services; (11) Cemetery or Mausoleum; (12) Beneficial Fill Area; (13) Wireless Communication Tower – Stealth Camouflage Design; (14) Utilities, Major; (15) Utilities, Minor; (16) Construction or Demolition Debris Landfill, Minor; (17) Land Clearing & Inert Debris Landfill, Minor; (18) Temporary Events/Uses.

Proposed Development Conditions: None offered.

District Descriptions

The **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.

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

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

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

Character of the Area

The surrounding area is primarily characterized by a mixture of low to medium density single-family, detached residential development. Contiguous zoning districts include: CZ-RS-30, RS-40, Rural Preservation District (RPD), and Agricultural (AG). Additionally, the site is located within the designated Watershed Critical Area (WCA), which will restrict density and intensity of future development.

Existing Land Use(s) on the Property: Vacant with the exception of an existing accessory building located in the AG zoned portion.

Surrounding Uses:

North: Residential (Cedar Oaks South Subdivision)

South: Residential/Agricultural

East: Residential (Cedar Oaks South Subdivision)

West: Residential/Agricultural

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

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

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Fire District 13

Miles from Fire Station: Approximately 1.4 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells.

Within Service Area: Yes, Greensboro Growth Tier 1

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: Church Street (SR 1001) is a major thoroughfare. 5800 Annual Average Daily Traffic (AADT) per North Carolina Department of Transportation (NCDOT).

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:

Based on the USDA Soil Survey map, the topography for referenced parcels includes a range of slope steepness from nearly level to very steep, depending on location and soil type.

Regulated Floodplain:

There is no regulated floodplain on-site, per FIRM maps #3710786900J and #3710787900J, both with effective date of 6/18/2007.

Wetlands:

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

Streams:

There are mapped features on-site per the NRCS soil survey map of Guilford County.

Watershed:

The site lies mostly within the Greensboro (Reedy Fork) WS-III, Watershed Critical Area (WCA) Tier 4, with a small portion on the eastern side within the WCA Tier 3.

Consistency: Land Use Plan & Comprehensive Plan

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

The Rural Living land use classification represents lands that are characterized by various lot sizes with low-density residential land uses, typically in the form of single-family detached homes. These lands include both existing development and new areas that are currently undeveloped, which may experience increased density along major transportation corridors over time, but which will remain largely rural the farther away properties are located from established corridors and community services. This classification describes areas which include one dwelling unit per lot located on several acres, and where densities on individual properties will vary based on site conditions.

Consistency: The requested rezoning is not consistent with the Future Land Use Map (FLUM) classification of Rural Living. Rural Living is typically characterized by one dwelling unit located on several acres of property. The proposed rezoning to CZ-RS-30 would fit the Land Use Map Classification of Residential due to reduced lot size

requirements leading to slightly increased density. The Residential classification includes a mixture of low and medium density development, typically consisting of densities of up to four dwelling units per acre.

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

Consistency: While inconsistent with the current land use classification for the specified parcel(s), the requested rezoning is consistent with the following goals, policies, and actions of the Comprehensive plan:

- Guiding Principle
 - **Areas to Enhance:** Include existing developed areas, such as established residential communities and employment hubs, which should consider small-to-medium improvements over the long term. These areas are not likely to experience wholesale change or redevelopment but could benefit from strategic infill development or precise tactical improvements to meaningfully enhance the quality of life for the people who inhabit those areas.
- Planning Theme: Attainable Housing
 - **Goal Statement:** Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design
 - **Policy 1:** Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents.

Reasonableness

The request to rezone the subject property from split-zoned RS-40 and AG to CZ-RS-30 is reasonable, as it aligns with the established development pattern in the surrounding area. The proposed uses to be permitted under the requested conditional zoning district are compatible with adjacent land uses. Additionally, the subject property is contiguous to an existing CZ-RS-30 zoning district. Furthermore, the proposal supports key elements of the Guilford County Comprehensive Plan, including the Guiding Principle: Areas to Enhance and the Attainable Housing Planning Theme's Goal Statement and Policy 1. This rezoning would facilitate strategic infill development and expand opportunities for additional housing units in a manner consistent with the County's long-term planning objectives.

Recommendation

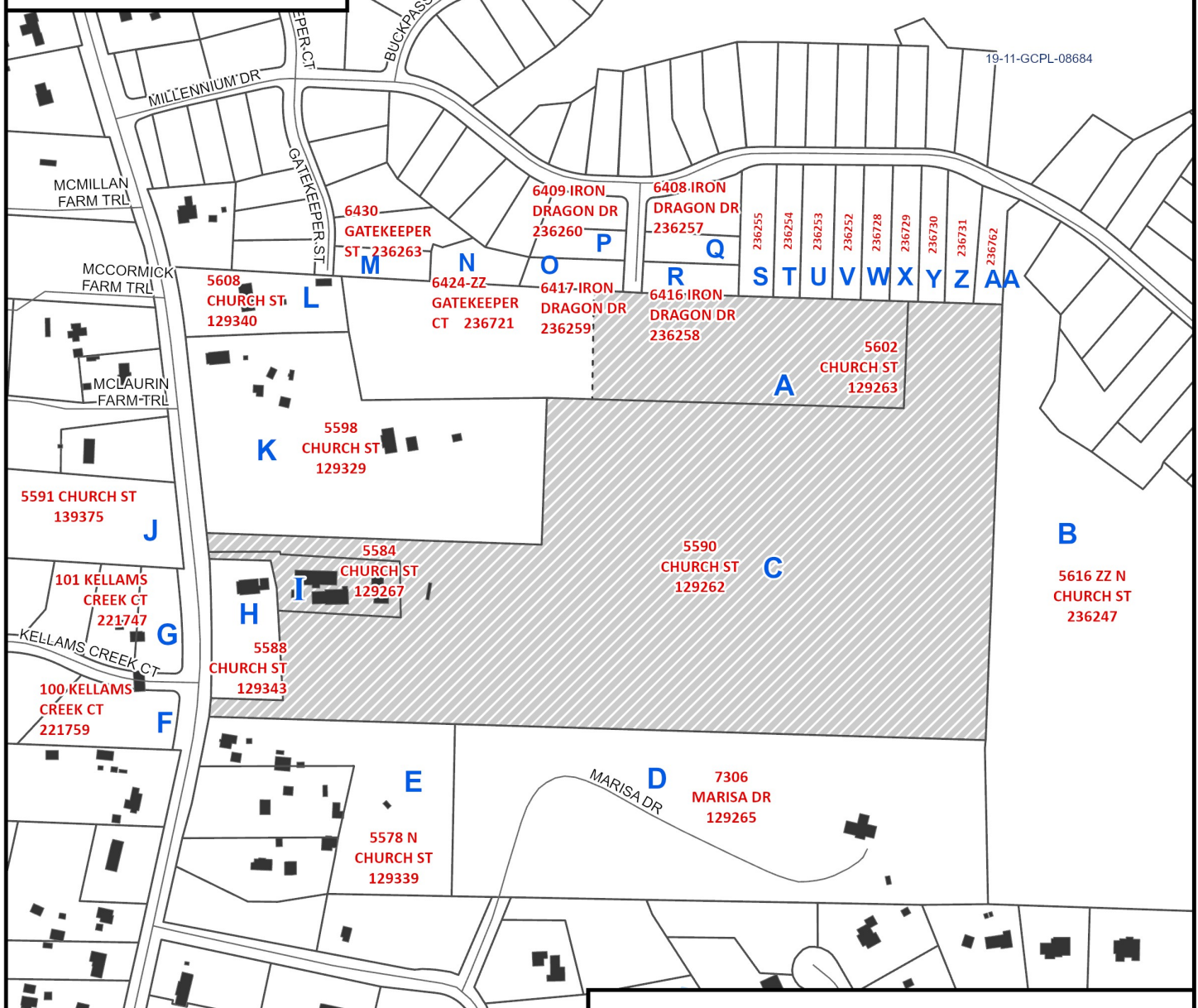
Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Northeast

FLUM Amendment Recommendation: The proposed rezoning is not consistent with the current FLUM classification of Rural Living designated to the subject parcel(s) located in the Northeast Quadrant. If the request is approved, a FLUM amendment to the Residential classification will be required.

AG & RS-40 to CZ-RS-30

+/- 40.05 Acres



A. PEEPLES, ALFRED L JR; PEEPLES, SHARON E
B. DR HORTON INC
C. GREENSBORO RENTAL LLC
D. HARLING, DAVID E; HARLING, HELEN P
E. BARHAM, LARRY W
F. ONASANYA, OLUWATOBI EMMANUEL
G. STAFFORD, TERENCE CALVIN
H. SOMERS, GEORGE W

I. GREENSBORO RENTAL LLC
J. MCCORMICK FARMS HOLDINGS LLC
K. PEEPLES, ALFRED L JR; PEEPLES, SHARON E
L. THORNTON, MARK ALLEN
M. SADIKU, BOLAJI; MORAWO, ADEOLA
N. DR HORTON INC
O. ROBERTSON, DAVID BLAINE; ROBERTSON, TERESA SINK

P. ELLIOTT, KASHON RAHIEM; ELLIOTT, THAYTHOUNA
Q. ASTACIO, ROY ALEXANDER
R. BARR, JAKE; BARR, GRACE
S. ABBINENI, NARTHAVARDHAN RAO
T. GUERRIERO, MARIA A NAVAR; GUERRIERO, MASSIMILIANO
U. SHADE, CATHERINE ALICIA INGRAM
V. CRAWFORD, BENJAMIN A; CAESAR, LATOYA R; CAESAR,

DEANNE M
W. PATEL, KEYURKUMAR D; PATEL, VAISHALIBEN KEYURKUMAR
X. MORENO, SANDRA MILENA; MARIN, CARLOS A
Y. THOMPSON, JA'TIA LA'RAE; THOMPSON, ADRIAN WINSTON
Z. BERRIOS, EDGAR HUMBERTO PARRA; ANTEQUERA, CARLA MARIA CORAO
AA. DR HORTON INC



Planning & Development
Department

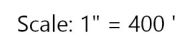
Jurisdiction:
GUILFORD COUNTY

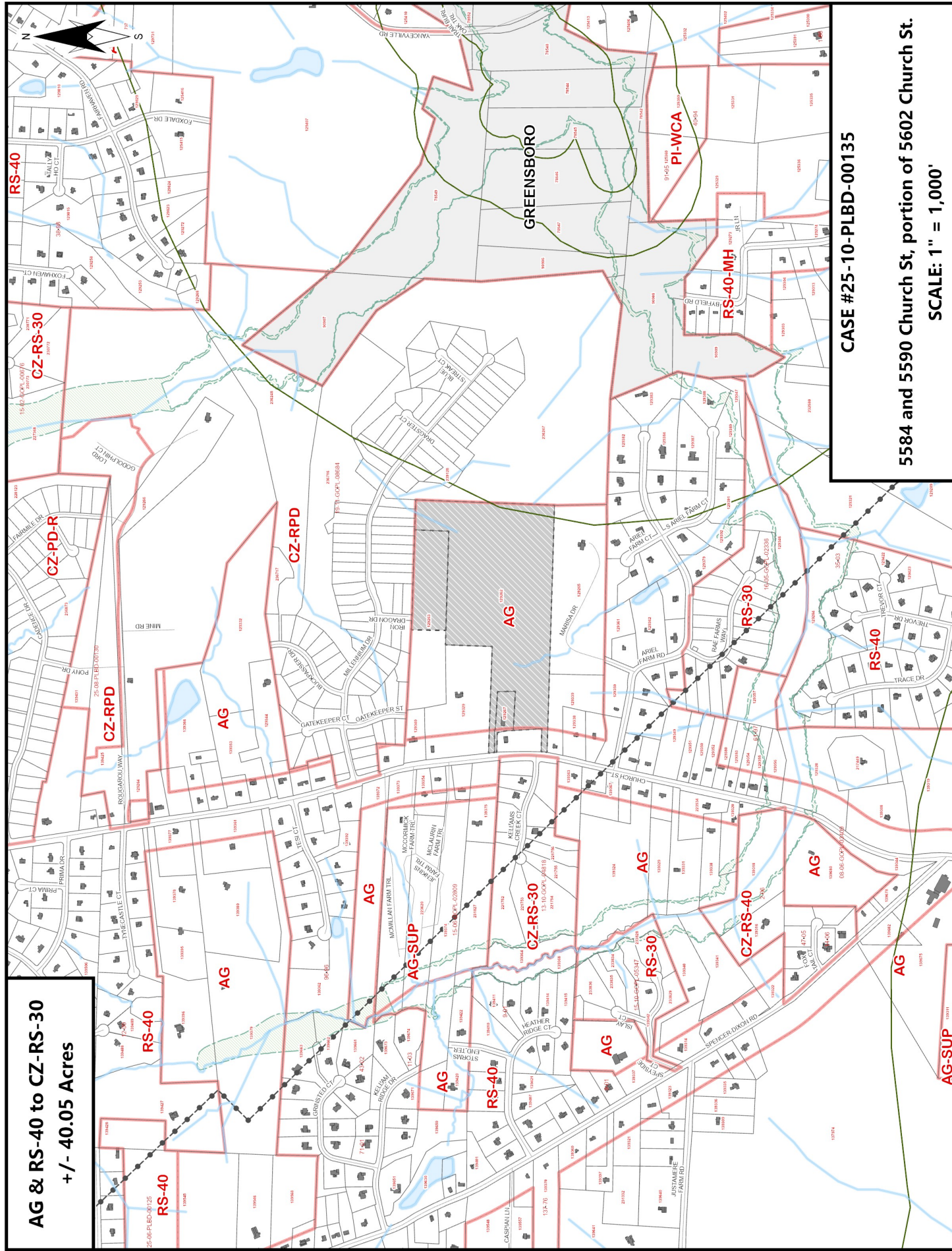
Case Number:
25-10-PLBD-00135

Case Area:
Parcels: 129267; 129262;
portion of 129263
5584 and 5590 Church St;
portion of 5602 Church St.



