



**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

**July 08, 2026**

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** June 10, 2026
- IV. **Rules and Procedure**
- V. **Continuance Requests**
- VI. **Old Business**

**Non-Legislative Hearing Item(s)**

- A. ADOPT ORDER FOR SPECIAL USE PERMIT CASE #26-04-PLBD-00017: REQUEST TO AMEND CURRENT SPECIAL USE PERMIT FOR LANDSCAPE AND HORTICULTURAL SERVICES (Ref. Case #17-05-GCPL-02276): 7930 BEE JAY ROAD (ZONED AG, AGRICULTURAL)**

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) to Amend a Special Use Permit (ref. Case #17-05-GCPL-02276) with re-spect to the application submitted by Nick Blackwood, Attorney, on behalf of the property owner Marcus Vinroot for the property at 7930 Bee Jay Road, Browns Summit, NC 27214 (Guilford County Tax Parcel #130235 in Monroe Township), as heard and decided by the Guilford County Planning Board on June 10, 2026.

- VII. **New Business**

**Legislative Hearing Item(s)**

- A. CONDITIONAL REZONING CASE #26-02-PLBD-00011: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 645 NC HIGHWAY 62 EAST**

The subject property is located at 645 NC Highway 62 East (Guilford County Tax Parcel #132505 in Fentress Township), approximately 7,240 feet east of the intersection of Branson Mill Road and NC Highway 62 East, and comprises approximately 26.09 acres.

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

**Use Conditions:** None

**Development Conditions:** The development shall be limited to a maximum of 14 residential lots.

The requested rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Rural Living. If approved, an 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 #26-02-PLBD-00011** can be viewed by scrolling to the July 08, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>

## **VIII. Other Business**

### **A. Draft Data Center Text Amendment for Review and Comment Only**

### **B. Liberty Road/Woody Mill Small Area Plan Project Update**

## **IX. Adjourn**

*Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27401.*

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**GUILFORD COUNTY  
PLANNING BOARD  
REGULAR MEETING MINUTES**

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

**June 10, 2026**

**6:00 PM**

**Call to Order**

Chair Donnelly called the meeting to order.

**I. Roll Call**

Mr. Moss called the roll for attendance at this meeting.

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

James Donnelly, Chair; Dr. Nho Thi Bui; Rev. Gregory Drumwright; Guy Gullick;  
Sam Stalder

The following members were absent from this meeting:

David Craft, Vice Chair; Ryan Alston; Randy Little; Cara Buchanan;

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

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

**II. Agenda Amendments**

There were no amendments to the agenda.

**III. Approval of Minutes: May 13, 2026**

Rev. Drumwright moved to approve the May 13, 2026 meeting minutes as amended, seconded by Dr. Bui. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Gullick, Stalder. Nays: None.)

**IV. Rules and Procedure**

Chair Donnelly explained the policies and procedures followed by the Planning Board.

**V. Continuance Requests**

There were no continuance requests.

**VI. Old Business**

None

**VII. New Business****Legislative Hearing Item(s)****A. CONDITIONAL REZONING CASE #26-04-PLBD-00018: RS-40, RESIDENTIAL TO CZGB, CONDITIONAL ZONING – GENERAL BUSINESS: 4046 RANDLEMAN ROAD (APPROVED)**

Ms. Terrell presented the staff report for Conditional Zoning Case #26-04-PLBD-00018. She stated that the subject property is located at 4046 Randleman Road (Guilford County Tax Parcel #142793 in Sumner Township), approximately 615 feet north of the intersection of Randleman Road and South Elm-Eugene Street and comprises approximately 0.6 acres. She confirmed that required notices were mailed to property owners.

Ms. Terrell said this is a request to rezone the subject property from RS-40, Residential to CZ-GB, Conditional Zoning – General Business with the following conditions: Proposed Use Conditions: (1) Motor Vehicles, Motorcycles, RV or Boat Sales (New and Used). Proposed Development Conditions: (1) We will build a 6' opaque wooden fence at all three property sides, except the front side we will build a 6' high chain-link fence. The requested rezoning is inconsistent with the subject property's Future Land Use Map (FLUM) classification of Residential. If approved, an amendment to the Office/Service classification will be required.

Ms. Terrell explained that the vicinity of the subject property is characterized by a mix of vacant land and commercial uses, including a gas station and a retail store. The vacant land which surrounds the property on the north, south, and west sides is zoned as a Planned Unit Development (PUD) within the City of Greensboro (ref. Case Z-22-03-006). The approved Unified Development Plan (UDP) for the PUD shows the proposed uses are single-family detached dwellings and townhomes, with the phase surrounding the subject property being approved for townhomes. A single-family, detached dwelling is currently located on the property.

Ms. Terrell stated that there are no inventoried historic resources located on or adjacent to the subject property. No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out the potential for unknown grave sites. Water and Sewer Services are provided by private septic and well. The property is located within the Growth Tier 1 of the City of Greensboro. Randleman Road is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan. The Annual Average Daily Traffic (AADT) for Randleman Road is 3,129 vehicles per the 2025 North Carolina Department of Transportation (NCDOT) traffic count. There are currently no known proposed road improvements in the area. Any new development would be subject to the NCDOT review and must obtain any required approvals.

Ms. Terrell pointed out that per the USDA-NRCS Web Soil Survey, the topography of parcel 142793 is nearly level to gently sloping. There is no regulated floodplain on site per FIRM 3710786100J with effective date 6/18/2007. There are no mapped wetlands on site per the National Wetlands Inventory. There are no mapped streams on site per the USGS Topo Quad Map or Soil Survey Map for Guilford County. The subject property is located in the Polecat Creek WS-III, General Watershed Area. As the requested rezoning would change the subject property from a residential to a commercially zoned property, the Watershed and Stormwater Division has expressed concern that development on the property may exceed the required 24% Built Upon Area (BUA) limit. If development of the subject property does exceed 24% BUA limit, then a Stormwater Control Measure device design must be submitted and approved by the Watershed and Stormwater Division. She noted that staff had recommended that the applicant complete a BUA assessment of the property prior to requesting rezoning due to these concerns which the applicant has not provided.

Ms. Terrell stated that the subject parcel has a Future Land Use Map (FLUM) designation of Residential located in the Southeast (SE) Quadrant. She noted again that the proposed rezoning to CZ-GB is inconsistent with the current FLUM designation. The property is not located in a designated Activity Center/Node. The proposed rezoning would be consistent with the Office/Service designation. Properties designated as Office/Service are described as lands that provide opportunities for concentrated employment in Guilford County and include various forms of commercial enterprises, including businesses that provide services to individuals. The request to rezone the subject property from RS-40, Residential, to CZ-GB, Conditional Zoning – General Business, is reasonable as it aligns with the Guilford County Comprehensive Plan's Goal Statement for the Planning Theme of Resilient Economy which states to "promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees."

Ms. Terrell noted that the request is also reasonable as the proposed conditional zoning excludes many of the allowed uses within the General Business (GB) district and adds a development condition to provide a 6-foot- tall opaque wooden fence on all three property sides with the exception of the front side which will be constructed of chain-link material. This proposed development condition will provide additional buffering with the contiguous property located in the City of Greensboro which would not otherwise be required.

Ms. Terrell concluded that the request is reasonable as the proposed permitted uses are compatible with existing nearby commercial land uses on parcels adjacent to the subject property. She said staff recommends Approval of the request.

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

Zohair Mohammed, the property owner of 801 Valley Oak Drive, stated that he plans to use the existing house and land for auto sales. The previous owner used the house as rental property and the location is perfect for his proposed use as there is exposure on both sides of the property. The fence around the property would shield it from the neighbors and provide protection to the vehicles on the property. The neighboring lots are vacant or have existing commercial uses. This is not a high-traffic commercial use and would not be intrusive to the neighboring properties. The driveway is currently gravel and he intends to keep it that way and not pave it. He stated that he expects to have 1 or 2 customers each day and does not expect to exceed 24% BUA limitation.

Rev. Drumwright asked how many vehicles he would have on the property. Mr. Mohammed stated that he expects to store no more than 20 vehicles at one time. Chair Donnelly pointed out that gravel parking counts toward the BUA.

There being no speakers in opposition to the request, Chair Donnelly closed the public hearing by acclamation.

Rev. Drumwright stated that he feels that this would be a reasonable use for the property as it is in proximity to other business establishments.

Mr. Gullick agreed with Rev. Drumwright as it seems like an appropriate location. Chair Donnelly added that he appreciated the use of fencing to shield the use from adjacent properties.

Rev. Drumwright moved to approve the zoning map amendment case #26-04-PLBD-00018, located at 4046 Randleman Road (Guilford County Tax Parcel #142793, approximately 615 feet north of the intersection of Randleman Road and South Elm-Eugene Street and comprises approximately 0.6 acres, from RS-40 to CZ-GB. This approval also amends the FLUM from Residential to Office/Service in the Southeast quadrant. He stated that the requested rezoning is consistent with the following goals and policies of the Guiding Guilford Comprehensive Plan: Planning Theme Resilient Economy's Goal Statement to promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees. The request is also reasonable as the proposed conditional zoning excludes many of the allowed uses within the General Business (GB) district and adds a development condition to provide a 6-foot- tall opaque wooden fence on all three property sides with the exception of the front side which will be constructed of chain-link material. This proposed development condition will provide additional buffering with the contiguous property located in the City of Greensboro which would not otherwise be required. Finally, the request is reasonable as the proposed permitted uses are compatible with existing commercial land uses on parcels adjacent to the subject property, seconded by Dr. Bui. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Gullick, Stalder. Nays: None.)

**B. CONDITIONAL REZONING CASE #26-05-PLBD-00019: RS-30, RESIDENTIAL TO CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS: 7544 US HIGHWAY 29 NORTH (APPROVED)**

Ms. Terrell presented the staff report for case #26-05-PLBD-00019. She stated that the subject property is located at 7544 US Highway 29 North (Guilford County Tax Parcel #114079 in Madison Township), approximately 1,625 feet south of the intersection of US Highway 29 North and Benaja Road. The subject property comprises approximately 8.59 acres.

Ms. Terrell stated that this is a request to rezone the subject property from RS-30, Residential to CZ-HB, Conditional Zoning – Highway Business with the following conditions: Proposed Use Conditions: All uses allowed in the HB, Highway Business District except: (1) Country Club with Golf Course; (2) Public Park or Public Recreation Facility (including batting cages); (3) Amusement Park, Water Parks, Fairgrounds; (4) Auditorium, Coliseum, or Stadium; (5) Hospital, (6) Hotel or Motel; (7) Cemetery or Mausoleum; (8) Truck Stop; (9) Railroad Terminal or Yard; (10) Construction or Demolition Debris Landfill, Minor; (11) Land Clearing & Inert Debris Landfill, Minor.

Ms. Terrell explained that the vicinity of the subject property is characterized as a mix of rural residential and commercial uses on lands zoned RS-30, Residential, HB, Highway Business, LB, Limited Business, and LI, Light Industrial.

Ms. Terrell pointed out that there is a contiguous parcel zoned HB, Highway Business to the north of the subject property. The area to the North of the subject property is Commercial and Residential, to the South is Residential and Industrial, to the East is Residential and Commercial, and to the West is Residential and a Place of Worship. There are no inventoried historic resources located on or adjacent to the subject property. No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out the potential for unknown grave sites. Water and Sewer Services are provided by private well and septic.

Ms. Terrell noted that US Highway 29 is considered a Freeway per Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). The North Carolina Department of Transportation (NCDOT) 2025 Annual Average Daily Traffic count was 30,858 cars. The subject property is also located near Old Reidsville Rd., which is a Collector Street per GUAMPO. The NCDOT 2025 Annual Average Daily Traffic count was 486 cars. There is an existing service road located slightly south of the site along Highway 29 that currently provides access to the parcels to the south. Per NCDOT any expansion of the right of way will be at the property owner or developer's expense. Any request for access is subject to review and approval by NCDOT. Proposed improvement to US 29 will upgrade it to interstate highway standards under the 2026-2035 NC STIP (State Transportation Improvement Plan) project #R5889B. Per the USDA-NRCS Web Soil Survey, the topography at parcel 114079 is nearly level to gently sloping and strongly sloping.

Ms. Terrell stated that the requested rezoning is inconsistent with the current Future Land Use Map (FLUM) classification of Residential as this designation is not intended to accommodate commercial land uses. The proposed rezoning would be consistent with the Retail/Restaurant designation. Properties designated as Retail/Restaurant are described as lands that are typically located near key intersections and busy corridors that serve the daily needs of local residential neighborhoods. These uses typically are accessed by car and public transit or via bicycle and pedestrian connections.

Ms. Terrell said the request to rezone the subject property from RS-30, Residential to CZ-HB, Conditional Zoning - Highway Business is reasonable as it is consistent with the following elements found in the Guilford County Comprehensive Plan: 1) Planning Theme of Resilient Economy's Goal Statement which states to "Promote a healthy, 5 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." 2) Action Item E1.1 which states to "Ensure areas best suited for economic development, such as the US 421 Corridor, are secured for such use, while balancing the needs for housing, recreational amenities, agricultural, and commercial uses," and 3) Action Item E1.2, "Evaluate economic development opportunities by considering their effects on the fair distribution of benefits and resources within the community."

Ms. Terrell noted the request is also reasonable as the subject property abuts a parcel which is currently zoned HB, Highway Business and is located along a Freeway which would accommodate auto-oriented retail service or other commercial uses.

Ms. Terrell also pointed out that the subject property is in proximity to an identified Neighborhood Center Activity Center in the Future Land Use Map (FLUM) which represents lands consisting of mixed-use developments designed to be gathering places or community focal points for surrounding neighborhoods. These areas also provide for the entertainment, civic, and economic needs of communities and are intended to accommodate moderate intensity shopping and services. Finally, the proposed use conditions would exclude potential incongruous land uses with adjacent residential properties. She concluded that staff recommends approval of the request.

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

JoAnne McDaniel, the property owner of 4323 Rehobeth Church Road, stated that she wanted to sell the property and changing the zoning would give her more opportunities to put it on the market. It gives other people the opportunity and incentive to purchase the property.

Chair Donnelly asked Ms. McDaniel if she is open to limiting the uses for the property such as a shooting range or outdoor theater as restricted uses. Ms. McDaniel stated that she would agree to that.

Chair Donnelly said he would suggest the specific uses to be restricted are: Special Event Venue, Shooting Range (Indoor), Theater (Outdoor), and Theater (Indoor). Ms. McDaniel stated those restrictions would be acceptable to her.

Chair Donnelly asked for anyone wishing to speak in opposition to the request to come forward and state their name and address for the record.

Nancy Hudson, 8005 Benaja Road, stated that she owns parcel #114085, located at 8005 Benaja Road. The back of her property faces US 29 and it is adjacent to both parcel #114078, which is already zoned HB, and parcel #1140979, presently zoned Residential. Her parents built it on the property in 1972. This has been the family home for over 50 years and sits back off the road. They enjoy living there and like to fish in their pond and enjoy time outside under oak trees that were planted at the time the house was built. She is concerned about the subject property being considered for business zoning, based on the rezoning application it seems that the rezoning is requested with the intent to sell this parcel. However, she has not seen any signs that the property has been offered up for sale in its present condition and present zoning. This property borders Cardinal Pipeline on her side of the property line.

Ms. Hudson said that the pipeline separates the two properties by a minimum of 15 yards. The subject property has a house that has been abandoned for a minimum of 12 years. The roof has fallen in and at least one chimney has fallen in. There is no well or sewer that she is aware of. In early 2010, her family shared water to help build chimneys for the property. This house, as well as 2 out-buildings will have to be removed in order for the land to be developed. Additionally, the power line to her property runs across this parcel along its rear boundary. She objects to the rezoning based on the application, as there are no specific plans for the property except to make it more marketable to sell. This seems like a drastic first step. The noise pollution during any construction would not be limited to just the subject property and would not be desirable. She is concerned about her property being devalued. The rezoning would open the door to just about anything be allowed on the property and means there are too many unknowns for her and her neighbors.

In rebuttal, Ms. McDaniel returned to the podium and stated that there is a well on the property and she moved the old house from the property and that house was built in 1848 and she has done a lot of work on it. Her mother, sister, father and brother got sick and she was unable to complete the work she started on the house because she was taking care of them over the years. She is now ready to move on and sell the property. She had a buyer for the property, but that gentleman had a stroke and is now unable to do anything with the property. She is now looking for other interested parties to sell the property.

With no further attendees wishing to speak, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly stated that based on the conversation related to additional conditions, the additional uses that would be excluded would be: Special Event Venue, Shooting Range (Indoor), Theater (Outdoor), and Theater (Indoor). In order to consider these as additional conditions he would ask for a motion to adopt those as additional conditions to amend the application, with the consent of the applicant.

Mr. Gullick moved to approve the additional conditions, as stated by Chair Donnelly, seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Gullick, Stalder. Nays: None.)

Chair Donnelly stated that he drove by the property and noted that it is located in an area that is suited for development along US 29. He is encouraged by all the requirements that are in place for whatever development could come to this area. He pointed out that required buffers would provide some separation from the nearby residential uses. He would be inclined to support this application, especially in light of the additional conditions.

Rev. Drumwright inquired as to what type of buffer would be required from the neighboring residential property. Mr. Hardin responded that when Highway Business district abuts a residential district a Type A buffer is required with a minimum width of 40 feet and a minimum average width of 50 feet. Staff would confirm the buffer is shown on the required site plan during review.

Mr. Gullick moved to approve Zoning Case # 26-05-PLBD-00019, located at 7544 US Highway 29 North (Guilford County Tax Parcel #114079 in Madison Township), approximately 1,625 feet south of the intersection of US Highway 29 North and Benaja Road and comprises approximately 8.59 acres. to rezone the subject property from RS-30, Residential to CZ-HB, Conditional Zoning - Highway Business, with the amended conditions. This approval also amends the Future Land Use Map (FLUM) for the subject property in the Northeast quadrant to the Retail/Resturant classification. He incorporated by reference into the motion the consistency and reasonableness statements from the staff report, as follows: The request to rezone the subject property from RS-30 to CZ-HB is consistent with the following goals, policies and actions of the Comprehensive plan: Planning Theme: Resilient Economy--Goal Statement: Promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees. Action E1.1: Ensure areas best suited for economic development, such as the US 421 Corridor, are secured for such use, while balancing the needs for housing, recreational amenities, agricultural, and commercial uses. Action E1.2: Evaluate economic development opportunities by considering their effects on the fair distribution of benefits and resources within the community. This request is to rezone the subject property from RS-30, Residential to CZ-HB, Conditional Zoning - Highway Business is reasonable as it is consistent with the following elements found in the Guilford County Comprehensive Plan: 1) Planning Theme of Resilient Economy's Goal Statement which states to "Promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees." 2) Action Item E1.1 which states to "Ensure areas best suited for economic development, such as the US 421 Corridor, are secured for such use, while balancing the needs for housing, recreational amenities, agricultural, and commercial uses." and 3) Action Item E1.2, "Evaluate economic development opportunities by considering their effects on the fair distribution of benefits and resources within the community." The request is also reasonable as the subject property abuts a parcel which is currently zoned HB, Highway Business and is located along a major thoroughfare which would accommodate auto-oriented retail service or other commercial uses. Furthermore, the subject property is in proximity to an identified Neighborhood Center Activity Center in the Future Land Use Map (FLUM) which represents lands consisting of mixed-use developments designed to be gathering places or community focal points for surrounding neighborhoods. These areas also provide for the entertainment, civic, and economic needs of communities and are intended to accommodate moderate intensity shopping and services.

Finally, the proposed use conditions would exclude potential incongruous land uses with adjacent residential properties, seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Gullick, Stalder. Nays: None.)

### **Evidentiary Hearing Item(s)**

At this time, Chair Donnelly swore in or affirmed all present wishing to speak during the evidentiary hearing.

Attorney Mason stated that staff have some additional administrative materials to share with the Board. This is an amendment that is being sought to a Special Use Permit that was originally issued in 2017. Staff is providing the Board with records from that 2017 proceeding, consisting of the application and the minutes from the meeting of when the Planning Board approved it.

#### **A. SPECIAL USE PERMIT CASE #26-04-PLBD-00017: REQUEST TO AMEND SPECIAL USE PERMIT FOR LANDSCAPE AND HORTICULTURAL SERVICES (Ref. Case #17-05- GCPL-02276): 7930 BEE JAY ROAD (ZONED AG, AGRICULTURAL) (GRANTED)**

Mr. Tew presented the staff report for case #26-04-PLBD-00017. He stated that the subject property is located at 7930 Bee Jay Road, Browns Summit, NC 27214 (Guilford County Tax Parcel #130235 in Monroe Township), approximately 1,000 feet southeast of the intersection of Bee Jay Road and NC Highway 150 East, and comprises 26.34 acres. Slides of an image showing the property were shown on the screen.

Mr. Tew said this is a request to consider an amendment to the current Special Use Permit (Ref. Case #17-05-GCPL-02276) for Landscape and Horticultural Services subject to the submitted site plan along with the following proposed conditions: Current Conditions: (1) Not for retail or public traffic; (2) Hours limited to Monday - Saturday, 7:00 AM-6:00 PM; (3) Existing buffer to remain; (4) Uses limited to: Plant Installation (Landscaping), Irrigation System Installation, Hardscape Installation (pavers & stone), Outdoor low voltage night lightings. Proposed Conditions: (1) Retail or public traffic shall not be permitted; (2) Hours of operation shall be limited to Monday through Saturday, 7:00 AM through 6:00 PM EST; (3) The subject property's existing mature tree canopy, as shown on the accompanying site plan, shall not be disturbed in connection with expansion of the Special Use Permit as provided on such site plan; provided, however, existing vegetation may be removed as reasonably required for installation, maintenance and/or repair of the proposed septic area shown on the site plan; (4) Lawn care, lawn fertilizing services, lawn spraying services, ornamental shrub and tree services with spraying shall not be permitted; (5) Uses under the Special Use Permit shall be limited to: Plant Installation (Landscaping); Irrigation System Installation; Hardscape Installation (i.e. pavers and stone); Outdoor low voltage night lightings;

(6) There shall be no mixing, staging or storage of fertilizers or other harsh or hazardous chemicals associated with Landscape and Horticultural Services at the subject property; (7) The site plan submitted with this application is intended solely to provide a general illustration of the proposed area of Special Use Permit expansion. The site plan is not intended to limit the area of expansion to a specifically described outer boundary, or limit proposed improvements to certain dimensions. The expanded use area shall be located and configured in general conformity with that which is shown on the site plan; (8) Absent installation of a stormwater control measure, development shall not exceed twelve percent (12%) maximum built-upon area; (9) Washing of vehicles, equipment or containers used for the application or storage of fertilizers, pesticides or other harsh or hazardous chemicals associated with Landscape and Horticultural Services shall be prohibited at the subject property.

Mr. Tew explained that Fire Protection is provided by the Northeast Fire Protection District and Fire Station is 0.4 miles. Water and Sewer Services are provided by Private Septic Systems and Wells. The subject property is within the City of Greensboro Growth Tier 3.

Mr. Tew noted that Bee Jay Road is classified as a Collector Street under the adopted Thoroughfare and Collector Street Plan. NCDOT does not provide the Annual Average Daily Traffic (AADT) for Bee Jay Road. NC Highway 150 East, which provides the only entry to Bee Jay Road, is classified as a Major Thoroughfare and has an AADT of 4,452 vehicles per the 2025 NCDOT traffic count. There are currently no known proposed road improvements in the area. Any new development would be subject to NCDOT review and must obtain any required approvals. Per the NRCS Web Soil Survey, topography on site ranges from gently sloping to moderately steep and steep. No regulated floodplains exist on the property per FIRM #3710797000J effective 7/3/2007. There are no mapped wetlands on site per the National Wetlands Inventory. There are mapped wetlands on site per USGS Topo Quad and Soil Survey Maps. The property is located in the Greensboro (Reedy Fork) WS-III, Watershed Critical Area Tier 4. The Future Land Use Map/Comprehensive Plan Future Land Use Map (FLUM) Classification for the subject property is Residential.

Mr. Tew Review explained the Review Factors of Special Use Permits per Unified Development Ordinance (UDO) Subsection 3.5.Q.3.g. The applicant must demonstrate that the following review factors have been adequately addressed: 1. Circulation: Number and location of access points to the property and the proposed structures and uses, with particular reference to automotive, pedestrian safety, traffic flow and control, and access in case of emergency. The submitted site plan shows that access will continue to be from Bee Jay Road. The applicant will need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, during the formal site plan review process. 2. Parking and Loading: Location of off-street parking and loading areas.

Parking for Landscape and Horticultural Services is subject to UDO Table 6-1-1: Parking Requirements. Landscape and Horticultural Services would be classified as "Other" under the Business, Professional & Personal Services use category, requiring one parking space per 600 square feet of gross floor area. Parking requirements will be addressed during the formal site plan review process.

3. Service Entrances and Areas: Locations of refuse and service areas with adequate access for services vehicles. Locations of services areas will be reviewed to ensure adequate access for all service vehicles during the formal site plan review process per UDO Subsection 6.1. The applicant will also need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, during the formal site plan review process.

4. Lighting: Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other properties in the area. A lighting plan, if required, will be reviewed during the formal site plan review process in accordance with UDO Subsection 6.3.

5. Utilities: Location and availability of utilities (public or private). The Guilford County Environmental Health Division will regulate septic evaluation during the formal site plan review process. The existence/location of utility easements will also be reviewed by staff during the formal site plan review.

6. Open Spaces: Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable). County staff will review landscape requirements during the formal site plan review process per UDO Subsection 6.2.

7. Environmental Protection: Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space and other natural features. Environmental regulations will be administered by the Guilford County Watershed/Stormwater Section during the formal site plan review process per UDO Subsection 9.

8. Landscaping, Buffering & Screening: Installation of landscaping, fencing or berming for the purpose of buffering and screening where necessary to provide visual screening where appropriate. Landscape buffer and street planting yard requirements will be addressed during the formal site plan review process per UDO Subsection 6.2.

9. Effect on Nearby Properties: Effects of the proposed use on nearby properties, including, but not limited to, the effects of noise, odor, lighting, and traffic. A lighting plan, if required, will be reviewed during the formal site plan review process in accordance with UDO Subsection 6.3. The applicant will also need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, which would cover traffic flow and safety concerns.

10. Compatibility: The general compatibility with nearby properties, including but not limited to the scale, design, and use in relationship to other properties. Adjacent properties are predominantly agricultural and residential. Any landscape buffering and screening requirements will be addressed during the formal site plan review process per UDO Subsection 6.2.

Mr. Tew also noted the Special Use Permit shall be granted when each of the following Findings of Fact have been made by the Planning Board, based on competent, material, and substantial evidence in the record:

1. The proposed use is represented by an "S" in the column for the district in which it is located in UDO Table 4.3-1: Permitted Use Schedule;

2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted; 3. That the use meets all required conditions and specifications; 4. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and 5. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs.