Scale: 1" = 400'

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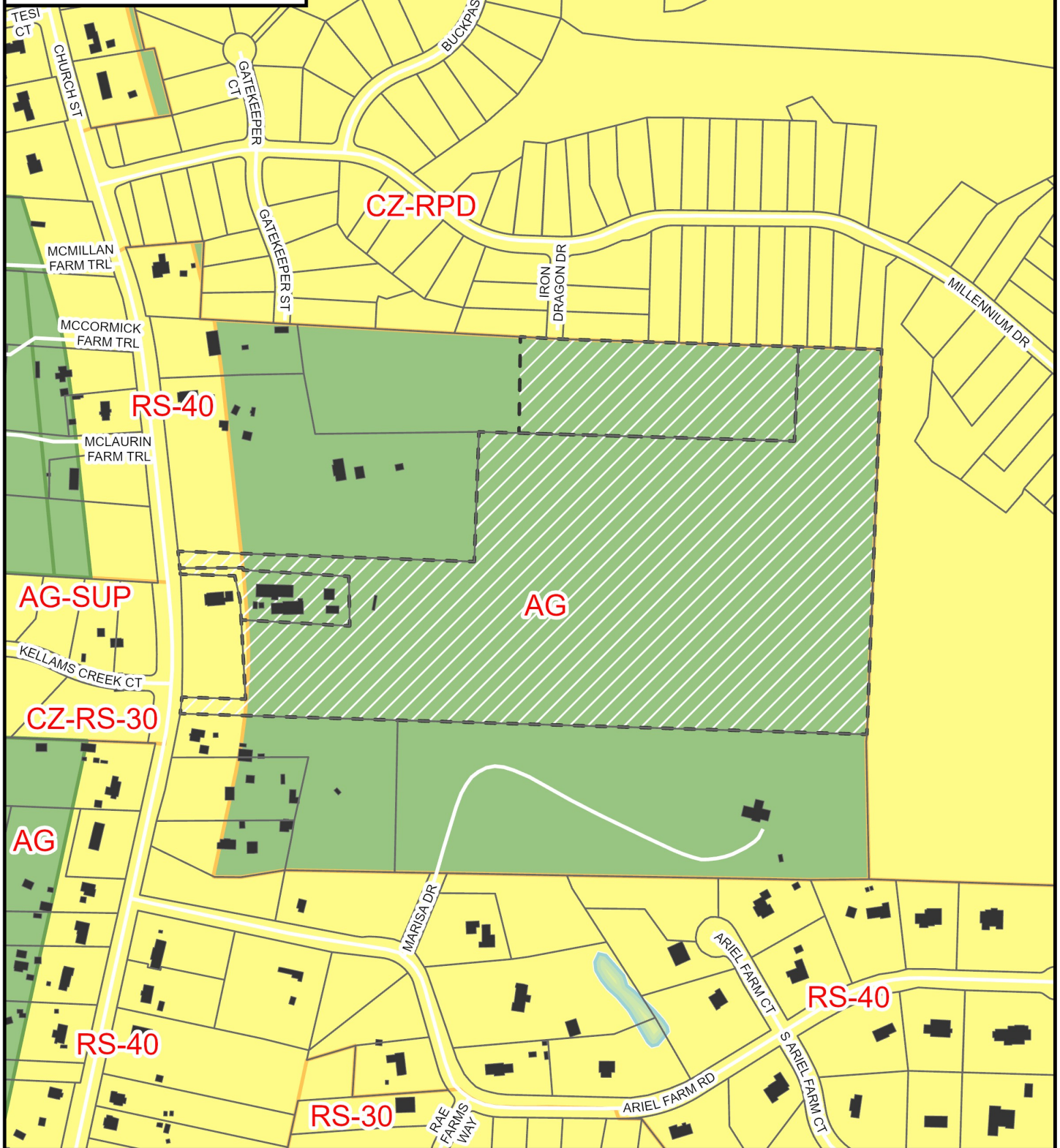


CASE #25-10-PLBD-00135

5584 and 5590 Church St, portion of 5602 Church St.

SCALE: 1" = 1,000'

**AG & RS-40 to CZ-RS-30
+/- 40.05 Acres**



Planning & Development
Department

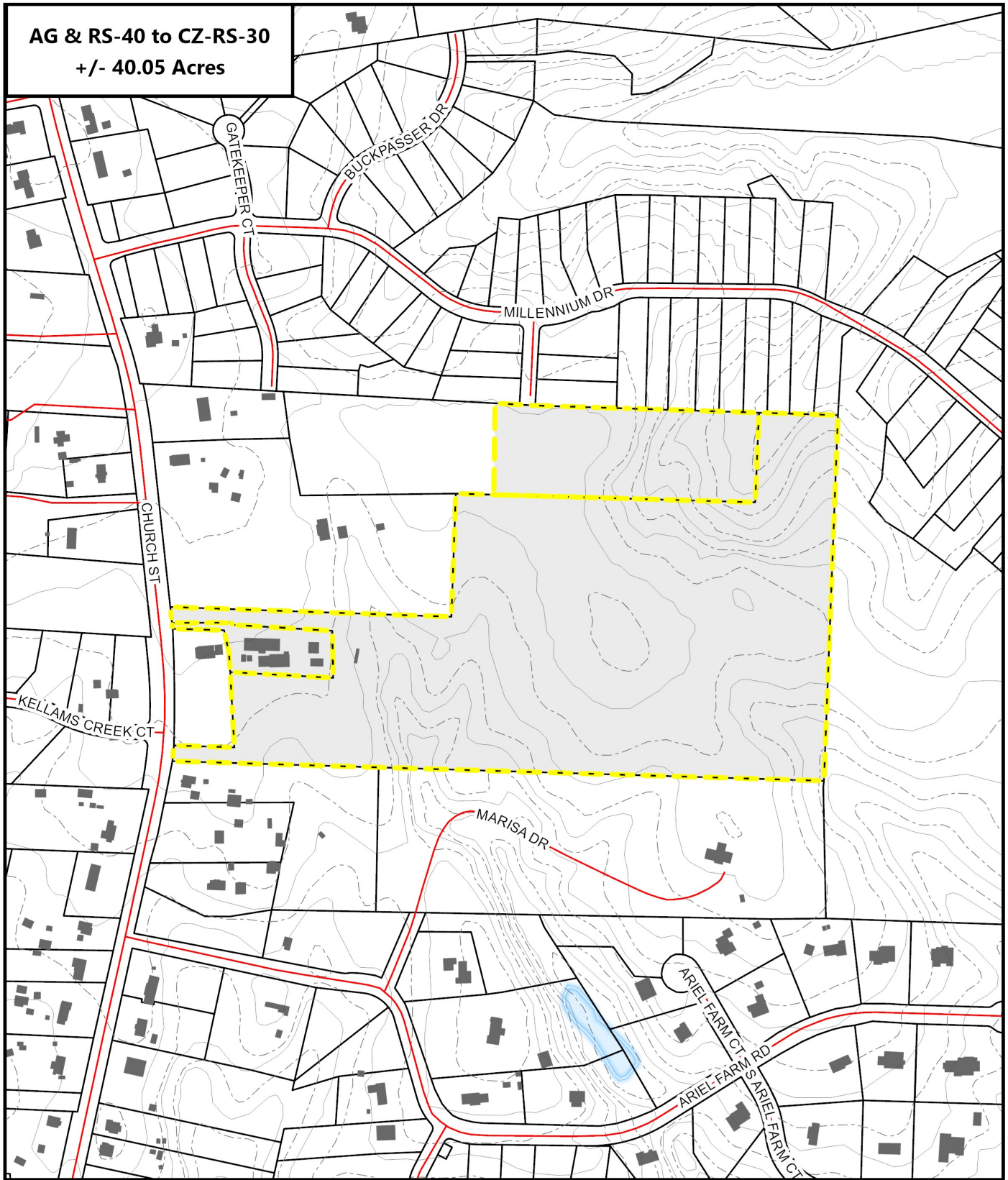
Jurisdiction:
GUILFORD COUNTY

Case Number:
25-10-PLBD-00135
Agricultural
Residential Single Family - 40

Case Area:
Parcels: 129267; 129262;
portion of 129263
5584 and 5590 Church St ;
portion of 5602 Church St.



Scale: 1" = 400 '

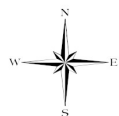


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

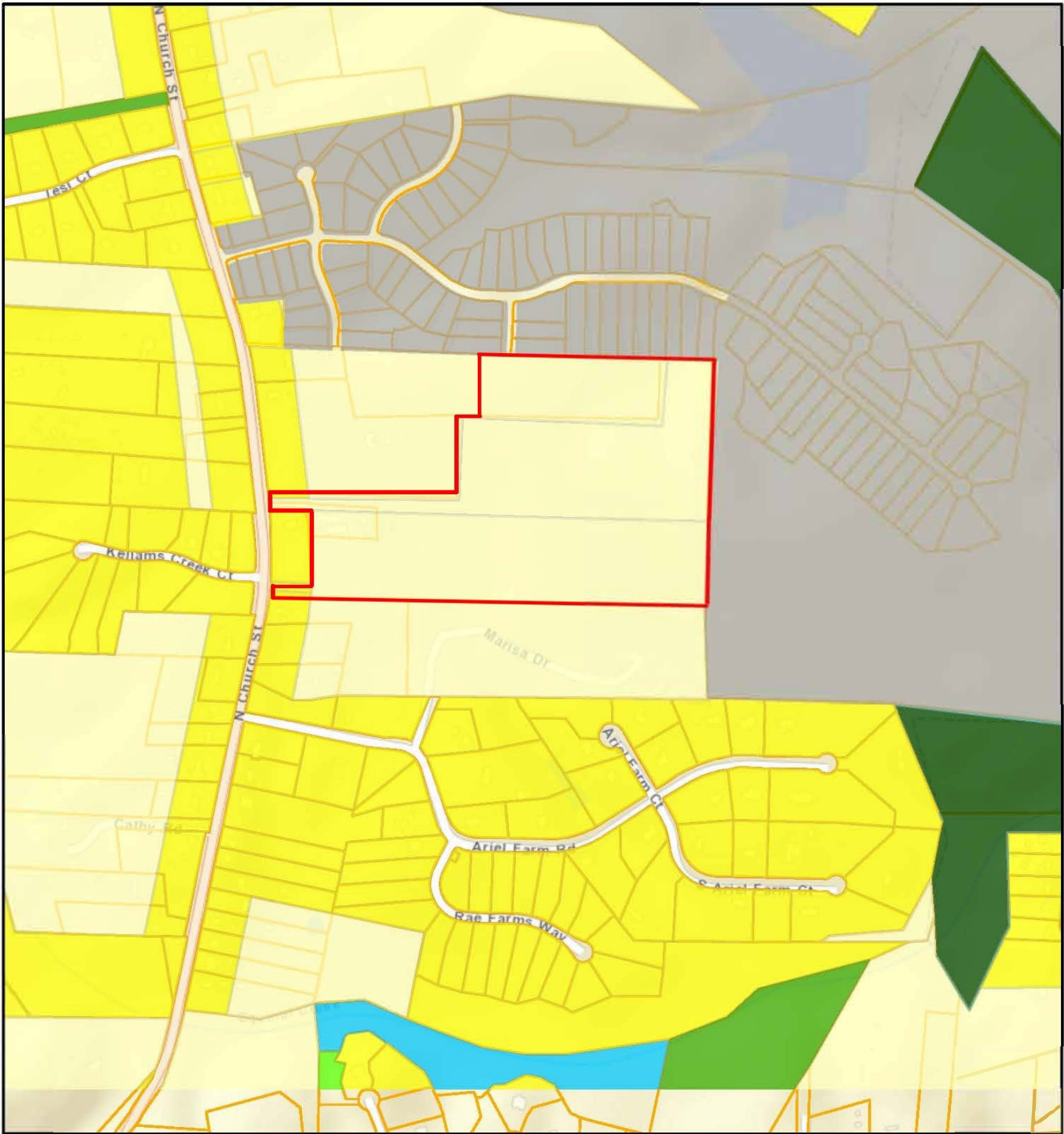
Case Number:
25-10-PLBD-00135

Case Area:
Parcels: 129267; 129262;
portion of 129263
5584 and 5590 Church St ;
portion of 5602 Church St.