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

Chair Donnelly opened the Public Hearing and asked those in favor of the request to come forward and stated their name and address for the record.

Attorney Nick Blackwood, representing the applicant Marcus Vinroot, presented materials for the Board members' review and stated that a Special Use Permit was previously approved in 2017 and the operating area is circled in the site plan for the new application. They are not asking for any additional use rights under the previously approved SUP, they are actually narrowing and further constraining some of the existing use rights on the property with some additional environmentally sensitive type conditions in respect of the ordinances and requirements of the Watershed Critical Area. This is for an expansion of that previous use area for storage space. The change in grade from the Bee Jay Road right-of-way to the proposed extension area are all on the property. There is a 30-foot drop from the Bee Jay Road right-of-way, and this expansion area is not going to exist and will be completely invisible from the right-of-way. They will be maintaining the existing mature tree canopy. There is a significant amount of existing tree coverage to the north and east of that expansion area and along the Bee Jay Road frontage.

People traveling on Bee Jay Road would not have visibility of the property from that angle. There will be no additional employees and no additional traffic at the property. Notice letters were sent out to neighboring property owners to provide additional information on the request. There were two (2) property owners that attended a meeting and they were just curious about what was going on and they had no concerns.

Marcus Vinroot, applicant and owner of Green Visions Landscape, stated that he has been in business for about 17 years and they are an install company, and they are not a treatment company. They do not spray yards, all they do is install items for their customers to help take care of their yard. There is a lighting division, a planting division, hardscape division, and synthetic turf division. The business has grown through the years and they now need additional storage space for their equipment and materials. They have chosen a location for the additional building so that it will not be seen. They will not be paving anything and the driveways would all be gravel and not add any run-off. There is a well on the property so they would not need an additional well. The location of the proposed new building is an open field and is completely invisible from the road and from the neighbors.

Chair Donnelly asked the applicant if he would agree to an additional condition in the gap area to shield the new building from the neighbor. Mr. Vinroot responded that there is a tree line in that area that is sufficient to shield the neighbor from seeing the building.

Dalton Ward, PE, Engineer representing the applicant, stated that he prepared the site plan. He really did not have a lot to add, but generally, this is a site plan for a Special Use Permit regarding the open vegetation. The wood line is sketched in based on the aerial image. The final landscape buffer will be on the site plan and submitted to the TRC. The density is below 12% so there is a lot of open space on the property. Environmental Health has already reviewed the proposed subject area and their requirements have all been met.

Marcus Orr, NC Land Appraiser, certified with the state with McNairy & Associates, here in Greensboro. He presented a booklet for the Board members' review. He will speak to any injury or impact on the value of surrounding properties, for residential or agricultural properties that abut the subject property. In checking residential listings in similar properties, he found that there was no impact on sales price of residential properties because of a landscaping operation near the property.

Attorney Nick Blackwood returned to the speaker's stand and stated that he would submit to the Board that this would have no significant impact on anyone in the area and is a reasonable expansion of the previously approved Special Use Permit.

There being no speakers in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Mr. Gullick stated that he was in favor of this request as he feels this is a really good use of this land. Chair Donnelly stated that he was also in favor of the request.

Mr. Gullick moved that the Guilford County Planning Board grant a Special Use Permit, Case # 26-04-PLBD-00017, located at 7930 Bee Jay Road, Browns Summit, NC 27214 (Guilford County Tax Parcel #130235 in Monroe Township), approximately 1,000 feet southeast of the intersection of Bee Jay Road and NC Highway 150 East, and comprises 26.34 acres. request to consider an amendment to the current Special Use Permit (Ref. Case #17-05-GCPL-02276) for Landscape and Horticultural Services subject to the submitted site plan. Mr. Gullick incorporated answers to questions numbered 2 through 5 on the application, including any amendments discussed this evening. Therefore, based on all the foregoing, it is Ordered that the application Special Use Permit for Landscape and Horticulture Services be subject to the six (6) requirements as follows. (1) The development of the parcel shall comply with all regulations as specified in the UDO; (2) The development shall proceed in conformity with all plans and conditions attached to the Special Use Permit application and kept on file by the Guilford County Planning and Development Department; (3) The development shall proceed upon approval of the formal site plan and design features by the Planning & Development Director or designee after receiving comments from the Technical Review Committee, identifying conditions related to the request and applicable development standards. The formal site plan must comply with applicable development standards contained in the UDO and meet the requirements outlined in Appendix 2: Map Standards; (4) The development shall proceed in accordance with any added conditions, if applicable; (5) If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted; (6) This motion also directs staff to draft a proposed order reflecting these findings and conclusions and such other findings and conclusions as may be consistent with the Board's decision and supported by the evidence and the law, for the Board's consideration at its next meeting, seconded by Rev. Drumwright. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Gullick, Stalder. Nays: None.)

#### **VIII. Other Business:**

Attorney Mason introduced Ashton Roberts, Deputy County Attorney. He stated that she comes to Guilford County from the NC Attorney General's Office and before that, the Alaska Attorney General's Office.

Mr. Bass stated that for the next meeting, we anticipate two rezoning cases.

Chair Donnelly noted that this will be the final Planning Board meeting for several attendees. Bobby Carmon is retiring, Judi Decker, Reporter, is retiring, and Avery Tew will be leaving the County for another position. He thanked them all for their service to the Guilford County Planning Board and wished them well.

**IX. Adjourn**

There being no other business before the Board, Chair Donnelly adjourned the meeting by acclamation at 8:09 p.m.

**The next scheduled meeting of the Planning Board is July 8, 2026**

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

## **ORDER AMENDING A SPECIAL USE PERMIT**

On June 10, 2026, the Guilford County Planning Board (“the Board”) met and held an evidentiary hearing to consider the following Application:

**Case Number:** 26-04-PLBD-00017

**Property Owner/Applicant:** The Roots Properties LLC/Marcus Vinroot

**Request:** To amend the Property’s current Special Use Permit for Landscape and Horticultural Services (ref. Case #17-05-GCPL-02276), subject to the submitted site plan and the following conditions offered by the Applicant:

1. Retail or public traffic shall not be permitted.
2. Hours of operation shall be limited to Monday through Saturday, 7:00 AM through 6:00 PM EST.
3. The subject property’s existing mature tree canopy, as shown on the accompanying site plan, shall not be disturbed in connection with expansion of the Special Use Permit as provided on such site plan; provided, however, existing vegetation may be removed as reasonably required for installation, maintenance and/or repair of the proposed septic area shown on the site plan.

4. Lawn care, lawn fertilizing services, lawn spraying services, ornamental shrub and tree services with spraying shall not be permitted.
5. Uses under the Special Use Permit shall be limited to: Plant Installation (Landscaping); Irrigation System Installation; Hardscape Installation (i.e. pavers and stone); Outdoor low voltage night lightings.
6. There shall be no mixing, staging or storage of fertilizers or other harsh or hazardous chemicals associated with Landscape and Horticultural Services at the subject property.
7. The site plan submitted with this application is intended solely to provide a general illustration of the proposed area of Special Use Permit expansion. The site plan is not intended to limit the area of expansion to a specifically described outer boundary, or limit proposed improvements to certain dimensions. The expanded use area shall be located and configured in general conformity with that which is shown on the site plan.
8. Absent installation of a stormwater control measure, development shall not exceed twelve percent (12%) maximum built-upon area.
9. Washing of vehicles, equipment or containers used for the application or storage of fertilizers, pesticides or other harsh or hazardous chemicals associated with Landscape and Horticultural Services shall be prohibited at the subject property.

**Property Location:** 7930 Bee Jay Rd, Browns Summit, NC 27214

**Tax Parcel Number(s):** 130235

The Applicant requested consideration to amend the Property's current Special Use Permit for Landscape and Horticultural Services (ref. Case #17-05-GCPL-02276), subject to the submitted site plan and the conditions offered by the Applicant.

Having heard all the evidence and arguments presented at the hearing, the Board, based upon competent, material, and substantial evidence, upon motion duly made and seconded, and by unanimous vote, five (5) to zero (0), makes the following FINDINGS OF FACT<sup>1</sup> and draws the following CONCLUSIONS:

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

---

<sup>1</sup> The Planning Board has made all factual findings herein by the greater weight of the evidence, placing the burden of proof on the Applicant.

Under the UDO, the proposed Landscape and Horticultural Services use is permitted with an approved Special Use Permit in the AG, Agricultural district in which the subject property is located, as reflected by an "S" in the column for the AG zoning district in Guilford County Unified Development Ordinance (UDO) Table 4.3-1: Permitted Use Schedule.

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

The conditions proposed by the applicant prevent the mixing, staging, or storage of hazardous chemicals on the property, as well as the washing of vehicles, equipment, or containers used for the application or storage of hazardous chemicals on the property. The width of the proposed driveway will be reviewed during the formal site plan review process to ensure that it is of a sufficient width to enable emergency access. Additionally, the North Carolina Department of Transportation will determine whether a Commercial Driveway Permit is needed for the proposed expansion during the formal site plan review process. If required, the Driveway Permit review process will address all aspects of traffic flow and safety, including design, drainage, traffic impacts, and motorist safety. Nothing in the proposed use, as conditioned, reasonably poses a risk that would materially endanger the public health or safety. Further, no contrary evidence was presented.

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

The Guilford County Technical Review Committee reviewed the site plan submitted with the Special Use Permit amendment application and did not note any inconsistencies with the UDO. Additionally, the conditions proposed by the applicant ensure that the use will comply with Watershed Critical Area regulations. Finally, the proposed expansion will be reviewed for compliance with the UDO during the formal site plan review process.

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

Mr. Marcus Orr, Certified General Appraiser, submitted a property impact report examining the effect of similar Landscape and Horticultural Services uses on nearby property sales. He did not find any observable impact on listing prices or sale prices for comparable properties near Landscape and Horticultural Services uses. Mr. Orr presented expert opinion testimony to the effect that the requested Special Use Permit amendment would not injure the value of the surrounding properties. The Board finds Mr. Orr's report and testimony credible and persuasive. There was no contrary evidence.

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

The overall use of the property will remain the same, and this application only proposes an expanded area of operations including a new storage building. The topography on site renders the proposed expansion area effectively invisible from Bee Jay Road. There is also a significant amount of existing tree coverage that would prevent the proposed expansion area from being visible from the public right-of-way or neighboring properties. The proposed site plan would maintain most of the property as open space, consistent with the rural nature of the surrounding area. The closest point of the proposed building, as shown on the site plan submitted by the applicant, is about 80 feet from the property line, which meets the setback requirements. Finally, the conditions proposed by the applicant limit the use of the property for retail or public traffic and restrict operating hours, further reducing any potential for negative impacts on the surrounding area.

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

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

- James Donnelly, Chair       Approved  Not Approved \_\_\_\_\_  
Signature
- David Craft, Vice Chair       Approved  Not Approved \_\_\_\_\_  
Signature
- Ryan Alston, Member       Approved  Not Approved \_\_\_\_\_  
Signature
- Cara Buchanan, Member       Approved  Not Approved \_\_\_\_\_  
Signature
- Dr. Nho Thi Bui, Member       Approved  Not Approved \_\_\_\_\_  
Signature
- Rev. Gregory Drumwright, Member       Approved  Not Approved \_\_\_\_\_  
Signature
- Guy Gullick, Member       Approved  Not Approved \_\_\_\_\_  
Signature
- Randy Little, Member       Approved  Not Approved \_\_\_\_\_  
Signature
- Sam Stalder, Member       Approved  Not Approved \_\_\_\_\_  
Signature

SO ORDERED, this the \_\_\_ day of July, 2026.

\_\_\_\_\_  
James Donnelly, Chair  
Guilford County Planning Board

\_\_\_\_\_  
Witness

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I certify that Oliver Bass personally appeared before me this day and certified to me under oath or by affirmation that he is not a grantee or beneficiary of the transaction, and that Oliver Bass witnessed/recognizes the signatures of James Donnelly, David Craft, Ryan Alston, Cara Buchanan, Dr. Nho Thi Bui, Rev. Gregory Drumwright, Guy Gullick, Randy Little, and Sam Stalder, and that the signatures are genuine.

Date: \_\_\_\_\_

\_\_\_\_\_  
Jessie H. Baptist, Notary Public

My commission expires: \_\_\_\_\_

Official Seal

DRAFT

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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: 05/26/2026 Receipt # REC-031412-2026 Case Number 26-02-PLBD-00011

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

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

Said property is located at 645 Highway 62 Pleasant Garden NC  
in Fentress Township; Being a total of: 26 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>132505</u>	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)
- 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) The development shall be limited to a maximum of 14 residential lots.
- 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,

*Roberto Arredondo Delgado*

Property Owner Signature

Roberto Arredondo Delgado

Name

Mailing Address

645 Highway 62 Pleasant Garden, NC

City, State and Zip Code

336-609-2208

Phone Number

Email Address

*Alex J. Alicea*

Owner/ Representative/ Applicant Signature (if applicable)

Alex J. Alicea

Name

Mailing Address

City, State and Zip Code

787-718-8184 alex@srlengineeringdesign.com

Phone Number

Email Address

*Additional sheets for conditions and signatures are available upon request.*

**CONDITIONAL REZONING CASE #26-02-PLBD-00011: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 645 NC HIGHWAY 62 EAST**

**Property Information**

The subject property is located at 645 NC Highway 62 East (Guilford County Tax Parcel #132505 in Fentress Township), approximately 7,240 feet east of the intersection of Branson Mill Road and NC Highway 62 East, and comprises approximately 26 acres.