Scale: 1" = 400 '

**CONDITIONAL REZONING CASE #25-10-PLBD-00135:
5584, 5590, & A PORTION OF 5602 CHURCH STREET**



10/23/2025, 12:31:51 PM

FLUM

Natural Area/Preserve

Rural Living

Open Space/Recreational Use

Residential

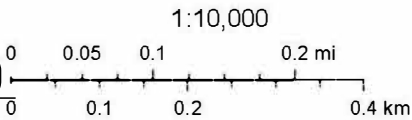
Civic/Educational

Working Farm/Agriculture

Other

FLUM Labels

Parcels



State of North Carolina, Esri, HERE, Garmin, INCREMENT, NGA, USGS

129267



Zoom to

REID	129267
Owner	GREENSBORO RENTAL LLC
Address	5584 CHURCH ST
Legal Description	EXEMPT PLAT FOR GREENSBORO RENTAL LO:1 PL:217-3
FLUM	Residential Residential Rural Living Rural Living
Zoning	RS-40, AG,
Scenic Corridors	
Watershed	GREENSBORO
WCA Tier Levels	Tier4
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

129262



Zoom to

REID	129262
Owner	GREENSBORO RENTAL LLC
Address	5590 CHURCH ST
Legal Description	EXEMPT PLAT FOR GREENSBORO RENTAL LO:2 PL:217-3
FLUM	Residential Residential Residential Rural Living Rural Living
Zoning	RS-40, AG,
Scenic Corridors	
Watershed	GREENSBORO
WCA Tier Levels	Tier3 Tier4
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

129263



Zoom to

REID	129263
Owner	PEEPLES, ALFRED L JR;PEEPLES, SHARON E
Address	5602 CHURCH ST
Legal Description	10.95 AC PB 85-55 BELCH PL:85-55
FLUM	Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	GREENSBORO
WCA Tier Levels	Tier4
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

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**CONDITIONAL REZONING CASE #25-10-PLBD-00135: RS-40, RESIDENTIAL
& AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING –
RESIDENTIAL: 5584, 5590, & A PORTION OF 5602 CHURCH 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

CONDITIONAL REZONING CASE #25-10-PLBD-00135: RS-40, RESIDENTIAL & AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 5584, 5590, & A PORTION OF 5602 CHURCH 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 Parcel Guilford County Tax Parcel #129267, 129262, & a portion of 129263 from **RS-40 & AG to CZ-RS-30** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

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

**CONDITIONAL REZONING CASE #25-10-PLBD-00135: RS-40, RESIDENTIAL
& AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING –
RESIDENTIAL: 5584, 5590, & A PORTION OF 5602 CHURCH 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 Parcel Guilford County Tax Parcel #129267, 129262, & a portion of 129263 from **RS-40 & AG to CZ-RS-30** because:

1. The amendment **is not** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is not consistent.]

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

CONDITIONAL REZONING CASE #25-10-PLBD-00135: RS-40, RESIDENTIAL & AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 5584, 5590, & A PORTION OF 5602 CHURCH 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 Parcel Guilford County Tax Parcel #129267, 129262, & a portion of 129263 from **RS-40 & AG to CZ-RS-30** because:

1. This approval also amends the **Future Land Use Map: Northeast Quadrant**.
2. The zoning map amendment and associated **Future Land Use Map: Northeast Quadrant** amendment **from Rural Living to Residential** are based on the following change(s) in condition(s):
[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

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

CONDITIONAL REZONING CASE #25-10-PLBD-00135: RS-40, RESIDENTIAL & AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 5584, 5590, & A PORTION OF 5602 CHURCH 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 Parcel Guilford County Tax Parcel #129267, 129262, & a portion of 129263 from **RS-40 & AG to CZ-RS-30** because:

1. The amendment **is** consistent with the Comprehensive Plan because:

[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** consistent but not reasonable because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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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: 10/22/2025

Receipt # REC-029230-2025

Case Number 25-10-PLBD-00136

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 RS-40-MH zoning district. Said property is located 5478 Timbermill Rd in Jefferson Township; Being a total of: 7.43 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 2 2 2 3 9 9

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.

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

Property Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

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.

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REZONING CASE #25-10-PLBD-00136: AG, AGRICULTURAL TO RS-40, RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY DISTRICT (RS-40-MH): 5478 TIMBERMILL ROAD

Property Information

The subject property is located at 5478 Timbermill Road (Guilford County Tax Parcel #222399 in Jefferson Township), approximately 3,500 feet northeast of the intersection of McLeansville Road and Timbermill Road and comprises approximately 7.43 acres.

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

Nature of the Request

This request is to rezone the subject property from AG, Agricultural, to RS-40, Residential with a Manufactured Housing (HUD) Overlay Zoning District (RS-40-MH). RS-40 would be the underlying zoning district whereas the additional Manufactured Housing Overlay District would allow manufactured homes as a permitted land use in accordance with the overlay district standards (see district description). For context, overlay zoning districts on the zoning map may either add more restrictive regulations (floodplain overlays, watershed overlays, etc.) or allow uses not permitted in the underlying district which is the case with the Manufactured Housing Overlay District.

District Descriptions

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

The **RS-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.

The **MH, Manufactured Housing (HUD), Overlay District** is intended to set forth regulations governing the development of subdivisions for manufactured housing in certain areas of Guilford County. To establish an MH Overlay District, the Guilford County Unified Development Ordinance, Section 4.9.D, requires a minimum development size of either "ten (10) existing contiguous lots covering at least ninety thousand (90,000) square feet, excluding public street right-of-way;" or "one hundred twenty thousand (120,000) square feet of unsubdivided land, excluding public street right-of-way."

Character of the Area

The surrounding area is predominantly characterized by a mix of agricultural and rural residential development with existing single-family, detached units (including manufactured homes) and a working farm located along Timbermill Rd. An RS-40-MH zoning district is located about one-third of a mile to the north of the subject property. There is also an existing RS-30-MH district located about a half mile west of the property.

Existing Land Use(s) on the Property: A Manufactured Home & Accessory Buildings

Surrounding Uses:

North: Agricultural and Residential (Manufactured Homes)
South: Agricultural (Voluntary Agricultural District)
East: Agricultural
West: Agricultural (Voluntary Agricultural District)

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: McLeansville
Miles from Fire Station: Approximately 1.5 miles

Water and Sewer Services:

Provider: There is no active sewer and/or municipal water accounts for this address.
Within Service Area: No
Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: Timbermill Road is classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic of Timbermill Road is not provided by the North Carolina Department of Transportation.

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

Projected Traffic Generation: Data not available.

Environmental Assessment

Topography:

Per the USDA Web Soil Survey, the topography of the majority of this parcel is nearly level to gently sloping, with a small portion in the northwest corner of the parcel being gently sloping to strongly sloping.

Regulated Floodplain:

There is no regulated floodplain on-site per FIRM map #3710880600J with effective date of 6/18/2007.

Wetlands:

There are no regulated wetlands on-site per the National Wetlands Inventory.

Streams:

There are no mapped streams on-site per the USGS topographic 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

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

The Working Farm/Agriculture Land Use Classification represents land that is actively used for agriculture or forestry activities, including cultivated farmland, livestock, woodlands, or timber harvest. The lands may or may not support the primary residence of the property owner and outbuildings associated with activities on the property. Working Farms and Agricultural Lands may contain both residential and non-residential uses and typically have parcel sizes that are typically larger than five or ten acres.

Consistency: The requested rezoning is not consistent with the FLUM classification of Working Farm/Agriculture. The Working Farm/Agriculture designation typically includes parcels with sizes typically larger than five-ten acres which exceeds the minimum requirements of the RS-40-MH district(s). The proposed zoning of RS-40-MH would fit the Land Use Map Classification of Residential. The Residential classification consists of low-density, residential uses which are compatible with the proposed RS-40-MH zoning district(s). Further, a revision to the Residential classification would account for increased density with the allowance of major subdivisions (dividing any parcel into more than 5 lots) which are permitted in the RS-40 underlying district and not in the current AG district. The Residential classification includes a mixture of low and medium density development, typically consisting of densities of up to four dwelling units per acre.

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

Consistency: While inconsistent with the current land use classification for the specified parcel, the requested rezoning is consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan:

- **Planning Theme: Attainable Housing**
 - **Policy 1:** Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents.
 - **Policy 2:** Enable housing creation and preservation throughout Guilford County that is attainable for all income levels.

Reasonableness

The request to rezone the subject property from AG to RS-40-MH is reasonable as it aligns with the Guilford County Comprehensive Plan's Attainable Housing Policy 1 and Policy 2 by permitting major subdivisions on the property thereby allowing the opportunity for more housing creation. The proposed uses to be permitted under the requested zoning district(s) are compatible with adjacent land uses as manufactured homes are currently located along Timbermill Rd. and the greater surrounding area. As the parcel is currently zoned AG, manufactured housing is currently an allowed use on the property. The property is also abutted on all sides by AG properties which either allow or have manufactured homes on site. Additionally, the request is reasonable as there are existing RS-40-MH and RS-30-MH districts with major subdivisions the north and west of the subject parcel.

Recommendation

Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Northeast

FLUM Amendment Recommendation: The proposed rezoning is not consistent with the current FLUM classification of Working Farm/Agriculture designated to the subject parcel located in the Northeast Quadrant. If the request is approved, a FLUM amendment to the Residential classification will be required.

**AG to RS-40-MH
+/- 7.43 Acres**

5834 BUTLER RD
117885

D

5857 BUTLER RD
117897

C

5478 TIMBERMILL RD
222399

A

5441 TIMBERMILL RD
117865

E

5475
TIMBERMILL RD
117867

F

AG

5464 TIMBERMILL RD
117891

B

A. Kathryn J. & Timothy A. Lennon II
B. Clifford J. Cobb
C. Vernon L. Sockwell
D. Ryan P. & Stephanie H.F. Bristol
E. Diana C. & Thomas J. Black
F. Sandra K.B. Lennon



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-10-PLBD-00136

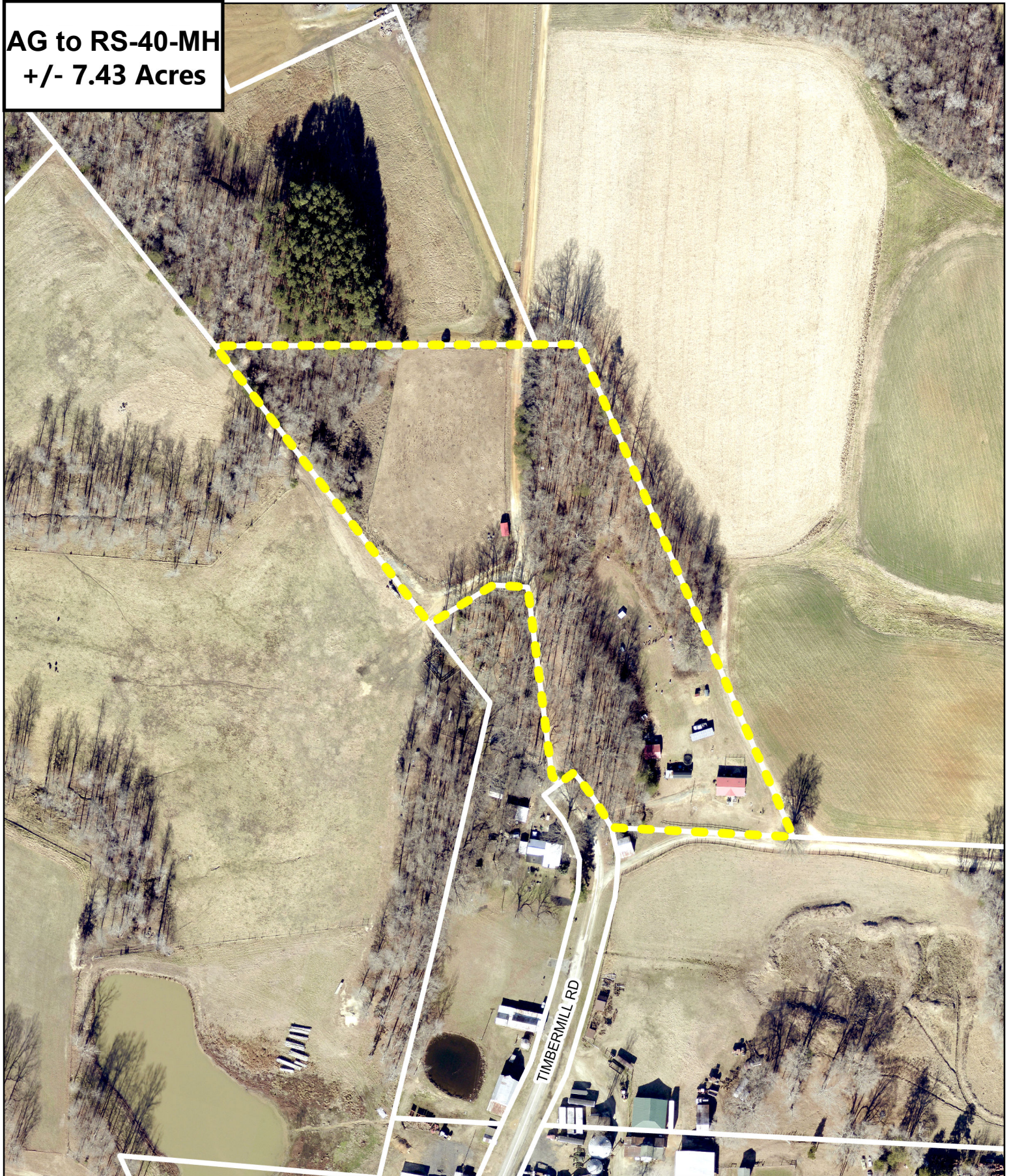
Case Area:

Parcel(s) - 222399
5478 Timbermill Rd



Scale: 1" = 200'

AG to RS-40-MH
+/- 7.43 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

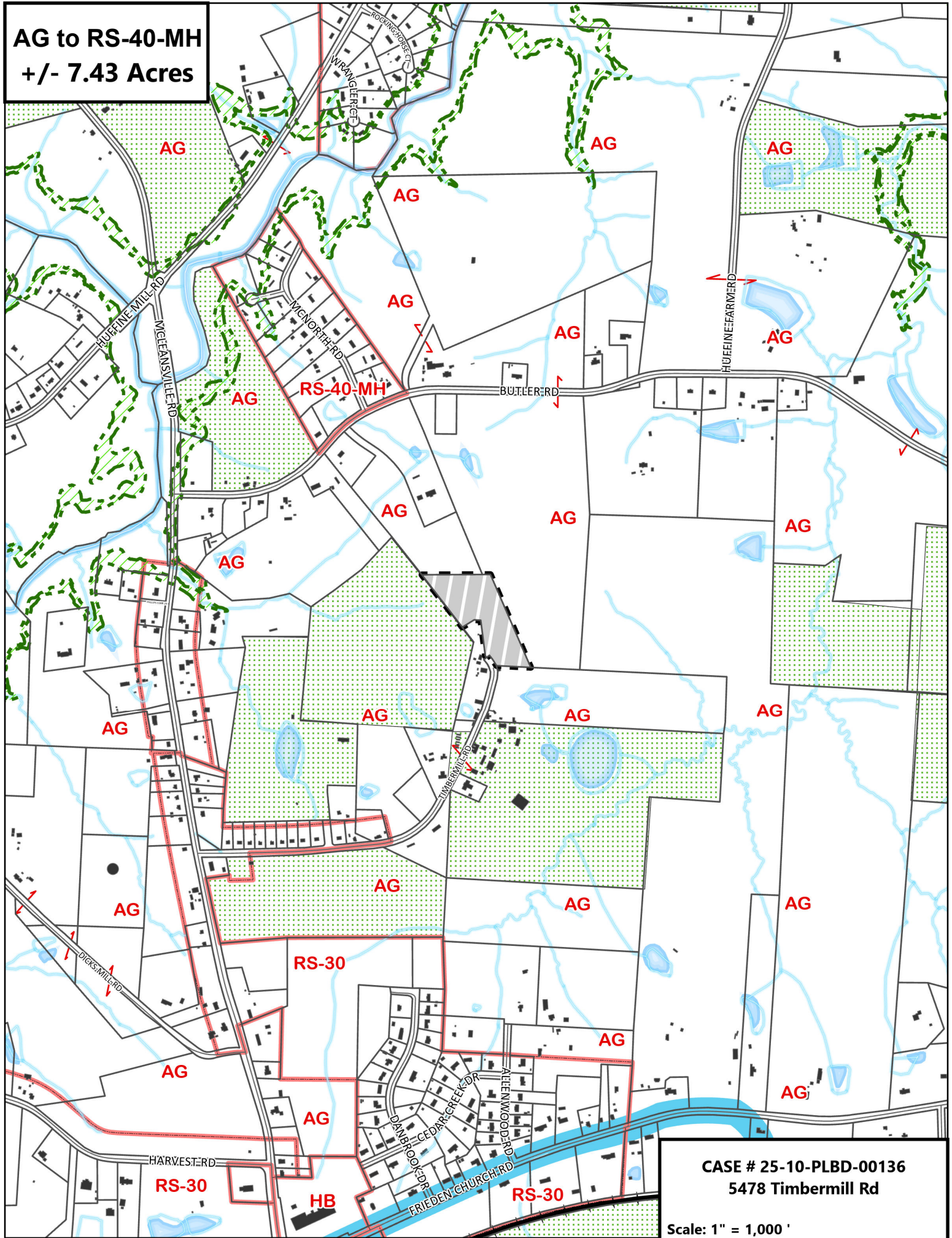
Case Number:
25-10-PLBD-00136

Case Area:
Parcel(s) - 222399
5478 Timbermill Rd



Scale: 1" = 200 '

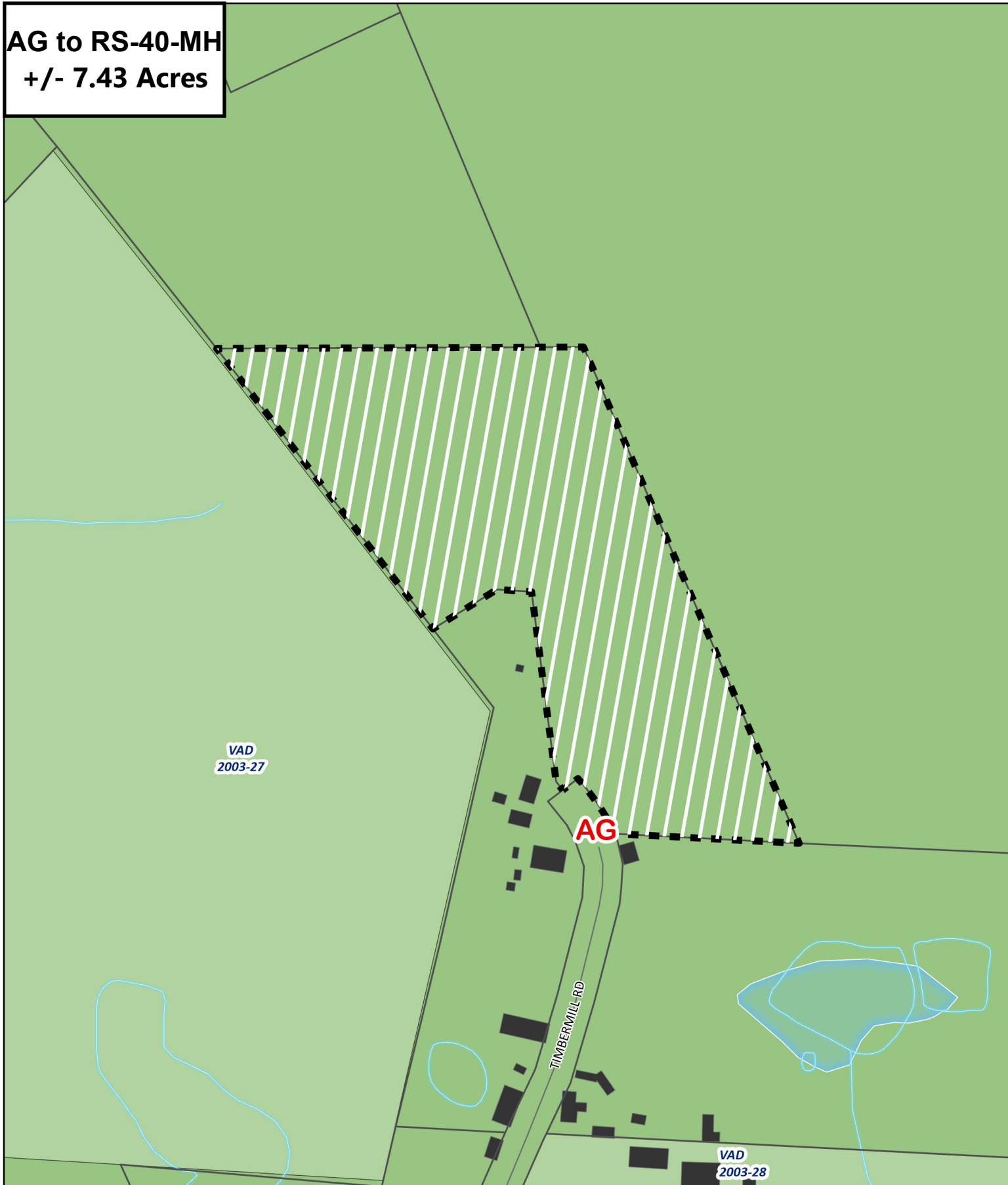
**AG to RS-40-MH
+/- 7.43 Acres**



**CASE # 25-10-PLBD-00136
5478 Timbermill Rd**

Scale: 1" = 1,000'

AG to RS-40-MH
+/- 7.43 Acres

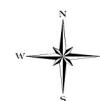


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

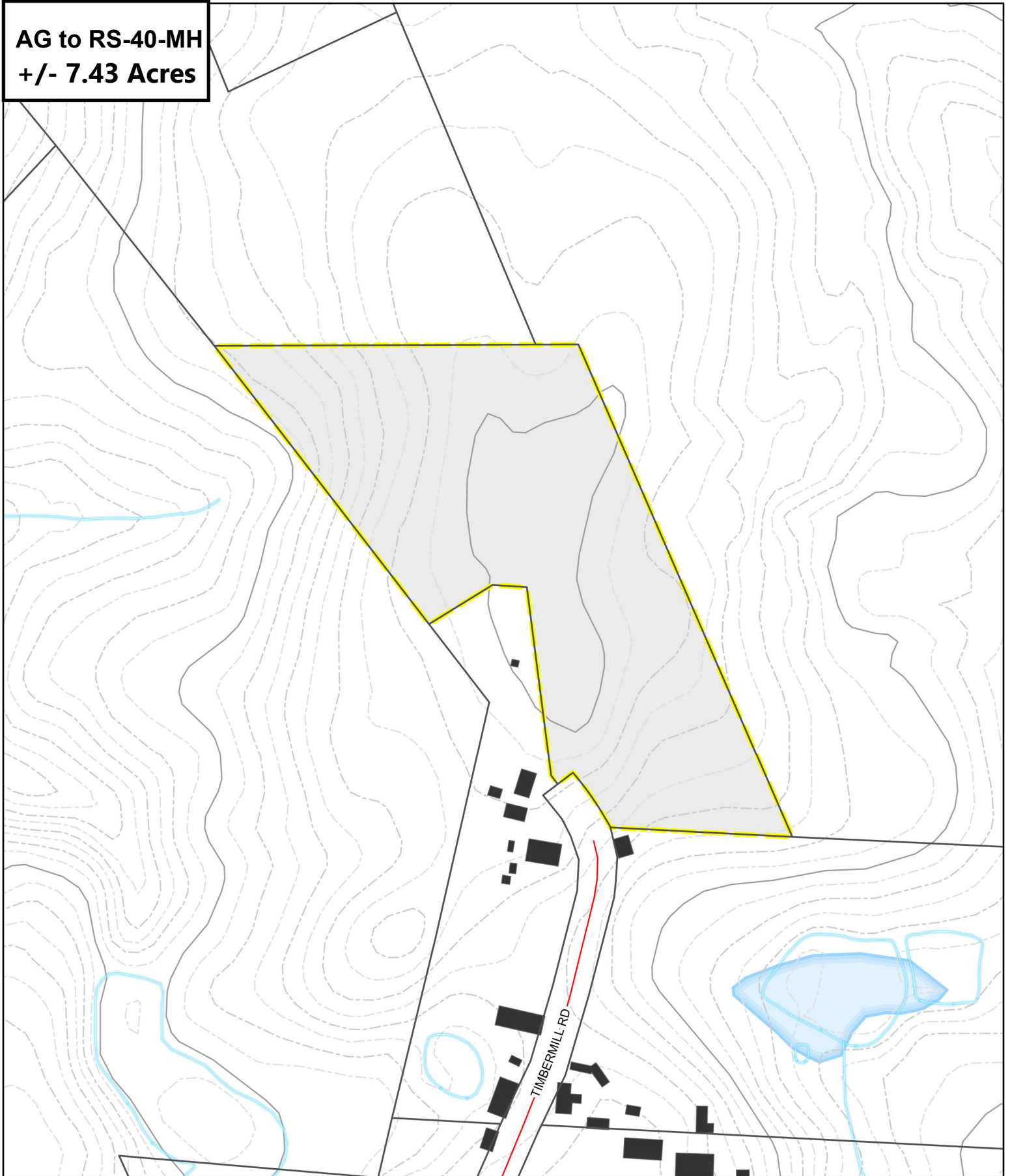
Case Number:
25-10-PLBD-00136

Case Area:
Parcel(s) - 222399
5478 Timbermill Rd



Scale: 1" = 200'