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

**Nature of the Request**

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

**Proposed Use Conditions:** None proposed.

**Proposed Development Conditions:**

- 1) The development shall be limited to a maximum of 14 residential lots.

**District Descriptions**

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 vicinity of the subject property is characterized as mostly rural residential, agricultural, and an abutting undeveloped parcel to the north Conditionally Zoned - Heavy Industrial (CZ-HI) with a Special Use Permit (SUP). The parcel to the west is zoned CZ-RS-40, Conditional Zoning – Residential.

**Existing Land Use(s) on the Property:** Vacant and Utility

### Surrounding Uses:

North: Agricultural and Heavy Industrial

South: Residential, Agricultural

East: Residential, Agricultural

West: Residential

**Historic Properties:** The Hockett House, which is on the Guilford County Historic Properties inventory, is located approximately 590-feet to the southeast. The proposed rezoning would not have any anticipated impact on the property.

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

## Infrastructure and Community Facilities

### Public School Facilities:

Guilford Co. School Boundaries	2025-26 Built Capacity	2025-26 20 <sup>th</sup> Day Enrollment	Mobile Classrooms	Estimated Additional Students
Pleasant Garden Elementary	762	444	0	3-5
Southeast Middle	912	840	13	2-4
Southeast High	1542	1140	4	3-5
Remarks: Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms. Fourth grade, fifth grade, middle, and high school built capacity assumes 30 students per core academic classroom.				
Source: Guilford County Schools				

### Emergency Response:

Fire Protection District: Pleasant Garden

Miles from Fire Station: Approximately 3.9 miles

**Water and Sewer Services:**

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: None

**Transportation:**

**Existing Conditions:** NC Highway 62 East is considered a Major Thoroughfare per Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). The North Carolina Department of Transportation (NCDOT) 2025 Annual Average Daily Traffic count was 5,260 cars.

**Proposed Improvements:** There is an improvement project which began in 2023 for NC 62 East, it is under the Highway Safety mode and is described as installing pavement markings. TIP: HS-2007E

**Projected Traffic Generation:** Not Available

## Environmental Assessment

**Topography:**

Per the USDA-NCRS Web Soil Survey, the topography at parcel 132505 varies from nearly level to gently sloping and strongly sloping, with areas that are also moderately steep, steep and very steep.

**Regulated Floodplain:**

There is a regulated floodplain on-site per FIRM map #3710777800K with effective date 1/02/2008.

**Wetlands:**

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

**Streams:**

There are mapped streams on-site, per the USGS/NRCS maps of Guilford County.

**Watershed:**

The site lies within the Polecat Creek WS-III.

## Consistency: Land Use Plan & Comprehensive Plan

**Future Land Use Map Classification: Rural Living (Southeast Quadrant)**

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

The **Residential** Land Use Classification represents lands that typically consist of lots of varying sizes that are in a grid or curvilinear pattern and primarily consist of low-density, single-family residential uses. They include both existing development and new areas that are currently undeveloped, which may experience development in the form of medium and high density uses in areas where municipalities continue to grow outward into the county or along primary transportation corridors.

**Consistency:** The requested rezoning is inconsistent with the properties' current 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 be consistent with 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:

- 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 AG, Agricultural to CZ-RS-30 is reasonable, as it aligns with the established development pattern in the surrounding area. The subject property is contiguous to an existing neighborhood to the west that is zoned CZ-RS-40 with a Future Land Use Map designation of Residential. The proposed condition to limit development of the subject property to fourteen (14) residential lots would result in lower density than the existing adjacent neighborhood which has nineteen (19) developed lots. Therefore, an amendment to the Residential classification for the subject property would be aligned with the character of the surrounding area. Also, the requested CZ-RS-30 zoning is reasonable as buildable area of the site is limited due to most of the western portion of the parcel being located within a large utility easement. There is an existing RS-30 zoning district approximately 1,700 feet to the southwest of the subject property. Finally, the proposal supports key elements of the Guilford County Comprehensive Plan, including 1) 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, and 2) Attainable Housing's Policy 1: Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents.

## Recommendation

**Staff Recommendation:** Approval

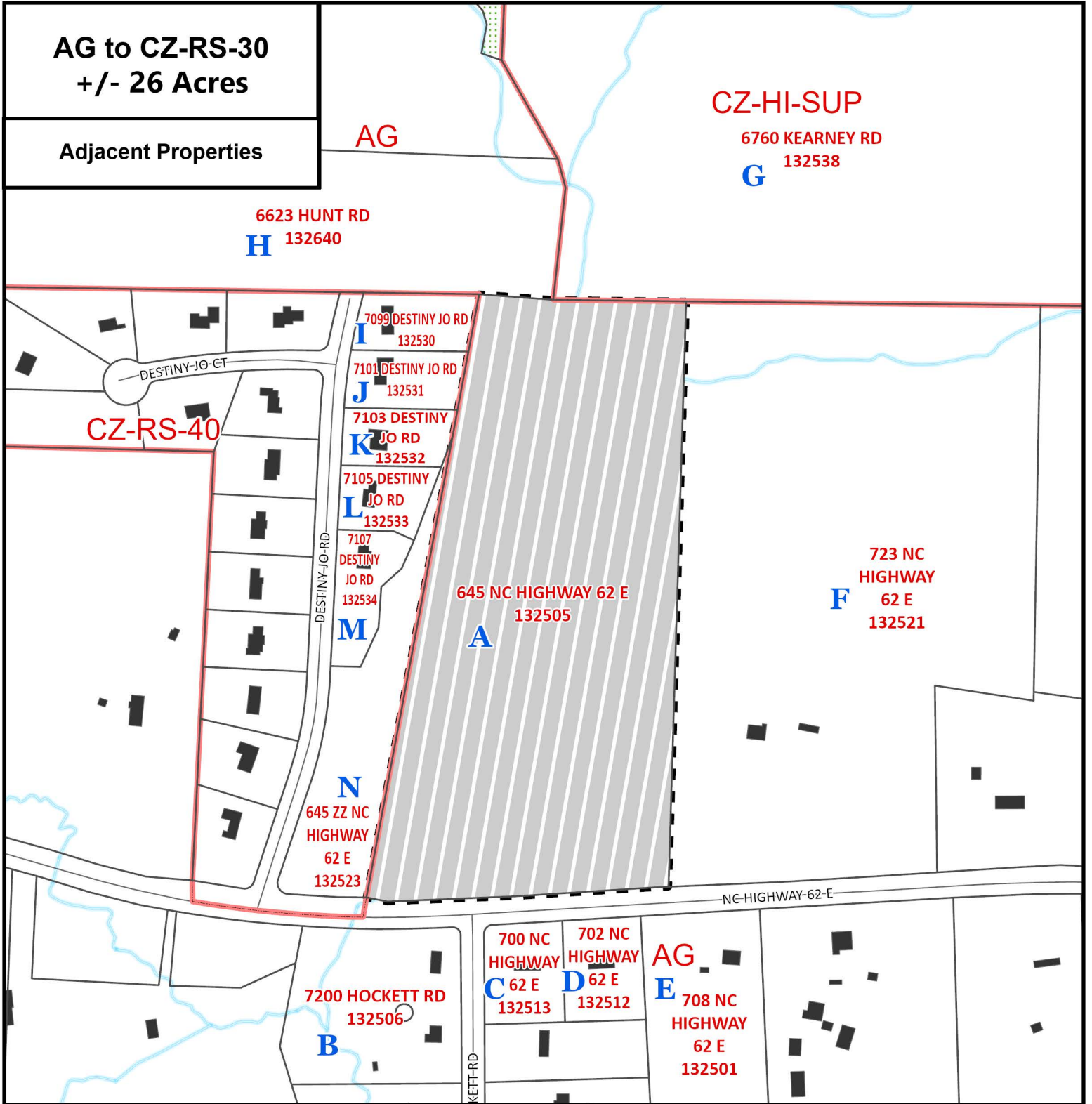
**FLUM Quadrant:** Southeast

**FLUM Recommendation:** The proposed rezoning is inconsistent with the current Future Land Use Map (FLUM) classification of Rural Living designated to the subject parcel located in the Southeast Quadrant. If the request is approved, an amendment to the Residential classification will be required.

DRAFT

**AG to CZ-RS-30  
+/- 26 Acres**

**Adjacent Properties**



- |   |                                    |  |
|---|------------------------------------|--|
| A. Roberto A. Delgado                       | F. David L. & Janice M. Robinette  | K. Tony E. & Angela M. Brown                     |
| B. Bob and Marie Beech LLC                  | G. Hanson Aggregates Southeast LLC | L. Michael O. & Florina Brodie                   |
| C. The James Harold Hammond Revocable Trust | H. Jeanette G. Taylor              | M. James R. & Mitzi Howard                       |
| D. Longleaf Properties of the Carolinas LLC | I. Joseph D. & Kimberley D. Lubke  | N. Gregory R. Robertson, James R. & Mitzi Howard |
| E. David L. & Janice M. Robinette           | J. Mark W. & Teresa H. Cooper      |  |



Planning & Development  
Department

**Jurisdiction:**

GUILFORD COUNTY

**Case Number:**

26-02-PLBD-00011

**Case Area:**

Parcel(s) - 132505

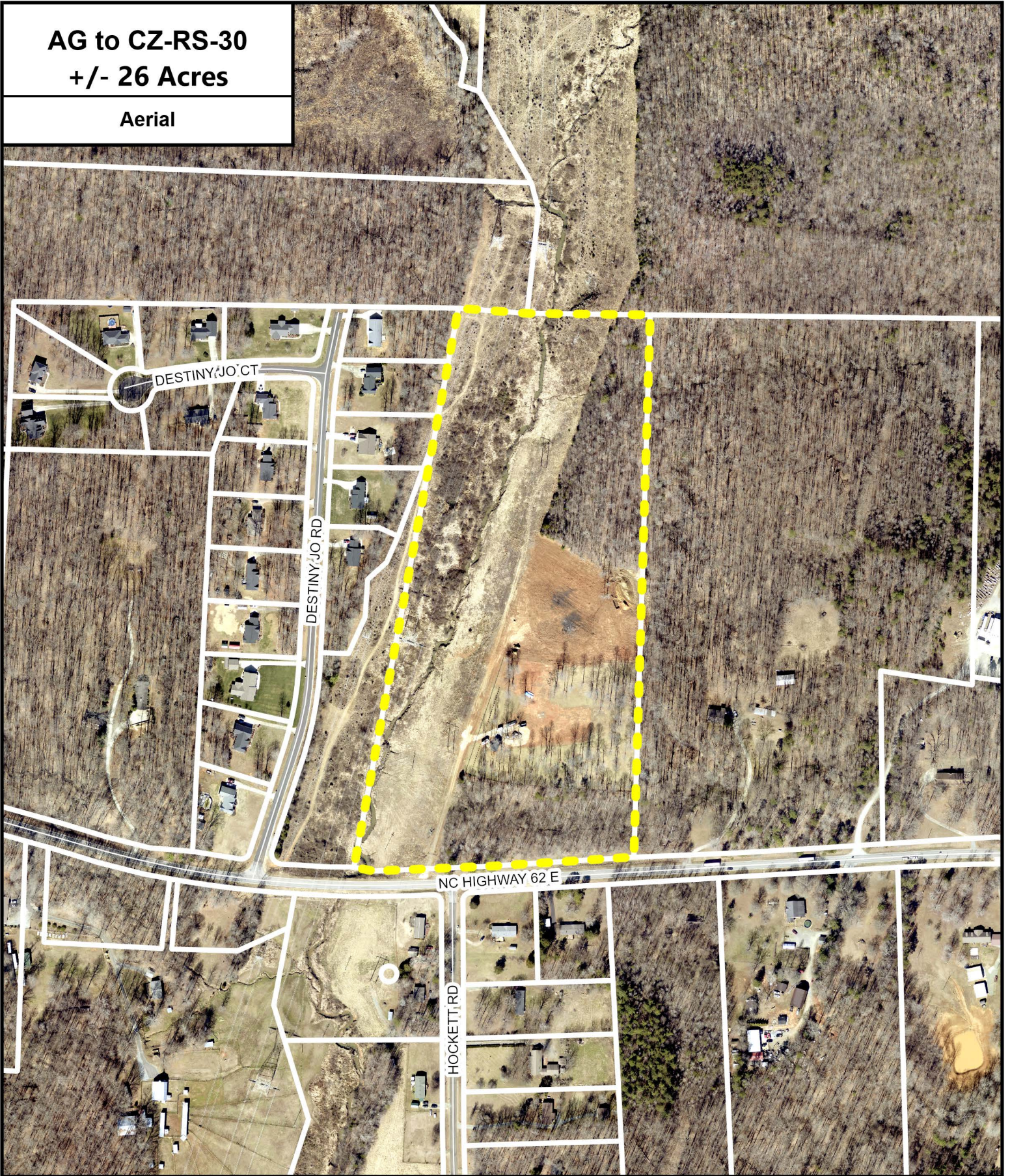
645 NC Highway 62 E



Scale: 1" = 350'

**AG to CZ-RS-30  
+/- 26 Acres**

**Aerial**



Planning & Development  
Department

Jurisdiction:  
**GUILFORD COUNTY**

Case Number:  
**26-02-PLBD-00011**

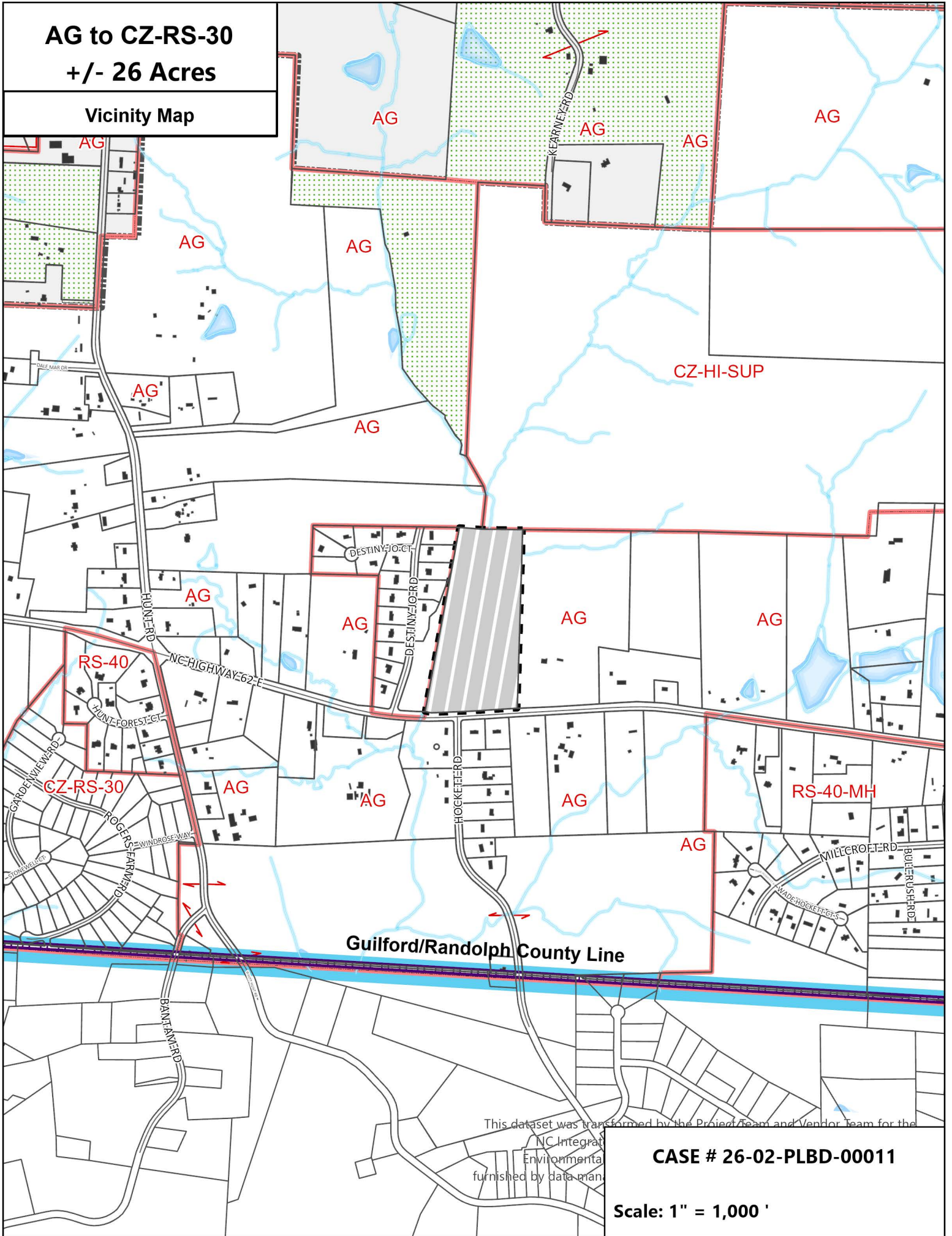
Case Area:  
Parcel(s) - 132505  
  
645 NC Highway 62 E



Scale: 1" = 350'

**AG to CZ-RS-30  
+/- 26 Acres**

**Vicinity Map**

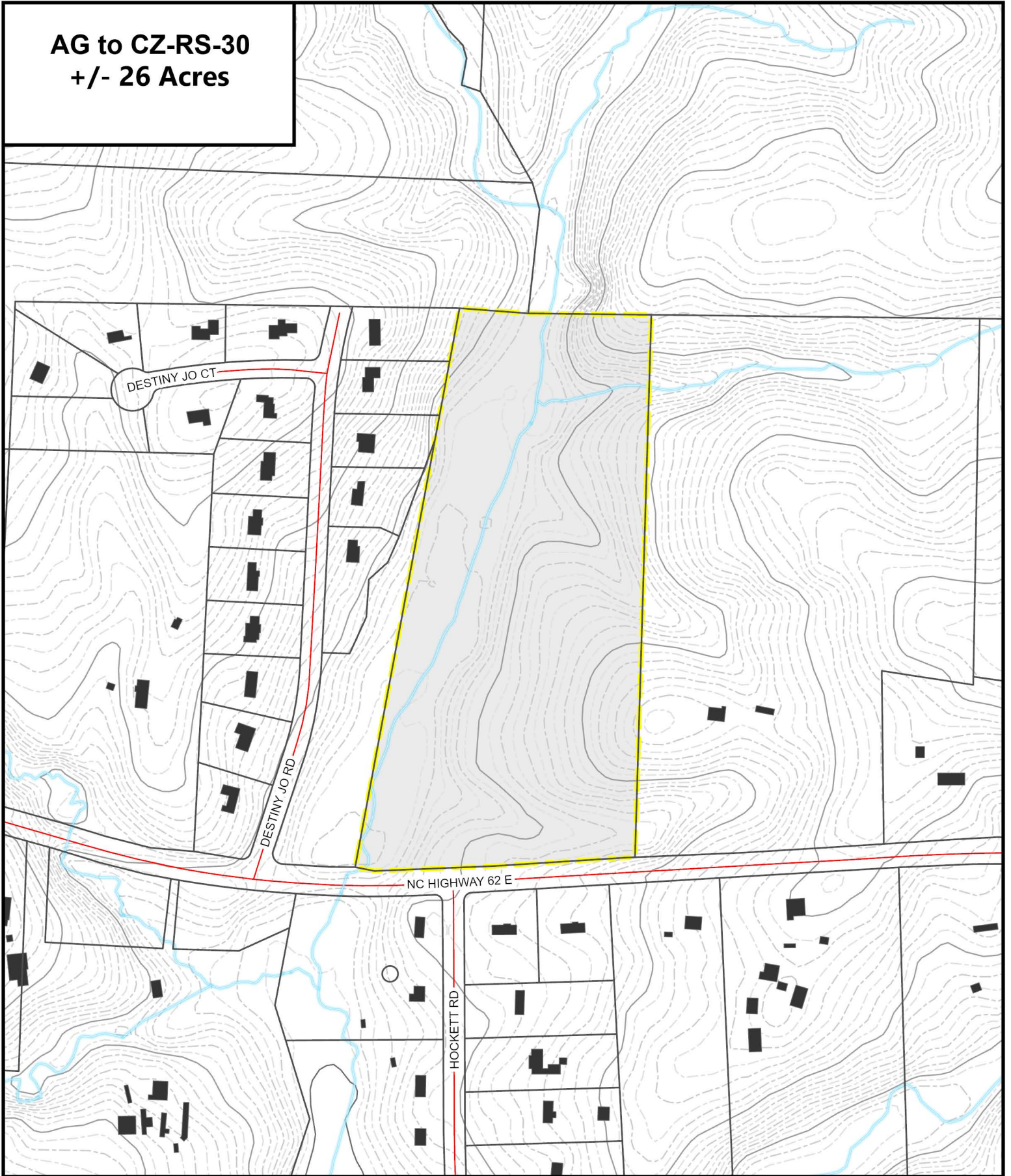


This dataset was transformed by the Project Team and Vendor Team for the  
NC Integrat  
Environmental  
furnished by data man

**CASE # 26-02-PLBD-00011**

**Scale: 1" = 1,000'**

**AG to CZ-RS-30  
+/- 26 Acres**



Planning & Development  
Department

Jurisdiction:  
GUILFORD COUNTY

Case Number:  
26-02-PLBD-00011

Case Area:  
Parcel(s) - 132505  
645 NC Highway 62

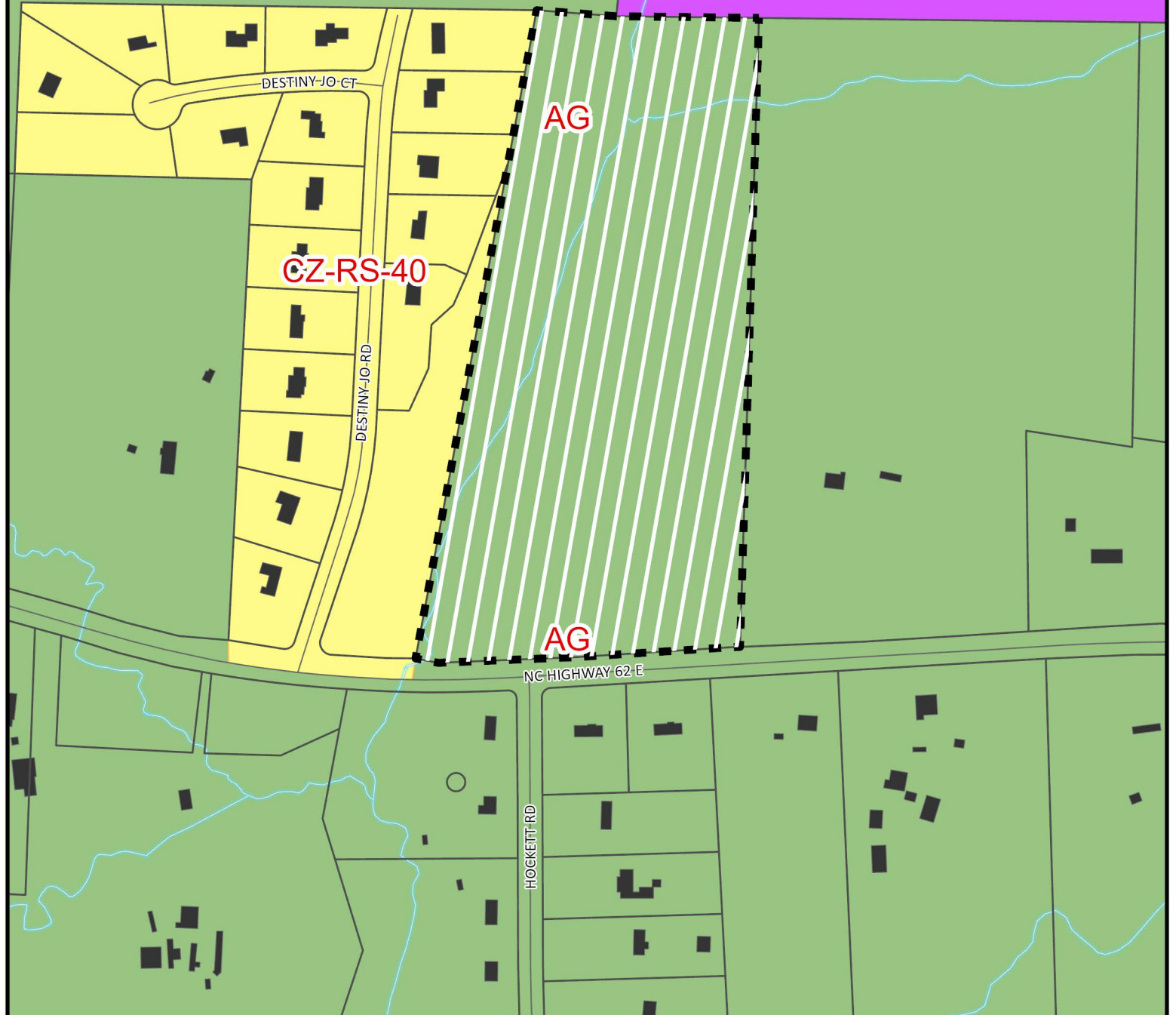


Scale: 1" = 350'

**AG to CZ-RS-30  
+/- 26 Acres**

VAD  
2012-02

**CZ-HI-SUP**



Planning & Development  
Department

Jurisdiction:  
GUILFORD COUNTY

Case Number:  
26-02-PLBD-00011

Case Area:  
Parcel(s) - 132505  
645 NC Highway 62 E



Scale: 1" = 350'



132505



Zoom to

REID	132505
Owner	DELGADO, ROBERTO ARREDONDO
Address	645 NC HIGHWAY 62 E
Legal Description	26.09AC TRACT 2 ALLRED
FLUM	Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	POLECAT CREEK
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

**CONDITIONAL REZONING CASE #26-02-PLBD-00011: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 645 NC HIGHWAY 62 EAST**

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

**DECISION MATRIX**

<b>Zoning</b>	<b>Plan Consistency</b>	<b>Decision</b>
Approve	Consistent	N/A
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	N/A



**CONDITIONAL REZONING CASE #26-02-PLBD-00011: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 645 NC HIGHWAY 62 EAST**

**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 #132505 from **AG to CZ-RS-30** because:

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

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

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**CONDITIONAL REZONING CASE #26-02-PLBD-00011: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 645 NC HIGHWAY 62 EAST**

**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 #132505 from **AG to CZ-RS-30** because:

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

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

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**CONDITIONAL REZONING CASE #26-02-PLBD-00011: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 645 NC HIGHWAY 62 EAST**

**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 #132505 from **AG to CZ-RS-30** because:

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

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

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**UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-06-PLBD-000##: AN AMENDMENT TO TABLE 4.31 (PERMITTED USE SCHEDULE), SUBSECTION 5.14 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES – UTILITIES & COMMUNICATIONS), AND SUBSECTION 12.04 (DEFINITIONS)**

## Description

This proposed text amendment (attached) to the Guilford County Unified Development Ordinance (UDO) updates the UDO to add a definition of “Data Center,” add development standards for the use, and specify the zoning districts in which this use would be allowed. See the summary of updates below.