**AG to RS-40-MH
+/- 7.43 Acres**

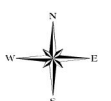


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

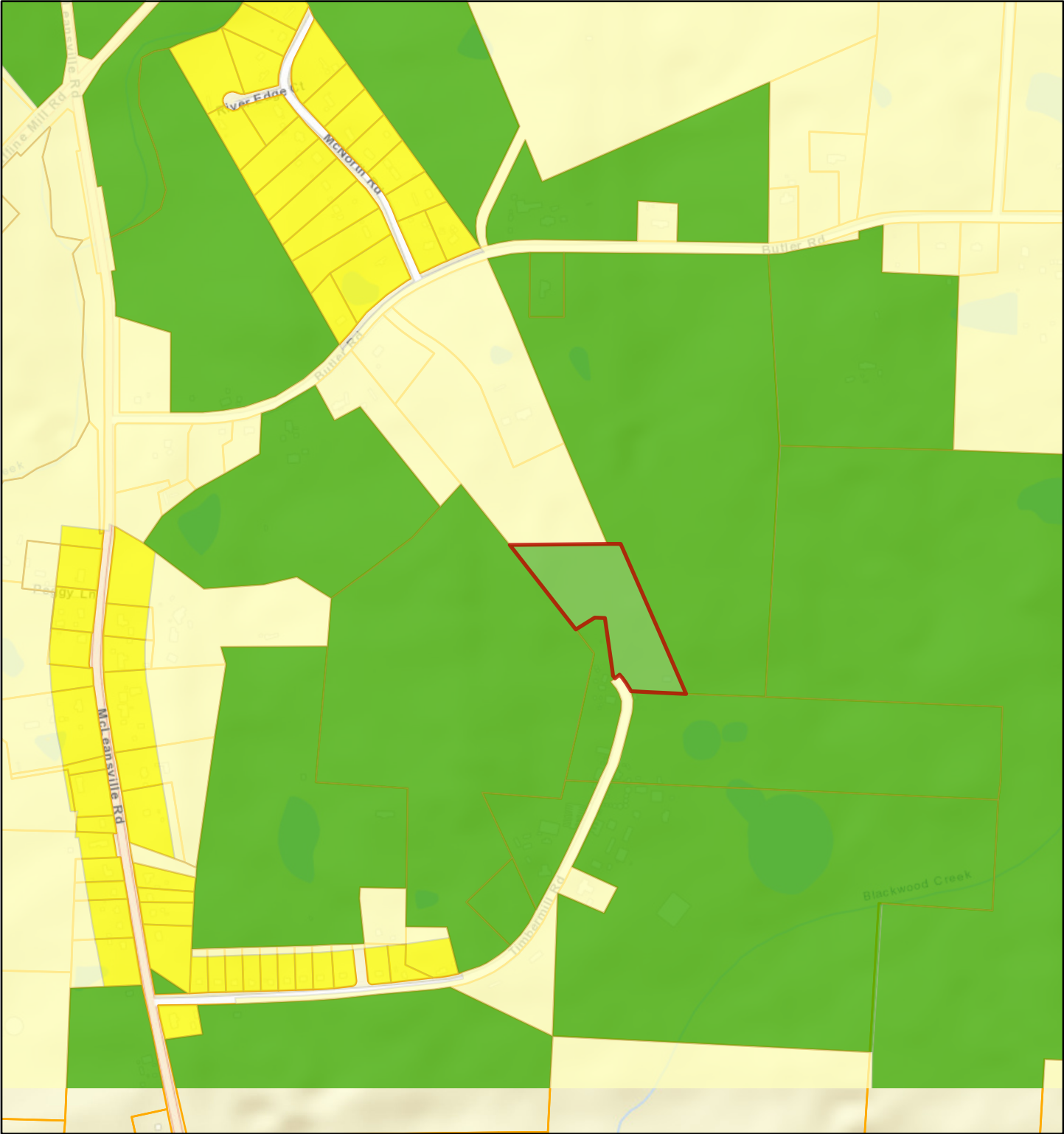
Case Number:
25-10-PLBD-00136

Case Area:
Parcel(s) - 222399
5478 Timbermill Rd



Scale: 1" = 200 '

25-10-PLBD-00136 - 5478 TIMBERMILL RD MCLEANSVILLE, NC 27301



11/24/2025, 9:54:58 AM

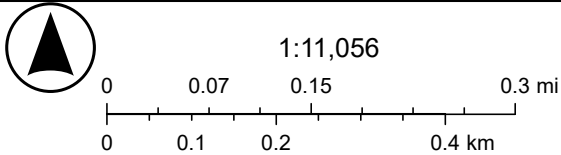
- FLUM

Rural Living

Residential
- Working Farm/Agriculture

FLUM Labels

Parcels



222399



Zoom to

REID	222399
Owner	LENNON, TIMOTHY AARON II;LENNON, KATHRYN JEANETTE
Address	5478 TIMBERMILL RD
Legal Description	KATE STREICHER - DB-8456-1897 LO:1
FLUM	Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

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**REZONING CASE #25-10-PLBD-00136: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY (RS-
40-MH): 5478 TIMBERMILL 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 #25-10-PLBD-00136: AG, AGRICULTURAL TO RS-40, RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY (RS-40-MH): 5478 TIMBERMILL 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 #222399 from **AG to RS-40-MH** because:

1. The amendment **is** consistent with the Comprehensive Plan because:

[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** reasonable because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

**REZONING CASE #25-10-PLBD-00136: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY (RS-
40-MH): 5478 TIMBERMILL 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 #222399 from **AG to RS-40-MH** because:

1. The amendment **is not** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is not consistent.]

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

REZONING CASE #25-10-PLBD-00136: AG, AGRICULTURAL TO RS-40, RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY (RS-40-MH): 5478 TIMBERMILL 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 #222399 from **AG to RS-40-MH** because:

1. This approval also amends the **Future Land Use Map: NE Quadrant**.
2. The zoning map amendment and associated **Future Land Use Map** amendment from **AG to RS-40-MH** in the **NE Quadrant** are based on the following change(s) in condition(s):
[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

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

**REZONING CASE #25-10-PLBD-00136: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY (RS-
40-MH): 5478 TIMBERMILL 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 #222399 from **AG to RS-40-MH** because:

1. The amendment **is** consistent with the Comprehensive Plan because:

[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** consistent but not reasonable because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Rezoning
Application**

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

Date Submitted: 11/10/2025 Receipt # REC-029672-2025 Case Number 25-11-PLBD-00141
11/21/2025 (revised)

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

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

Said property is located at 2136 Bishop Road, Greensboro, NC 27406

in Sumner Township; Being a total of: +/- 10.6 acres acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 141463

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) See Exhibit A attached hereto and incorporated by reference.

2)

3)

4)

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Unified Development Ordinance (UDO):
 1) See Exhibit A attached hereto and incorporated by reference.

2)

3)

4)

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

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

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

Respectfully Submitted,

Adrienne Wilhoit
 Property Owner Signature
 Republic Services of North Carolina, LLC
 Name
 18500 N Allied Way
 Mailing Address
 Phoenix, AZ 85054
 City, State and Zip Code
 480-627-2700 realestateservices@republicservices.com
 Phone Number Email Address

Michael S. Fox
 Owner/ Representative/ Applicant Signature (if applicable)
 Michael S. Fox
 Name
 400 Bellemeade Street, Suite 800
 Mailing Address
 Greensboro, NC 27401
 City, State and Zip Code
 (336)271-5244 mfox@tuggleduggins.com
 Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

EXHIBIT “A”
to
APPLICATION FOR CONDITIONAL REZONING
(PROPOSED CONDITIONS)

- a. Permitted uses shall include all uses allowed in the HI, Heavy Industrial Zoning District, except for the following:
 1. Cemetery or Mausoleum

EXHIBIT "B"
LEGAL DESCRIPTION OF AG-SUP ZONED
PORTION OF PARCEL NO. 141463

All that tract or parcel of land, lying and being in Guilford County, North Carolina, containing 142,320 square feet or 3.27 acres, more or less, and being more particularly described as follows:

Beginning at the City of Greensboro Monument 269E 200 with North Carolina State Plane Coordinate System Coordinates (NAD 83) N: 816,911.959' and E: 1,747,542.329', N 81° 18' 27" W a distance of 202.22' to a point; thence, N 01° 00' 46" W a distance of 331.23' to a point marked by an iron pin set, said point being the Point of Beginning; thence, N 01° 00' 46" W a distance of 200.90' to a point marked by an iron pin set; thence, S 75° 23' 48" E a distance of 29.27' to a point marked by an iron pin set; thence, N 88° 33' 26" E a distance of 141.83' to a point marked by an iron pin set; thence, N 75° 16' 08" E a distance of 122.08' to a point marked by an iron pin set; thence, N 81° 17' 05" E a distance of 53.79' to a point marked by an iron pin set; thence, S 68° 26' 26" E a distance of 23.13' to a point marked by an iron pin set; thence, N 85° 53' 01" E a distance of 353.87' to a point marked by an iron pin set; thence, S 01° 00' 46" E a distance of 201.67' to a point marked by an iron pin set; thence, S 85° 53' 01" W, passing a 1" pipe at 353.87', a total distance of 717.68' to a point marked by an iron pin set, said point being the Point of Beginning.

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Limited Liability Company

Actions

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

Legal name: REPUBLIC SERVICES OF NORTH CAROLINA, LLC

Secretary of State Identification Number (SOSID): 0516454

Status: Current-Active

Citizenship: Domestic

Date formed: 1/13/2000

Registered agent: CT Corporation System

Registered office address

160 Mine Lake Ct Ste 200
Raleigh, NC 27615-6417

Registered mailing address

160 Mine Lake Ct Ste 200
Raleigh, NC 27615-6417

mailing address

18500 North Allied Way
Phoenix, AZ 85054

Principal office address

18500 North Allied Way
Phoenix, AZ 85054

Company officials

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

- **Member**

[Republic Services, Inc.](#)

18500 North Allied Way
Phoenix AZ 85054

[Return to top](#)

Other Agencies

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[State Board of Elections](#)

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[North Carolina State Bar](#)

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[North Carolina Department of Revenue](#)

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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](#)

ENTITY INFORMATION

Search Date and Time: 11/10/2025 11:18:15 AM

Entity Details

Entity Name:	REPUBLIC SERVICES, INC.	Entity ID:	F15341901
Entity Type:	Foreign For-Profit (Business Corporation)	Entity Status:	Active
Formation Date:	6/19/2009	Reason for Status:	In Good Standing
Approval Date:	5/23/2018	Status Date:	
Original Incorporation Date:	6/19/2009	Life Period:	Perpetual
Business Type:	Other - environmental services	Last Annual Report Filed:	2025
Domicile State:	Delaware	Annual Report Due Date:	6/19/2026
		Years Due:	
Original Publish Date:	7/13/2009		

Statutory Agent Information

Name:	CT CORPORATION SYSTEM	Appointed Status:	Active
Attention:			
Address:	3800 N CENTRAL AVE SUITE 460 , PHOENIX, AZ 85012, USA		

Attention:

Mailing Address:

3800 N CENTRAL AVE
SUITE 460 , PHOENIX,
AZ 85012, USA

County: Maricopa

Principal Information

Secretary	Catharine D. Ellingsen	18500 North Allied Way, PHOENIX, AZ, 85054, Maricopa County, USA	6/2/2025
Other Officer	Catharine D. Ellingsen	18500 North Allied Way, PHOENIX, AZ, 85054, Maricopa County, USA	6/2/2025
Other Officer	Amanda Hodges	18500 North Allied Way, PHOENIX, AZ, 85054, Maricopa County, USA	6/2/2025
Other Officer	Courtney Rodriguez	18500 North Allied Way, PHOENIX, AZ, 85054, Maricopa County, USA	6/2/2025
Other Officer	Adrienne W. Wilhoit	18500 North Allied Way, PHOENIX, AZ, 85054, Maricopa County, USA	6/2/2025

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Page 5 of 8, records 21 to 25 of 36

Go to Page

Address



Privacy Policy (<http://azcc.gov/privacy-policy>) | **Contact Us** (<http://azcc.gov/corporations/corporation-contacts>)

Address: 18500 North Allied Way, PHOENIX,
AZ, 85054, USA

County: Maricopa

Last Updated: 6/2/2025

Entity Principal Office Address

Attention:

Address: 18500 North Allied Way, PHOENIX,
AZ, 85054, USA

County: Maricopa

Last Updated: 6/2/2025

- Back
- Return to Search
- Return to Results

- Document History
- Name/Restructuring History
- Pending Documents
- Microfilm History

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NOTE: This table was created by staff for illustrative purposes only.