The underlined text is to be added.

The proposed Text Amendment is as follows:

- Amend Subsection 4 – Table 4.3-1 Permitted Use Schedule to allow Data Centers in the CP – Corporate Park, LI – Light Industrial, and HI – Heavy Industrial zoning districts with approval of a Special Use Permit.
- Add the following development standards for the use of “Data Center” under 5.14 Utilities and Communications:

### 5.14 UTILITIES AND COMMUNICATIONS...

#### E. DATA CENTER

**1. Definition. See Subsec. 12 – Definitions.**

**2. Setbacks.**

- a. All structures associated with a data center shall maintain a minimum setback of no less than 100 feet from any lot line. Setbacks shall be increased to 500 linear feet from any lot line or interior zoning district line shared with a residential zoning district or any lot that contains an existing or approved residential dwelling unit.
- b. No structures associated with a data center shall be closer than 1,000 linear feet of an existing or approved elementary or secondary school, congregate care facility, or daycare center.

**3. Required Planting Yard.** When adjacent to a residential zoning district, or any lot that contains an existing or approved residential dwelling, this use shall maintain a Type A Planting Yard as detailed in Section 6.2 Landscaping Standards with a fully opaque fence, wall, or berm of no less than six feet in height along all lot lines abutting or adjacent to a residential zoning district or use.

**4. Maximum Noise Levels.**

- a. Through the utilization of noise dampening features or configuration methods, a data center, and all associated structures, shall be designed to maintain a maximum noise

- threshold of 60 dBA or less at all times, as measured at the lot line as certified by a licensed acoustical engineer.
- b. The Planning and Development Director, or their designee, may require a noise study prepared and certified by a licensed acoustical engineer at the property owner's expense upon receipt of a noise complaint, or as needed to ensure compliance with these standards is maintained.
- 5. Required Utility Connections:** All facilities associated with a Data Center shall exclusively be served by public water & sewer connections.
- 6. Road Access:** When located in the CP, Corporate Park Zoning District, a Data Center shall, at minimum, have direct access to a collector street or a road of higher classification.
- 7. Special Use Permit Submittal Requirements:**
- a. A sketch plan showing the proposed location and dimensions of all equipment, existing and proposed structures, screening, fencing, property lines, access roads, turnout locations, ancillary equipment, and the location of any elementary or secondary school, congregate care facility, or daycare center within one-quarter mile (1,320 feet) of the perimeter of the facility;
- b. A study prepared and certified by a licensed acoustical engineer that describes the anticipated noise level of the facility and any proposed mitigation efforts such as sound walls, baffles, ventilation silencers, or additional separation from surrounding uses;
- An approval letter from the public water & sewer service provider(s).

Staff conducted a review of current regulations on Data Centers in other jurisdictions across North Carolina with findings included in the attached table.

The Planning Board is not limited to the proposed language of the text amendment. It may consider substantial changes to the proposed text amendment.

#### **TEXT AMENDMENT IS ATTACHED**

### **Consistency: Comprehensive Plan**

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

**Consistency:** The proposed text amendment is consistent with the following elements of the Comprehensive Plan:

- **Planning Theme:** Community Character
  - **Goal Statement:** “Celebrate Guilford County’s unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking.”
- **Planning Theme:** Quality & Context Sensitive Infrastructure
  - **Goal Statement:** “Create a resilient, coordinated, and high-quality infrastructure system that adapts to the changing needs of the community.”

- **Policy 1:** “Meet changing demands for infrastructure through regional partnerships and cooperation with service and utility providers.”
- **Action I1.3:** Ensure that the design and location of infrastructure enhances Guilford County’s sense of place.

The proposed text amendment supports Comprehensive plan goals related to preserving community character by incorporating development standards for Data Centers, which will help ensure they are compatible with surrounding development patterns. Additionally, the text amendment is consistent with the Comprehensive Plan’s emphasis on quality and context-sensitive infrastructure, as the proposed development standards require Data Centers to have adequate public utility connections and minimal effects on neighboring properties.

## Staff Recommendation

**Staff Recommendation:** Approval

DRAFT



# Proposed Text Amendment

## Case #26-06-000##

### **THE UNDERLINED TEXT IS TO BE ADDED**

3. **Required Planting Yard.** When adjacent to a residential zoning district, or any lot that contains an existing or approved residential dwelling, this use shall maintain a Type A Planting Yard as detailed in Section 6.2 Landscaping Standards with a fully opaque fence, wall, or berm of no less than six feet in height along all lot lines abutting or adjacent to a residential zoning district or use.
4. **Maximum Noise Levels.**
  - a. Through the utilization of noise dampening features or configuration methods, a data center, and all associated structures, shall be designed to maintain a maximum noise threshold of 60 dBA or less at all times, as measured at the lot line as certified by a licensed acoustical engineer.
  - b. The Planning and Development Director, or their designee, may require a noise study prepared and certified by a licensed acoustical engineer at the property owner's expense upon receipt of a noise complaint, or as needed to ensure compliance with these standards is maintained.
5. **Required Utility Connections:** All facilities associated with a Data Center shall exclusively be served by public water & sewer connections.
6. **Road Access:** When located in the CP, Corporate Park Zoning District, a Data Center shall, at minimum, have direct access to a collector street or a road of higher classification.
7. **Special Use Permit Submittal Requirements:**
  - a. A sketch plan showing the proposed location and dimensions of all equipment, existing and proposed structures, screening, fencing, property lines, access roads, turnout locations, ancillary equipment, and the location of any elementary or secondary school, congregate care facility, or daycare center within one-quarter mile (1,320 feet) of the perimeter of the facility;
  - b. A study prepared and certified by a licensed acoustical engineer that describes the anticipated noise level of the facility and any proposed mitigation efforts such as sound walls, baffles, ventilation silencers, or additional separation from surrounding uses;
  - c. An approval letter from the public water & sewer service provider(s).

# Proposed Text Amendment

Case #26-06-000##

THE UNDERLINED TEXT IS TO BE ADDED

## SUBSECTION 12 – DEFINITIONS...

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### 12.04 DEFINITIONS...

**Data Center.** A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, climate control, backup power generation, and other associated components related to digital data storage, transfer operations, and cryptomining operations. Such uses may include secondary office or storage facilities located only within enclosed structures.

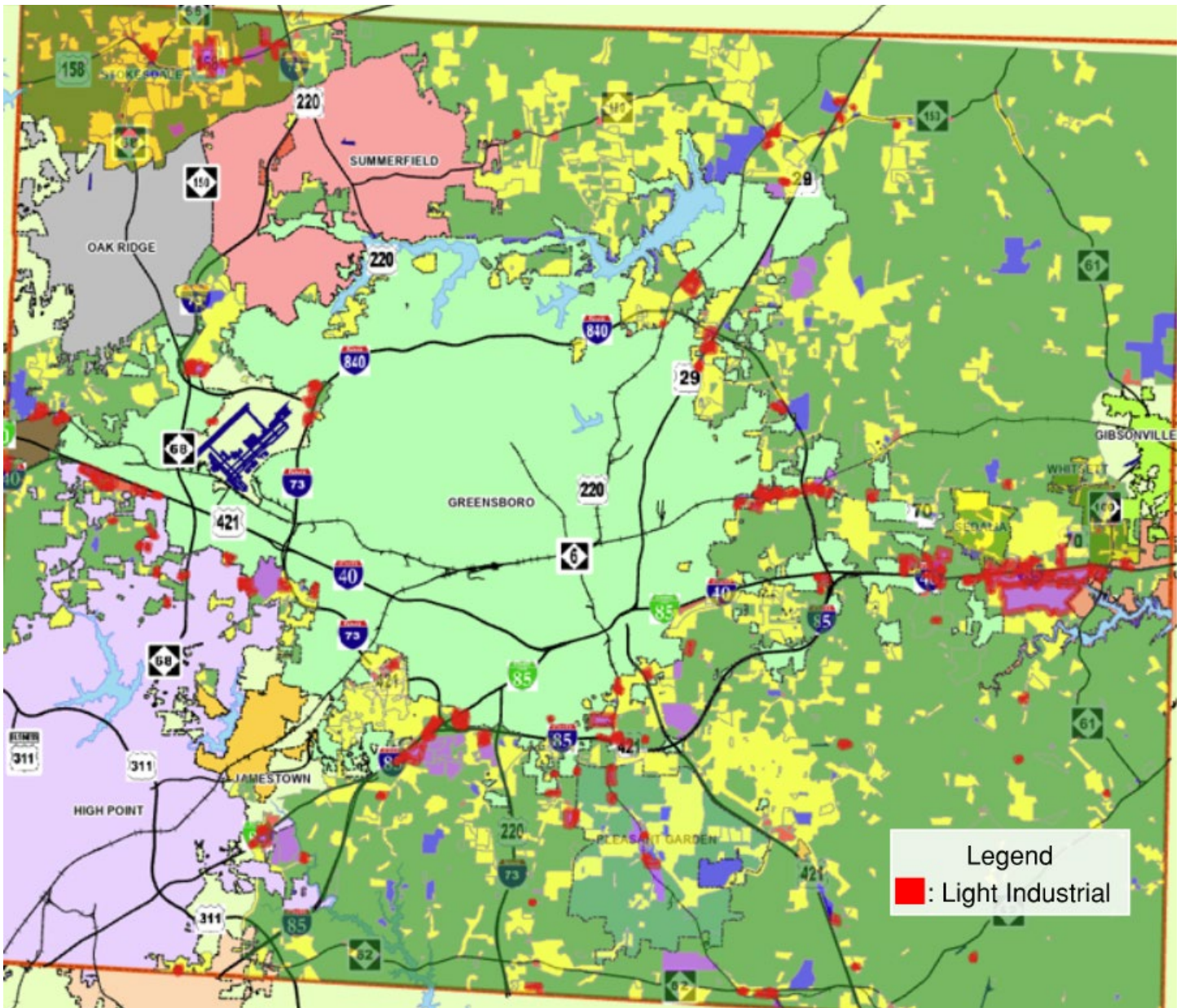
DRAFT

**Data Center Development Standards Jurisdiction Comparison**

	<b>Guilford County PROPOSED</b>	<b>City of Greensboro</b>	<b>City of High Point</b>	<b>Edgecombe County</b>	<b>Buncombe County</b>	<b>Madison County</b>	<b>Pitt County</b>
<b>Use Name</b>	Data Center	Warehousing, Storage, and Freight Handling	Warehouse and distribution	Cryptomining Operations and Data Centers	Data center, non-crypto currency	Data Processing Facility	Data Processing Facility (Large Scale)
<b>Districts Allowed</b>	CP, Corporate Park LI (Light Industrial), HI (Heavy Industrial)	LI (Light Industrial), LIM (Light Industrial Mixed), HI (Heavy Industrial), C-M (Commercial-Medium), BP (Business Park)	GB (General Business), CB (Central Business), EC (Employment Center), LI (Light Industrial), HI (Heavy Industrial), SMO - TI (Southwest Mill Overlay - Transitional Industrial)	M-2 (General Industrial)	CS (Commercial Service), EMP (Employment), PS (Public Service), AI (Airport Industry)	CD (Commercial), ID (Industrial)	RA (Rural Agricultural), GC (General Commercial), HC (Heavy Commercial), LI (Light Industrial), GI (General Industrial)
<b>Process</b>	Special Use Permit	Permitted by right in LI, LIM, and HI.  Permitted Subject to Use Standards in C-M and BP.  Use Standards: In the C-M district, warehouse uses may not exceed 10,000 square feet gross floor area per lot, and outdoor storage is prohibited. In the BP District, warehouse uses may not exceed 60,000 square feet gross floor area per lot, and outdoor storage is prohibited.	Permitted by right.	Permitted by right, subject to development standards	Permitted by right, subject to development standards	Special Use Permit	Conditional Zoning District Required: RA, GC, HC; Permitted with Development Standards: LI, GI
<b>Setbacks</b>	100 feet from lot line, 500 feet from lot lines shared with residential districts, 1,000 feet from elementary or secondary school, congregate care facility, or daycare center	No additional use standards.	No additional use standards.	100 feet from lot line, 500 feet from lot lines shared with residential districts, 1,000 feet from schools, congregate care use, and day cares	No HVAC system, cooling system, or generator shall be located closer than 100 feet from a residentially-zoned property line or from a residential structure.	All equipment and structures shall be a minimum of fifty feet from the facility's boundary as delineated on the site plan, and one-quarter mile (1,320 feet) from any church, school, or residence.	All equipment and structures shall be a minimum of fifty feet from the facility's boundary as delineated on the site plan, and one-quarter mile (1,320 feet) from any church, school, or residence.

Buffer	Type A Buffer Yard per UDO Subsec 6.2 (UDO Section Attached) supplemented with a fully opaque fence, wall, or berm of at least six feet in height along all lot lines abutting or adjacent to a residential zoning district or use.	No additional use standards.	No additional use standards.	Opaque Buffer required supplemented with a fully opaque fence, wall, or berm of at least six feet in height along all lot lines abutting or adjacent to a residential zoning district.	No additional use standards.	Buffer strip required and 8 feet tall security fencing required along entire perimeter	Buffer yard required and 8 feet tall security fencing required along entire perimeter
Lighting	Use would be required to meet the standards of UDO Section 6.3 - Lighting (UDO Section Attached)	No additional use standards.	No additional use standards.	Building-mounted exterior lighting shall not project above roof or top of building, parking lot lighting max of 30 feet above grade, no exterior lighting within 50 feet of a residential zoning district lot and shall not exceed 15 feet above grade	No additional use standards.	No additional use standards.	No additional use standards.
Noise	Maximum noise threshold of 60 dBA or less at all times, as measured at the lot line	No additional use standards.	No additional use standards.	Maximum noise threshold of 60 dBA or less at all times, as measured at the lot line	Maximum noise threshold of 55 dBA or less at all times, as measured at the lot line	The amount of noise generated by the facility shall comply with the requirements of the Madison County Noise Ordinance and shall not disrupt the activities of the adjacent land uses.	The amount of noise generated by the facility shall comply with the requirements of the Pitt County Noise Ordinance and shall not disrupt the activities of the adjacent land uses.
Utilities	All facilities shall be served by public water and sewer connections. An approval letter from each service provider is required at the time of Special Use Permit application.	No additional use standards.	No additional use standards.	Requires attestation and periodic capacity assessments if served by a public water provider	No additional use standards.	No additional use standards.	No additional use standards.

## LI Zoned Properties

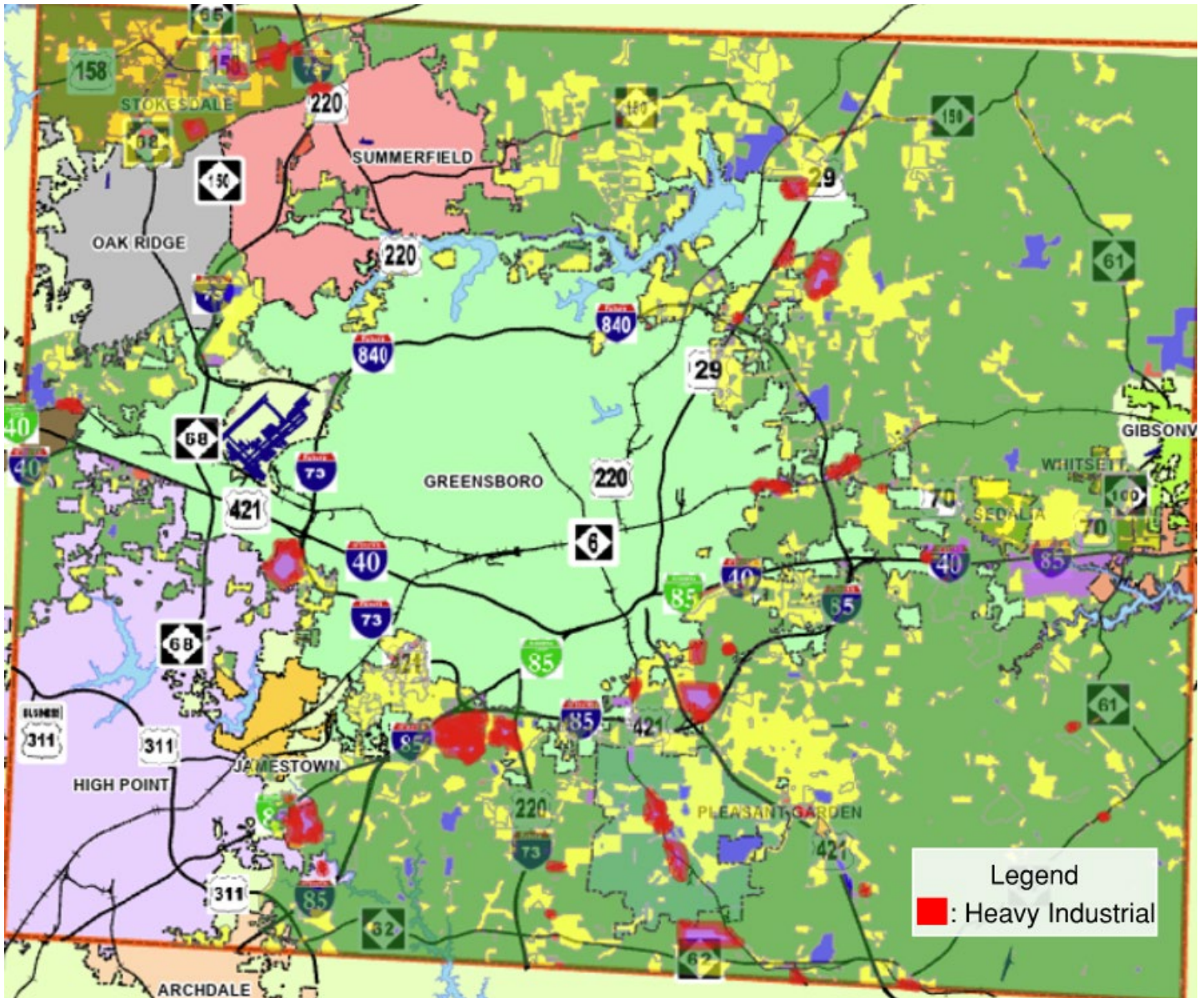


Conditionally Zoned: 80

General LI: 78

Total: 158

## HI Zoned Properties

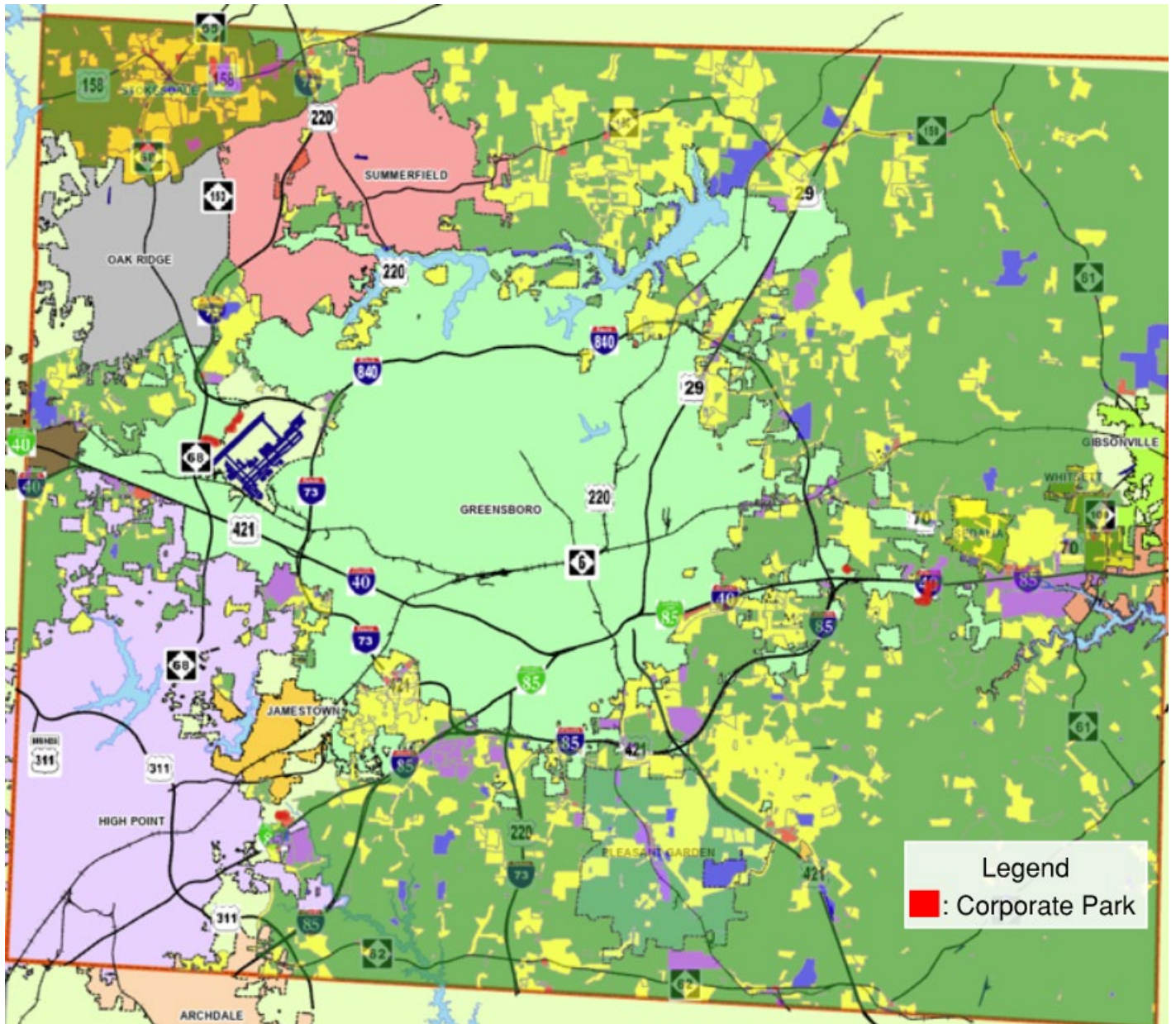


Conditionally Zoned: 29

General HI: 43

Total: 72

## CP Zoned Properties



Conditionally Zoned: 1 (Portion of Furnitureland Property)

General CP: 7

Total: 8



# GUILFORD COUNTY CODE

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## CHAPTER 15 - PLANNING AND DEVELOPMENT

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FOOTNOTE(S):

--- (1) ---

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

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

### ARTICLE II. - RELATED ORDINANCES

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#### Sec. 15-56 Unified Development Ordinance

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

#### Subsec. 6 – General Development Standards

##### 6.2 LANDSCAPING, BUFFERING & SCREENING REQUIREMENTS

###### A. PURPOSE AND INTENT

The purpose of this Section is to promote and protect the public health, safety, and general welfare by providing for the planting, maintenance, and preservation of trees, shrubs, and other plants within the county. The intent of this Section is to promote this purpose by:

1. Ensuring and encouraging the planting, maintenance, restoration and survival of trees, shrubs, and other plants;
2. Contributing to the protection of community residents and visitors from personal injury and property damage, and the protection of the county from property damage, caused or threatened by the improper planting, maintenance or removal of trees, shrubs or other plants;
3. Mitigating against erosion and sedimentation and reduce stormwater runoff;
4. Increasing the tree canopy to provide shade;
5. Protecting and enhancing property values and aesthetic qualities; and
6. Providing visual screening, where appropriate.

###### B. APPLICABILITY

1. The regulations in this Section shall not apply to the following:
  - a. Single-family detached dwellings or two-family dwellings on an individual lot;
  - b. Multi-family developments containing eight (8) or fewer dwelling units in a single zone (building) lot;



- c. Property lines abutting railroad rights-of-way and utility easements more than sixty (60) feet in width;
- d. Property lines abutting dedicated street right-of-way which has remained unopened for at least fifteen (15) years.

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

**a. New Principal Building or Use**

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

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

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

**c. Expansions or Reconstruction**

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

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

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

**C. PLANTING YARD REQUIREMENTS**

**1. Required Planting Areas**

The following areas are required to be landscaped:

- a. Street planting yards
- b. Parking lots
- c. Planting yards (Types A through D)

**2. Planting Area Descriptions:**



TABLE 6-2-1: PLANTING AREA DESCRIPTIONS

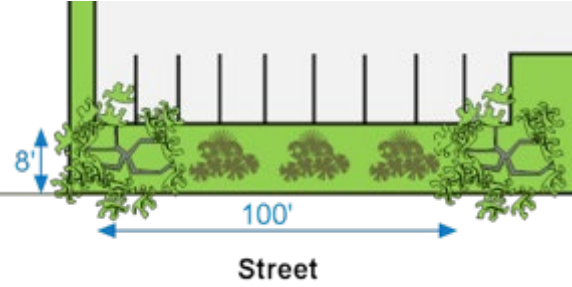
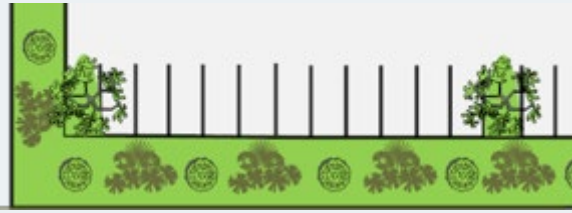
Planting Yard Type	Description	Min. Width	Min. Average Width	Max. Width	Planting Requirement Rate
<b>STREET PLANTING YARD</b>					
	<p>A planting area parallel to a public street designed to provide continuity of vegetation along the right-of-way and a pleasing view from the road. No more than fifteen percent 15% of the street planting yard may be used for walkways or signs. Parking, merchandise display and off-street loading are prohibited in the street planting yard.</p>	8'	8'	25'	<p>Tree Canopy: 2 per 100 lf.</p> <p>Tree Understory: No requirement</p> <p>Shrubs: 17 per 100 lf.</p>
<b>PARKING LOT PLANTINGS</b>					
	<p>Planting areas within and adjacent to parking areas designed to shade and improve the attractiveness of large areas of pavement.</p>	10'	N/A	N/A	<p>Interior: 1 canopy tree per 12 spaces;</p> <p>Perimeter: 1 canopy tree every 30', continuous row of evergreen shrubs</p>



TABLE 6-2-1: PLANTING AREA DESCRIPTIONS

Planting Yard Type	Description	Min. Width	Min. Average Width	Max. Width	Planting Requirement Rate
<b>TYPE A PLANTING YARD</b>					
	<p>A high density screen intended to block substantially visual contact between adjacent uses and create spatial separation. A Type A Planting Yard reduces lighting and noise which would otherwise intrude upon adjacent uses.</p>	40'	50'	75'	<p>Canopy: 4 per 100 lf.</p> <p>Understory: 10 per 100 lf.</p> <p>Shrubs: 33 per 100 lf.</p>
<b>TYPE B PLANTING YARD</b>					
	<p>A medium density screen intended to partially block visual contact between uses and create spatial separation.</p>	25'	30'	50'	<p>Canopy: 3 per 100 lf.</p> <p>Understory: 5 per 100 lf.</p> <p>Shrubs: 25 per 100 lf.</p>
<b>TYPE C PLANTING YARD</b>					
	<p>A low-density screen intended to partially block visual contact between uses and create spatial separation.</p>	15'	20'	40'	<p>Canopy: 2 per 100 lf.</p> <p>Understory: 3 per 100 lf.</p> <p>Shrubs: 17 per 100 lf.</p>
<b>TYPE D PLANTING YARD</b>					



**TABLE 6-2-1: PLANTING AREA DESCRIPTIONS**

Planting Yard Type	Description	Min. Width	Min. Average Width	Max. Width	Planting Requirement Rate
	A peripheral planting strip intended to separate uses, provide vegetation in densely developed areas and enhance the appearance of individual properties.	5'	5'	10'	Canopy: N/A Understory: 2 per 100 lf Shrubs: 18 per 100 lf

**3. Grouping**

For the Type B, C, and D planting yards, shrubs and trees may be grouped or clustered; however, not more than fifty percent (50%) of each required plant material may be grouped or clustered. The remainder of the materials shall be distributed throughout the planting yard. There shall be at least one (1) row of evergreen shrubs or evergreen understory trees in all Type A planting yards.