GUILFORD COUNTY CODE

Case #25-11-PLBD-00141

TABLE 4.3 1 PERMITTED USE SCHEDULE

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

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



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GUILFORD COUNTY CODE

Case #25-11-PLBD-00141

TABLE 4.3 1 PERMITTED USE SCHEDULE

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			A	R	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	S	M	M	M	I	O	X	B	B	B	B	P	I	I				
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*						
Group Living/Social Service	Boarding House, 3 - 8 Residents		S								P	P		P	P												
	Rooming House, 9 or More Residents										S	S		S	P												
	Congregate Care Facility									D	D	D	D		D												
	Group Care Facility										S	S	D		D												
	Single Room Occupancy (SRO) Residence									S	S	S	D		D												
	Nursing and Convalescent Home										S	S	P		P			P	P								
	Temporary Shelter										P	P	P														
	Homeless Shelter												D		D			D	D		D	D					
Recreation and Entertainment (Light)	Athletic Fields		S	S	S	S	S	S	S	S	S	S	P	D	P	D	P	P	P	P	P	P	P				
	Batting Cages, Outdoor		D										D						D		D	D					
	Club or Lodge		S	S	S	S	S	S	S	S	S	S	P	S	P	S	P	P	P	P							
	Country Club with Golf Course		D	S	S	S	S	S	S	S	S	S	D		S			D	D	D	D						
	Equestrian Facility		S	S									S														
	Golf Course		P	S	S	S	S	S	S	S	S	S	D		D				D	D	D						
	Paintball Field		D	S															D	D	D						
	Physical Fitness Center														P		P	P	P	P	P						
	Private Club Recreation (incl. Indoor Batting Cages)		S										D														
	Public Park or Public Recreation Facility (incl. Indoor Batting Cages)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D				
Recreation and Entertainment (Heavy)	Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	D		D			D	D	D	D						
	Adult-Oriented Establishments																					S					
	Amusement or Water Parks, Fairgrounds																		D		D						
	Auditorium, Coliseum or Stadium												P						P		P						



NOTE: This table was created by staff for illustrative purposes only.

Case #25-11-PLBD-00141

TABLE 4.3 1 PERMITTED USE SCHEDULE

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



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GUILFORD COUNTY CODE

Case #25-11-PLBD-00141

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	*	*	*	*	*	*	*		
Business, Professional, and Personal Services	Office (General)													P	P	P	P	P	P	P	P		
	Medical or Professional Office													P	P	P	P	P	P	P	P		
	Personal Service													P	P	P	P	P	P	P	P		
	Advertising, Outdoor Services																	D	D	P	P	P	
	Bank or Finance without Drive-through														D		P	P	P	D	P		
	Rural Residential Occupation		S																				
	Bank or Finance with Drive- through														P		P	P	P	P	P		
	Boat Repair	X																P	P		P	P	
	Building Maintenance Services																	P	P		P	P	
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																P	P		P	P	
	Insurance Agency (Carriers and On-Site Claims Inspections)														P		P	P	P	P	P		
	Kennels or Pet Grooming		P												D		D	D	D	D	P	P	
	Landscape and Horticultural Services	X	S																P		P	P	
	Laundromat or Dry Cleaner	X														P	P	P	P				
	Motion Picture Production																	P	P	P	P		
	Pest or Termite Control Services	X																P	P		P	P	
	Payday Loan Services																		P				
	Research, Development or Testing Services																			P	P	P	
	Studios-Artists and Recording														P	P	P	P	P		P		



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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	*	*	*	*	*	*	*
Lodging	Bed and Breakfast Home for 8 or Less Guest Rooms		S	S	S	S	S	S	S	D	D	D			D	D	D	P	P			
	Hotel or Motel														S			P	P	P		
Retail Trade	Retail (General)														P	P	P	P	P			
	A B C Store (Liquor)																	P	P			
	Auto Supply Sales																	P	P			
	Automobile Rental or Leasing	X																P	P	P	P	
	Automobile Repair Services	X																P	P	P	P	
	Car Wash	X																D	D	P	P	
	Building Supply Sales (with Storage Yard)																	D	D	P	P	
	Convenience Store (with Gasoline Pumps)	X													P		P	P	P	D	P	P
	Equipment Rental and Repair, Heavy	X																			P	
	Equipment Rental and Repair, Light																	D	D	P	P	
	Fuel Oil Sales	X																		P	P	
	Garden Center or Retail Nursery																	P	P	P		
	Manufactured Home Sales																		P	P	P	
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																P	P	P	P	
	Pawnshop or Used Merchandise Store																	P	P			
	Service Station, Gasoline	X															P	P	P	P	P	
	Tire Sales																	P	P	P		
Food Service	Bakery														P	P	P	P	P			
	Bar Private Club/Tavern																	D	D		P	
	Microbrewery, Private Club/Tavern																	D	D			
	Restaurant (With Drive-thru)														P			P	P			



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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*
	Restaurant (Without Drive-thru)														P	P	D	P	P	P	P	P
Funeral and Internment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Funeral Home or Crematorium												S		P			P	P			
Transportation, Warehousing, and Wholesale Trade	Wholesale Trade-Heavy																			S	P	
	Wholesale Trade-Light																		P	P	P	P
	Automobile Parking (Commercial)												S					P	P	P	P	P
	Automotive Towing and Storage Services	X																D	D		D	D
	Equipment Rental and Leasing (No Outside Storage)																	P	P		P	P
	Equipment Rental and Leasing (with Outside Storage)																				P	P
	Equipment Repair, Heavy	X																				P
	Equipment Repair, Light																	D	D		P	P
	Tire Recapping																					P
	Truck Stop	X																	D		P	P
	Truck and Utility Trailer Rental and Leasing, Light	X																P	P		P	P
	Truck Tractor and Semi-Rental and Leasing, Heavy	X																			P	P
	Truck Washing	X																				P
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	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



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GUILFORD COUNTY CODE

Case #25-11-PLBD-00141

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			G	S	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	*	*	*	*	*	*	*	
	Railroad Terminal or Yard	X																	P		P	P	
	Taxi Terminal	X																P	P		P	P	
	Trucking or Freight Terminal	X																			P	P	
Utilities and Communication	Communication or Broadcasting Facility														P			P	P	P	P	P	
	Wireless Communication Tower – Stealth Camouflage Design		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Wireless Communication Tower – Non-Stealth Design		D												D			D	D	D	D	D	
	Small Cell Wireless Tower											S	S	S	S	S	S	S	S	S	S	S	
	Radio or TV Station													P			P	P	P	P	P	P	
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Solar Collectors Principal		S									S								S	S		
	Utility Company Office													P			P	P	P	P	P	P	
	Utility Equipment and Storage Yards																				P	P	
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																					S	
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Junk/Salvage Yard																					P	
	Land Clearing & Inert Debris Landfill, Major	X	S																			S	
	Land Clearing & Inert Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Refuse and Raw Material Hauling	X																				P	
	Recycling Facilities, Outdoors																				P	P	



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Case #25-11-PLBD-00141

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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*
	Resource Recovery Facilities																					P
	Waste Transfer Stations																					P
	Septic Tank Services	X																		P	P	
	Sewage Treatment Plant	X																			P	
	Solid Waste Disposal (Non- Hazardous)	X																			S	
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																			S	
General Industrial	Warehouse (General Storage, Enclosed)																	D	D	P	P	P
	Warehouse (Self-Storage)																	D	D		P	P
	Laundry or Dry Cleaning Plant	X														P	D	P	P	P	P	P
	Laundry or Dry Cleaning Substation	X														P	P	P	P	P	P	
	Petroleum & Petroleum Products	X																			P	
	Welding Shops	X																			P	P
Manufacturing	Manufacturing Heavy																				S	
	Manufacturing Light																			P	P	P
	Animal Slaughter & Rendering	X																			S	
Mining Uses	Mining	X																			S	
	Quarrying	X																			S	
Airport	Airport and Flying Field, Commercial	X											D									
Temporary Events/Uses	Temporary Events/Uses		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Turkey Shoots		D																			



GUILFORD COUNTY

PLANNING AND DEVELOPMENT DEPARTMENT

November 12, 2004

Republic Services of NC, Inc.
Attn: Drew Isenhour
P. O. Box 2943
Hickory, NC 28603

RE: CASE #48-04-SP

Dear Mr. Isenhour:

Following a public hearing on November 10, 2004 and after carefully considering all the evidence presented regarding the application for a Special Use Permit for an amendment to a Special Use Permit for a Solid Waster Transfer Station, the Guilford County Planning Board found from the credible evidence that the amendment to the Special Use Permit should be approved for the following property and subject to the following conditions:

Use(s): Solid Waste Transfer Station

Condition(s):

1. Hours of operation 4:00 am to 7:00 pm Monday thru Saturday.
2. All major haul roads and driveways to be paved.
3. All vehicles hauling waste entering and leaving the facility must have waste tarped or covered.
4. To be developed with submitted sketch plan.

Located on the north side of Bishop Road(SR 1116) at Evanstown Road(SR 1126) in Sumner Township. Being Guilford County Tax Map 3-185, Block 754-S, Part of Parcel 22, approximately 10.6 acres. Lower Randleman Lake Watershed.

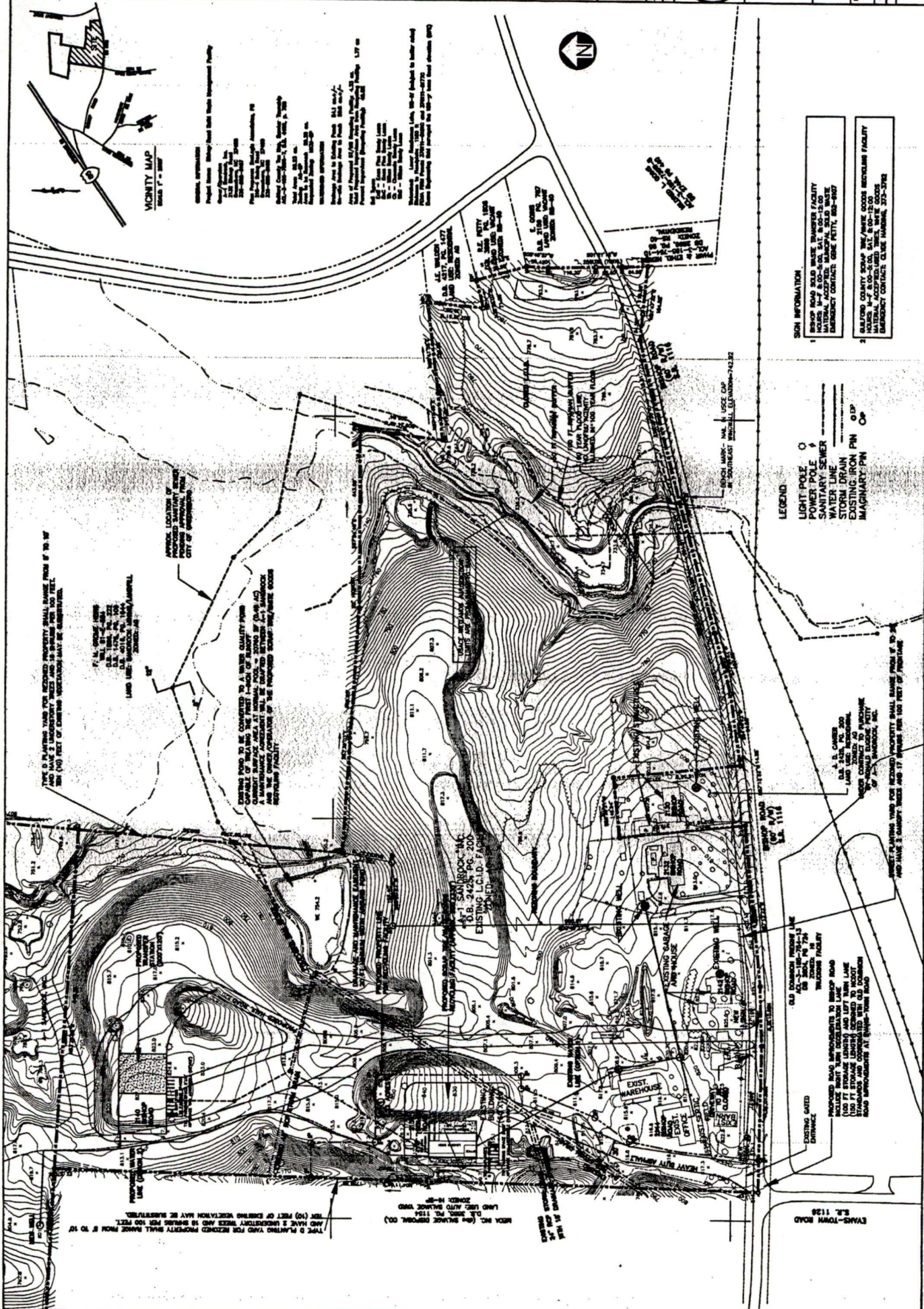
This decision is final unless it is appealed by 5:00 pm on November 24, 2004. Please contact the Planning and Development Department for the fee and form required to file an appeal. If appealed, you will be notified by the Clerk to the Board of County Commissioners of the place, date, and time of the public hearing.

Very truly yours,

Mark E. Kirstner, Secretary
Guilford County Planning Board

/1

cc: Effie Varitimidis, Clerk to Board of County Commissioners



<p>SON INFORMATION</p> <p>1 BRICK ROAD SOLID WASTE TRANSFER FACILITY HOURS: M-F 8:00-4:00, SAT. 8:00-12:00 INTERNAL ACCEPTED: MUNICIPAL SOLID WASTE EMERGENCY CONTACT: GUY PATTI, 882-9907</p>	<p>2 GLADFORD COUNTY SCRAP MET/WHITE GOODS RECYCLING FACILITY HOURS: M-F 8:00-4:00, SAT. 8:00-12:00 INTERNAL ACCEPTED: HOUSEHOLD WASTE EMERGENCY CONTACT: CLIVE HANDBERG, 373-3792</p>
---	--

LEGEND

LIGHT POLE	○
POWER POLE	⬆
SANITARY SEWER	—
WATER LINE	—
STORM DRAIN	—
EXISTING IRON PIN	○ DP
IMAGINARY PIN	○

LEGEND

LIGHT P
POWER
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WATER
STORM
EXISTING
IMAGINA

11-11-11



ORDER
NO. 200
SPECIAL
AG
TO PURCHASE
OF THE CITY

J. D. CAMPBELL
Rt. 1470, P.O.
Box 1000, N.Y.C.
ZONED: CONTRACT
DONALD R. FLO

111
111

704-13
8 734
MR
MURPHY

COMMON F
CL-3-185
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—	PROPOSED SCHEDULE (100 F (150 F STANDARD ROAD
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A hand-drawn diagram consisting of a single horizontal line with an arrowhead pointing to the left.

EVANS-TOWN ROAD
S.F. 1126

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CONDITIONAL REZONING CASE #25-11-PLBD-00141: CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL (REF. CASE #74-01) AND AG, AGRICULTURAL TO CZ-HI AMENDED, CONDITIONAL ZONING – HEAVY INDUSTRIAL AMENDED: 2136 BISHOP ROAD

Property Information

The subject property is located at 2136 Bishop Road (Guilford County Tax Parcel #141463 in Sumner Township), approximately 3,500 feet east of the intersection of Bishop Road and Groometown Road, and comprises approximately 10.6 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 split-zoned CZ-HI, Conditional Zoning – Heavy Industrial (Ref. Case #74-01) and AG, Agricultural to CZ-HI Amended, Conditional Zoning – Heavy Industrial Amended.

Existing Use Conditions (CZ-HI Portion): The following uses shall be permitted:

(1) Recycling Processing Center for Scrap Tires and White Goods, (2) Municipal Solid Waste Transfer Station and Recycling Center, (3) Beneficial Fill Area, and (4) Warehouse.

Existing Development Conditions (CZ-HI Portion):

- (1) To be developed with submitted zoning sketch plan (see attached).
- (2) Hours of Operation: M-F 8:00 am to 5:00 pm
Sat. 8:00 am to 12:00 pm.
- (3) All major haul roads and driveways to be paved.

Proposed Use Conditions: Permitted uses shall include all uses allowed in the HI, Heavy Industrial zoning district, except for the following:

- (1) Cemetery or Mausoleum.

Proposed Development Conditions: None offered.

District Descriptions

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

The **HI, Heavy Industrial District** is intended to accommodate a broad range of heavy industrial uses including manufacturing, wholesaling, fabrication, resource extraction and specialized industrial operations that may create adverse impacts on incompatible uses including residential or sensitive habitats. Development should have access to arterial streets and highways.

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

Character of the Area

The vicinity of the subject property is predominantly characterized by heavy industrial and waste-related uses.

Existing Land Use(s) on the Property: Solid Waste Transfer Station subject to a Special Use Permit (Ref. Case #48-04) with the following conditions:

- (1) Hours of operation 4:00 am to 7:00 pm Monday thru Saturday.
- (2) All major haul roads and driveways to be paved.
- (3) All vehicles hauling waste entering and leaving the facility must have waste tarped or covered.
- (4) To be developed with submitted sketch plan.

NOTE: This rezoning request would not eliminate the approved Special Use Permit. Any alteration would require a quasi-judicial hearing.

Surrounding Uses:

North: Landfill
South: Trucking/Freight Terminal
East: Waste Hauling Facility
West: Recycling Center

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: Pinecroft-Sedgefield

Distance from Fire Station: Approximately 0.6 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: City of Greensboro Growth Tier 2 ("Tier 2 will require significant City investment to serve. Water and/or sewer service may be allowed inside Growth Tier 2 provided property can be annexed immediately. If property cannot be annexed immediately, water and/or sewer service can be allowed in Growth Tier 2 under specific circumstances.")

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Bishop Road is classified as a Minor Thoroughfare in the Greensboro Urban Area Metropolitan Transportation Organization's Thoroughfare and Collector Street Plan. The annual average daily traffic (AADT) for Bishop Road is 4,400 per the 2023 NCDOT traffic count.

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

Projected Traffic Generation: Not Available

Environmental Assessment

Topography: Per the Natural Resources Conservation Service Web Soil Survey, most of the parcel is nearly level to strongly sloping, with approximately 15% of the parcel identified as moderately steep to very steep.

Regulated Floodplain: There is no regulated floodplain on-site per Flood Insurance Rate Map #3710784100J with effective date 6/18/2007.

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

Streams: There are no mapped streams on-site per the United States Geological Survey/Natural Resources Conservation Service soil survey maps of Guilford County.

Watershed: The property lies within the Lower Randleman Lake (Deep River) WS-IV, General Watershed Area.

Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map (FLUM) Classification: Industrial/Innovation Center
(SW Quadrant)

Activity Center/Node: Regional Employment Center

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

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

Consistency: The requested rezoning is consistent with the Future Land Use Map classification of Industrial/Innovation Center and with the Regional Employment Center Activity Center/Node because the uses permitted under the proposed zoning district would be compatible with the industrial development envisioned within these designations.

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

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

- **Planning Theme: Resilient Economy**
 - **Goal Statement:** Promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees.
 - **Action E1.4:** Locate jobs near municipalities where housing is most concentrated, as well as in close proximity to employment centers outside of environmentally-sensitive areas, to reduce impacts on those sensitive areas, as well as carbon footprint, traffic, and commuting times.
 - **Policy 2:** Support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the County.

Reasonableness

The request to rezone the subject property from split-zoned CZ-HI, Conditional Zoning – Heavy Industrial and AG, Agricultural to CZ-HI Amended, Conditional Zoning – Heavy Industrial Amended is reasonable as the requested uses are in alignment with the surrounding area, which largely consists of properties zoned Heavy Industrial. The proposed rezoning would permit a wider array of uses that would be congruous with the industrial pattern of development on nearby properties. This would provide the property owner with greater flexibility and may allow for additional business activity on the property. The request is also consistent with the Future Land Use Map (FLUM) classification of Industrial/Innovation Center and the Regional Employment Center Activity Center/Node which are prioritized for new development in the Guilford County Comprehensive Plan.

Recommendation

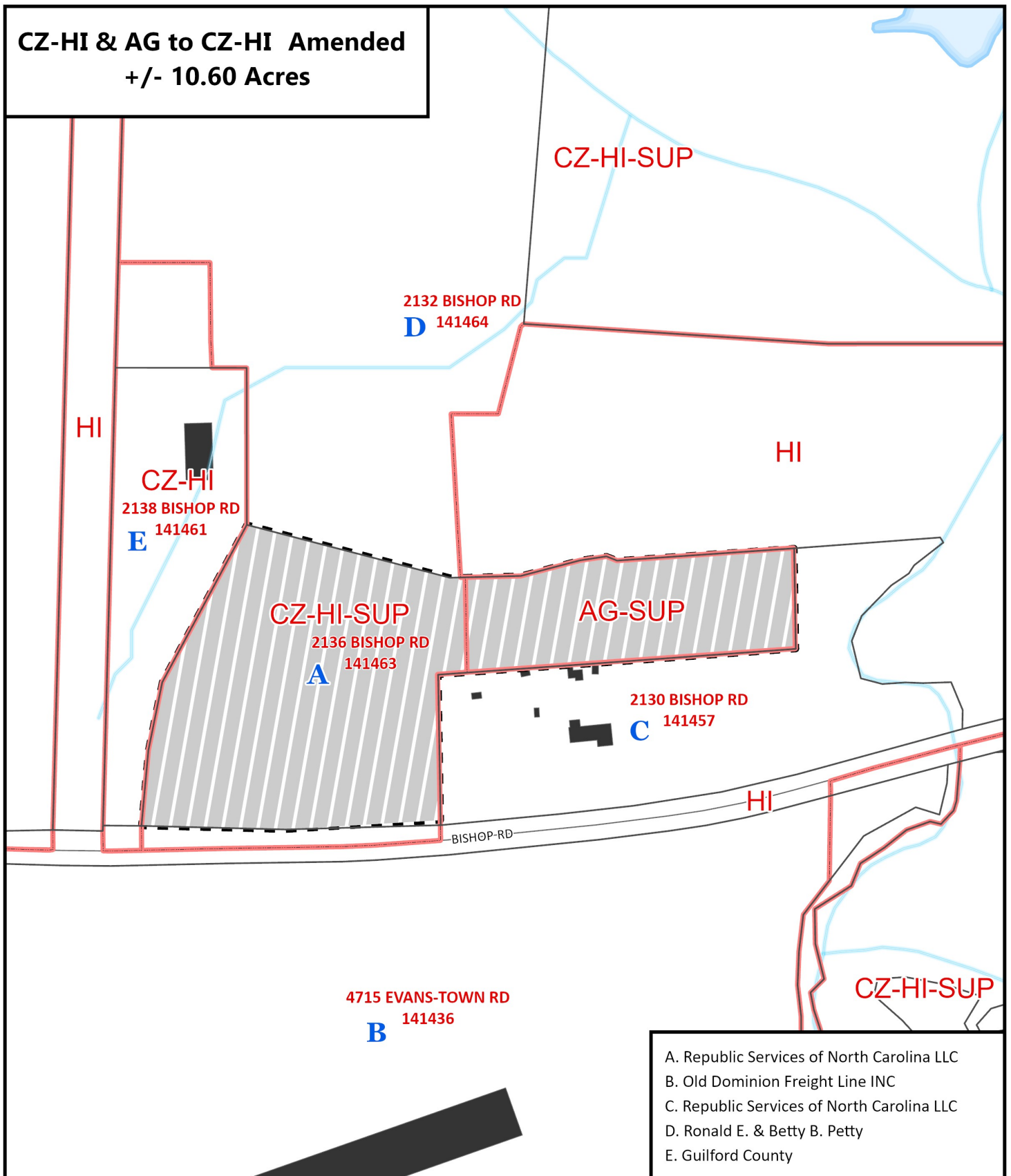
Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Southwest

FLUM Amendment Recommendation: The requested rezoning is consistent with the FLUM classification of Industrial/Innovation Center and the Regional Employment Center Activity Center/Node. Therefore, if the request is approved, no FLUM amendment will be required.

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CZ-HI & AG to CZ-HI Amended
+/- 10.60 Acres



Planning & Development
 Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-11-PLBD-00141

Case Area:

Parcel(s) - 141463

2136 Bishop Rd



Scale: 1" = 250 '

**CZ-HI & AG to CZ-HI Amended
+/- 10.60 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

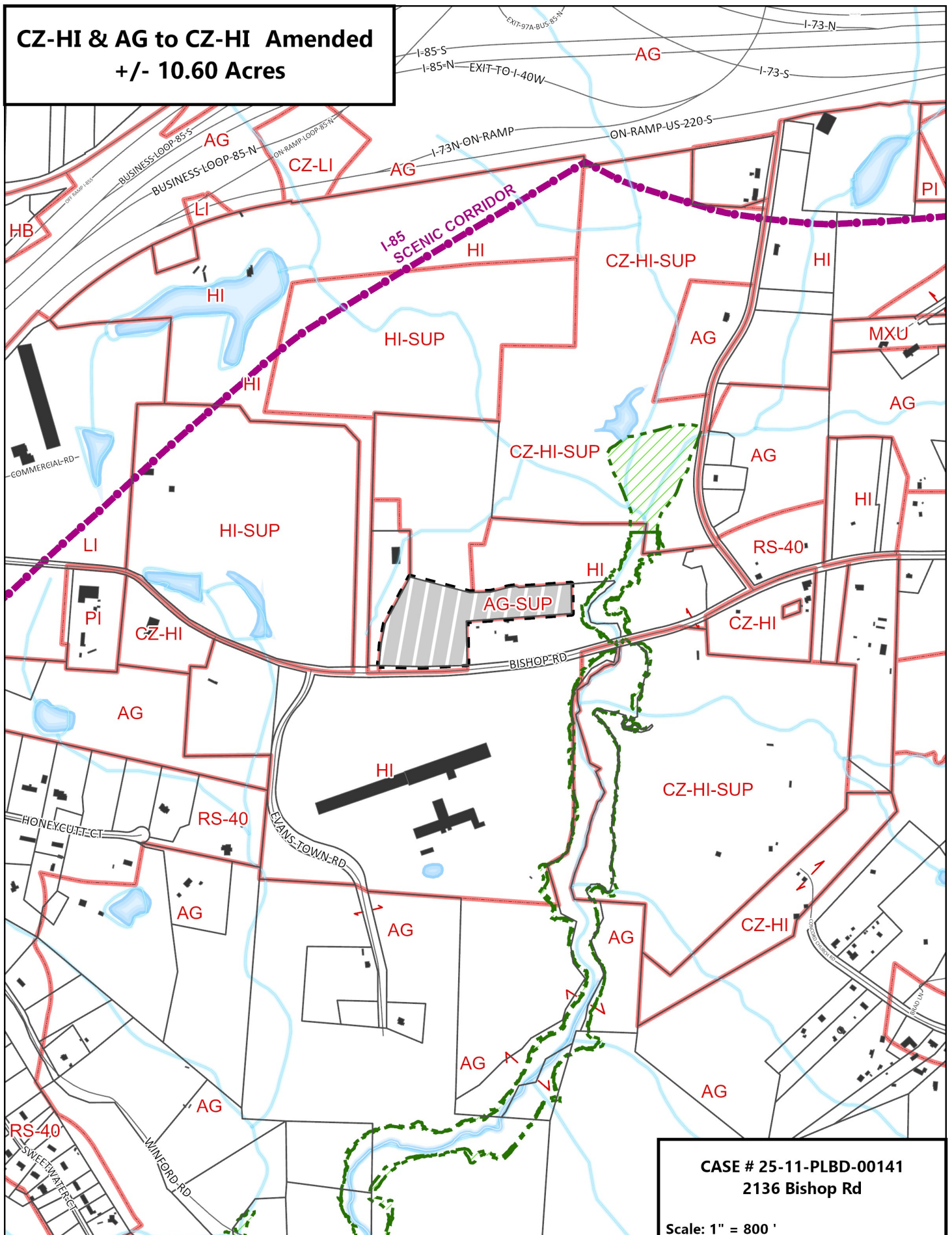
Case Number:
25-11-PLBD-00141

Case Area:
Parcel(s) - 141463
2136 Bishop Rd



Scale: 1" = 250 '

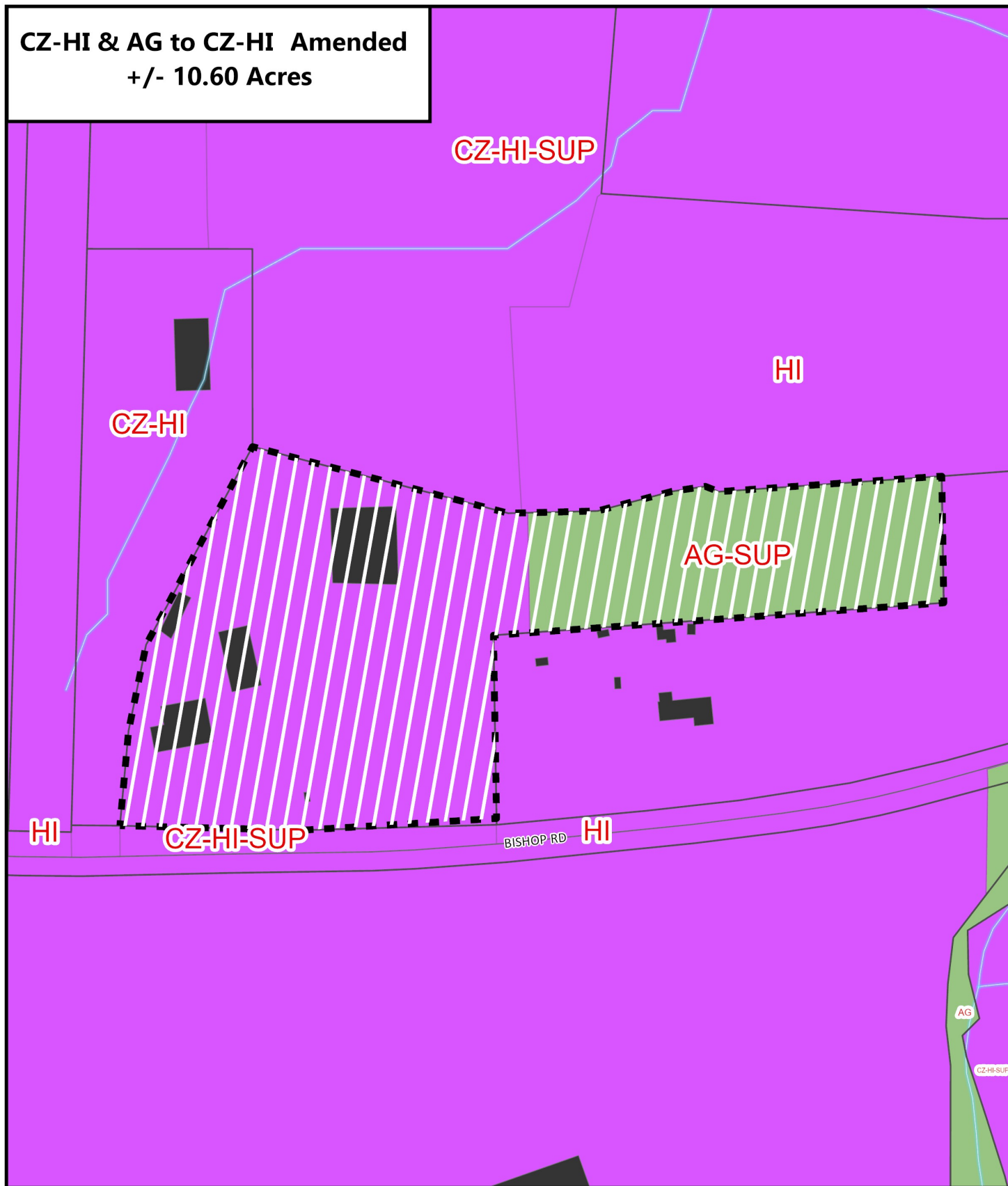
**CZ-HI & AG to CZ-HI Amended
+/- 10.60 Acres**



**CASE # 25-11-PLBD-00141
2136 Bishop Rd**

Scale: 1" = 800'

**CZ-HI & AG to CZ-HI Amended
+/- 10.60 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-11-PLBD-00141

Case Area:
Parcel(s) - 141463
2136 Bishop Rd



Scale: 1" = 200 '

**CZ-HI & AG to CZ-HI Amended
+/- 10.60 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

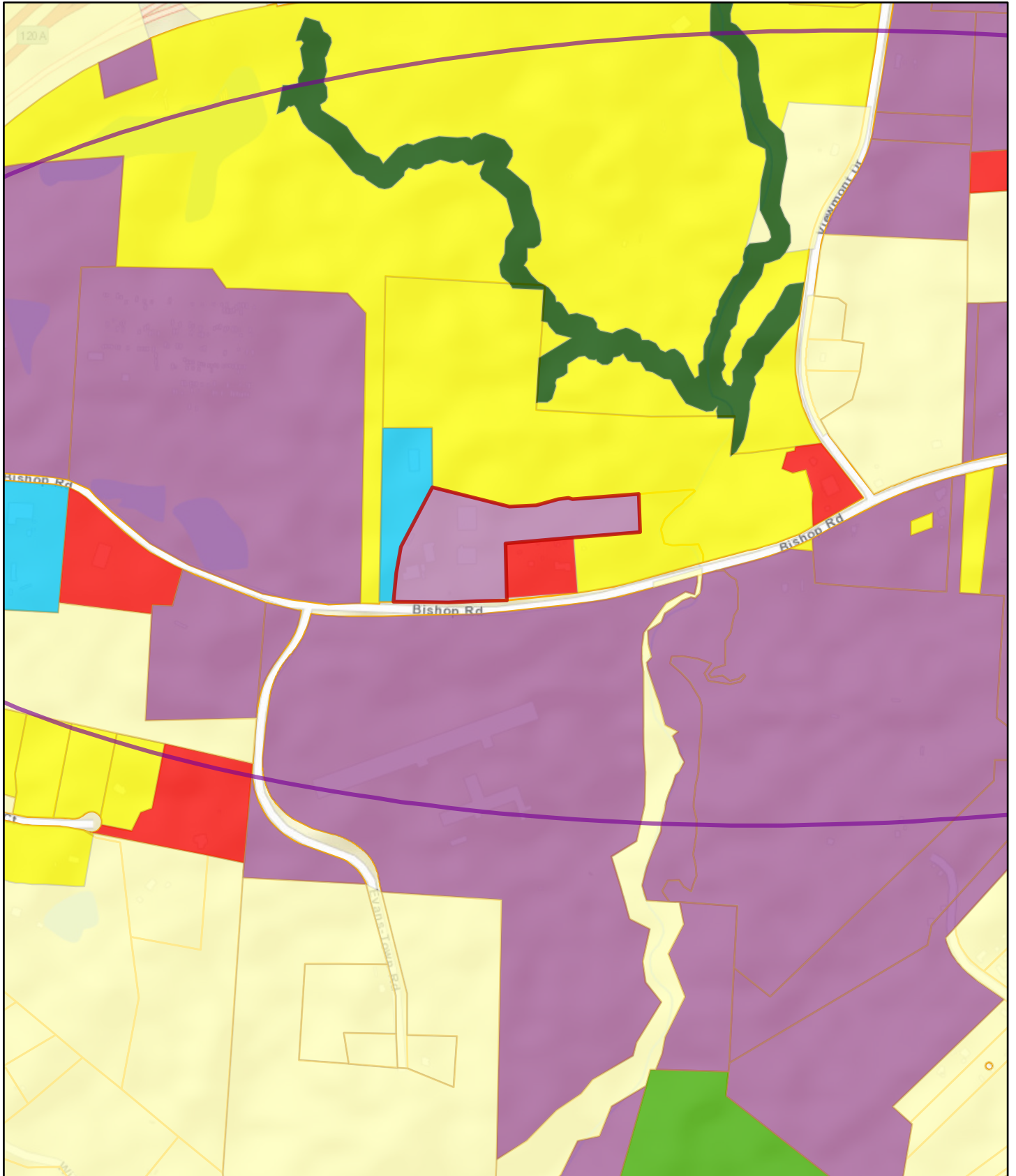
Case Number:
25-11-PLBD-00141

Case Area:
Parcel(s) - 141463
2136 Bishop Rd



Scale: 1" = 200'

25 -11-PLBD-00141 (2136 Bishop Rd, Greensboro, NC 27406)



11/24/2025, 1:41:26 PM

Planning Nodes

 Regional Employment Center

FLUM

 Natural Area/Preserve

 Rural Living

 Residential

 Commercial

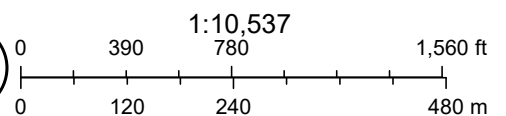
 Civic/Educational

 Industrial Innovation

 Working Farm/Agriculture

FLUM Labels

 Parcels



State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

141463



Zoom to

REID	141463
Owner	REPUBLIC SERVICES OF NC LLC
Address	2136 BISHOP RD
Legal Description	REPUBLIC WASTE SERVICE PL:157-114
FLUM	Industrial Innovation
Zoning	HI, AG,
Scenic Corridors	
Watershed	LOWER RANDLEMAN LAKE
WCA Tier Levels	
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

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CONDITIONAL REZONING CASE #25-11-PLBD-00141: CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL (REF. CASE #74-01) AND AG, AGRICULTURAL TO CZ-HI AMENDED, CONDITIONAL ZONING – HEAVY INDUSTRIAL AMENDED: 2136 BISHOP RD

**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 #25-11-PLBD-00141: CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL (REF. CASE #74-01) AND AG, AGRICULTURAL TO CZ-HI AMENDED, CONDITIONAL ZONING – HEAVY INDUSTRIAL AMENDED: 2136 BISHOP RD

**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 #141463 from **CZ-HI and AG to CZ-HI Amended** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

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

CONDITIONAL REZONING CASE #25-11-PLBD-00141: CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL (REF. CASE #74-01) AND AG, AGRICULTURAL TO CZ-HI AMENDED, CONDITIONAL ZONING – HEAVY INDUSTRIAL AMENDED: 2136 BISHOP RD

**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 #141463 from **CZ-HI and AG to CZ-HI Amended** because:

1. The amendment **is not** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is not consistent.]

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

CONDITIONAL REZONING CASE #25-11-PLBD-00141: CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL (REF. CASE #74-01) AND AG, AGRICULTURAL TO CZ-HI AMENDED, CONDITIONAL ZONING – HEAVY INDUSTRIAL AMENDED: 2136 BISHOP RD

**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 #141463 from **CZ-HI and AG to CZ-HI Amended** because:

1. This approval also amends the **Future Land Use Map: SW Quadrant**.
2. The zoning map amendment and associated **Future Land Use Map** amendment **from CZ-HI and AG to CZ-HI, Amended** in the **Southwest Quadrant** are based on the following change(s) in condition(s):
[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

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 #25-11-PLBD-00141: CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL (REF. CASE #74-01) AND AG, AGRICULTURAL TO CZ-HI AMENDED, CONDITIONAL ZONING – HEAVY INDUSTRIAL AMENDED: 2136 BISHOP RD

**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 #141463 from **CZ-HI and AG to CZ-HI Amended** because:

1. The amendment **is** consistent with the Comprehensive Plan because:

[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** consistent but not reasonable because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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