**D. PLANTING YARD DETERMINATION**

To determine the planting yards required by this Ordinance, the following steps shall be taken:

1. Identify the zoning classification(s)/district(s) of the subject site(s) for proposed development and zoning classification(s)/district(s) of adjacent site(s).
2. Use the Planting Yard Chart, Table 6-2-2 below, to determine the appropriate letter designation for each planting yard.
3. Match the letter designation obtained from the Planting Yard Chart with the Planting Requirement Rate Column in Table 6-2-1 above to determine the types and numbers of shrubs and trees required.

**TABLE 6-2-2: PLANTING YARD CHART<sup>1, 2, 3, 4</sup>**

Zoning Classification of Site	Zoning Classification of Adjacent Site					
	AG	All RS Districts	All RM Districts	PI, LO, MXU, LB, NB	GB, HB, CP	LI, HI
AG	N/A	N/A	N/A	B	A	A
All RS Districts	D	N/A	C	B	A	A
All RM Districts	C	D	N/A	C	B	A
PI, LO, MXU, LB, NB	B	B	B	D	C	B
GB, HB, CP	A	A	B	C	D	C
LI, HI	A	A	A	B	C	D



**TABLE 6-2-2: PLANTING YARD CHART<sup>1, 2, 3, 4</sup>**

Zoning Classification of Site	Zoning Classification of Adjacent Site					
	AG	All RS Districts	All RM Districts	PI, LO, MXU, LB, NB	GB, HB, CP	LI, HI

Notes:

1. *A proposed nonresidential use in an AG Zoning District locating next to vacant property shall be required to install a Type D planting yard. Where a proposed non-residential use (i.e., a change in Use Category per Table 4-3-1 – Permitted Use Schedule) in a residential zoning district (includes Agricultural Zoning District) abuts a single-family or two-family dwelling along any property line, a Type B planting yard is required.*
2. *A non-residential or multi-family residential with 8 or more units adjacent to an AG or RS zoning district shall be required to install a Type C planting yard.*
3. *Use of a vacant parcel with a valid preliminary plat or site plan shall be considered developed for the approved use.*
4. *Single-family detached dwelling or two-family dwellings on individual lots are exempt from installing planting yards requirements.*

**E. DESIGN AND MAINTENANCE STANDARDS**

**1. Calculation of Street Planting Yards**

Street planting yard rate and width calculations shall exclude access drives.

**2. Plant Species**

Species used in required street planting yards, parking lots and planting yards shall be of a locally adapted nature. Refer to the recommended plant species list.

**3. Dimension of Planting Areas or Islands**

Each planting area containing trees, including those located in parking lots, shall have a minimum inside dimension of seven (7) feet and be at least two hundred (200) square feet in area.

**4. Parking Lot Spacing**

Required canopy tree areas shall be distributed throughout parking lots and shall be located within or adjacent to parking lots as tree islands, at the end of parking bays, medians, or between rows of parking spaces.

**5. Canopy Tree Size**

Canopy trees must be a minimum of eight (8) feet high and two (2) inches in caliper, measured six (6) inches above grade, when planted. When mature, a canopy tree should be at least forty (40) feet high and have a crown width of thirty (30) feet or greater. Height calculations for landscaping must account for future interference with utility lines and shall remain out of any other utility easements. When such conditions exist, an alternative planting plan may be approved by the Planning & Development Director on a case by case basis.

**6. Understory Tree Size**

Understory trees must be a minimum of four (4) feet high and one (1) inch in caliper, measured six (6) inches above grade, when planted.

**7. Shrub Size**



All approved shrubs shall be installed at a minimum size of eighteen (18) inches, spread or height and are expected to reach a minimum height of thirty-six (36) inches, and a minimum spread of thirty (30) inches within three (3) years of planting.

## **8. Berms**

Berms may be used in an alternate planting plan as a substitute for some plant materials, subject to approval of the Planning & Development Director.

## **9. Wall Planters**

Wall planters shall be constructed of masonry, stone, or pressure treated lumber stamped for ground contact. The minimum height of the wall planter shall be thirty (30) inches. The minimum height of shrubs in the wall planter shall be six (6) inches. The effective planting area of the wall planter shall be four (4) feet in width. If the wall planter is to contain trees, the effective planting width shall be seven (7) feet.

## **10. Encroachments Permitted in Required Planting Yards**

The following are permitted in required planting yards provided the landscaping requirements are met and there is no interference with any sight area:

- a. Landscaping features, including but not limited to, ornamental pools, planting boxes, sculpture, arbors, trellises, and birdbaths.
- b. Pet shelters, at-grade patios, play equipment, outdoor furniture, ornamental entry columns and gates, flag poles, lamp posts, address posts, HVAC equipment, mailboxes, outdoor fire places, public utility wires and poles, pumps, wells, fences, retaining walls, or similar structures.
- c. Cornices, steps, canopies overhanging eaves and gutters, window sills, bay windows or similar architectural features, chimneys and fire places, fire escapes, fire balconies, and fire towers may project not more than two and one-half (2½) feet into any required planting yard, but no closer than three (3) feet to any property line.
- d. Permanent runoff control structures.

## **11. Fence Location Within Required Planting Yards**

The setback of fences within a required planting yard shall be subject to the approval of a landscaping plan.

## **12. Setback Less than Planting Yard**

If the required building setback is less than the required planting yard, the building setback shall control, reducing the required planting yard width only alongside the building. The planting rate of the required planting yard shall still apply unless an alternate method of compliance is approved in accordance with Section 6.2.H – Alternate Method of Compliance.

## **13. Location of Planting Material Outside Shade of Building**

Where a building is located less than ten (10) feet from a property line, and the planting yard would be heavily shaded by buildings on both sides of the property line, the required trees and shrubs may be planted outside the shaded area to improve survivability.

## **14. Obstructions**



Landscaping shall not obstruct the view of motorists using any street, driveway or parking access aisle.

## 15. Location

Required trees and shrubs shall not be installed in street rights-of-way. Required trees and shrubs may be placed in water quality conservation easements. Required trees and shrubs may be planted in electric utility easements below overhead lines and in drainage maintenance and utility easements by approval of the Planning and Development Director.

## 16. Plant Protection

Whenever planting areas are adjacent to parking lots or drives, the planting areas shall be protected from damage by vehicles, lubricants or fuels.

## 17. Maintenance

The owner is responsible for maintaining all required plant materials and planting areas in good health and appearance. Any dead, unhealthy or missing plants must be replaced within one hundred and eighty (180) days with vegetation which conforms to the initial planting rates and standards. When plant material is severely damaged due to unusual weather conditions or other acts of God, the owner shall have two (2) years to replant.

## F. SPECIFIC SCREENING REQUIREMENTS

### 1. Applicability

These screening standards are required as a means of screening objectionable site features like refuse collection areas, service and loading facilities, ground-based utility equipment, or similar site features from view of adjacent land and streets.

### 2. General Requirements

In addition to the site landscaping, vehicular use area landscaping, and perimeter buffer standards in this Section, screening shall be required to conceal specific areas of high visual or auditory impact or hazardous areas from both on-site and off-site views. Such areas shall be screened at all times, unless otherwise specified, regardless of adjacent uses, districts, or other proximate landscaping material.

### 3. Items to be Screened

The following areas shall be screened from off-site views in accordance with this Section:

- a. Dumpsters and refuse collection points (including cardboard recycling containers);
- b. Loading docks or bays;
- c. Outdoor storage areas;
- d. To the extent feasible given access requirements, ground-based utility equipment in excess of twelve (12) cubic feet; and
- e. Ground level mechanical units from public streets only.

### 4. Screening Methods

The following items are permitted for use as screening materials. Alternative screening materials that are not listed may be used if the Planning & Development Director determines they are comparable to the following screening materials:



- a. Vegetative materials that meet the minimum vegetative screening requirements for a Type D planting yard;
  - b. An earthen berm that is at least two (2) feet in height, covered with grass, and planted with other landscaping material(s) consistent with the function of and requirements for a Type D planting yard is provided; however, that a berm shall not be used if it will replace existing trees of six (6) inches in caliper or more;
  - c. An opaque fence constructed of treated or rot-resistant wood or a plastic or vinyl fence designed to look like an opaque wooden fence, of a minimum height necessary to fully- screen the object being screened;
  - d. A masonry wall that is the minimum height necessary to fully-screen the object being screened, and that is constructed of brick, textured concrete masonry units, or stuccoed block; or
  - e. Use of chain link fencing with wooden or plastic slats shall be limited to access gate only.
5. **Exemptions:** Screening is not required in the HI district, unless the item listed in Subsection 6.2.F.3, Items to be Screened, of this Ordinance are located within one hundred (100) feet of a residential land use.

## G. PROCEDURES

### 1. Landscaping Plan Required

Prior to obtaining a building permit, an applicant must receive approval of a landscaping plan from the Planning & Development Director. Site plans may include a conceptual landscaping plan and delay submission of the landscaping plan for up to ninety (90) days after issuance of the building permit but prior to issuance of a Certificate of Occupancy.

### 2. Installation of Plant Materials

- a. Installation of plant material shall occur prior to the issuance of a Certificate of Occupancy.
- b. If at the time of a request for a Certificate of Occupancy, the required planting areas are not complete, and it can be determined that:
  - (1) Plant materials are unavailable;
  - (2) Completion of the planting areas would jeopardize the health of the plant materials; or
  - (3) Weather conditions prohibit completion of the planting areas, then the installation of plant materials may be deferred by the Planning & Development Director.

The developer shall submit a copy of a signed contract for installation of the required planting areas and may be required to post a surety (see Section 8.9 – Performance Guarantees) equal to one hundred twenty-five percent (125%) of the contract cost to comply with the approved landscaping plan. In no instance shall the surety be for a period greater than one hundred eighty (180) days. A Temporary Certificate of Occupancy may be issued but a final Certificate of Occupancy shall not be issued until the planting area(s) have been completed and approved.

## H. ALTERNATE METHOD OF COMPLIANCE

### 1. General Provisions:

- a. Alternate landscaping plans, plant materials or planting methods may be used where unreasonable or impractical situations would result from application of landscaping requirements. Such situations may result from utility easements, streams, natural rock



formations, topography, lot configuration, or where other physical conditions exist, or where other site conditions exist such as unified development design.

- b. The Planning & Development Director may approve an alternate plan which proposes different plant materials, planting yard widths, or methods provided that quality, effectiveness, durability and performance are equivalent to that required by this Ordinance.
- c. The performance of alternate landscaping plans must be reviewed by the Planning & Development Director to determine if the alternate plan meets the intent and purpose of this Ordinance. This determination shall take into account the land use of adjacent property, number of plantings, species, arrangement and coverage, location of plantings on the lot, and the level of screening, height, spread, and canopy of the plantings at maturity.

**2. Lot of Record Provisions:** For lots less than one hundred (100) feet in width the following provisions may be applied:

- a. For lots less than one hundred (100) feet and greater than eighty (80) feet in width where Type D planting yards are required, one (1) Type D planting yard may be eliminated from the landscaping plan if the Planning & Development Director finds that strict application of the requirements of this Section prevents reasonable use of the property. However, the plantings required for this yard shall be installed in remaining planting yards.
- b. For lots less than eighty (80) feet in width where Type D planting yards are required, two (2) Type D planting yards may be eliminated from the landscaping plan if the Planning & Development Director finds that strict application of the requirements of this Section prevents reasonable use of the property. All required plants for these yards shall be installed in remaining planting yards.

## I. TREE PRESERVATION

- 1. **General:** Any existing tree or group of trees which stands within or near a required planting area and meets or exceeds the standards of this Ordinance may be used to satisfy the tree requirements of the planting area. The protection of tree stands, rather than individual trees, is strongly encouraged. Trees of greater age shall be prioritized.
- 2. **Protection of Existing Trees:** To receive credit, trees must be protected from any root damage and trunk and crown disturbance. The following standards shall apply:
  - a. The protected area around trees shall include all land within the canopy drip line or enough area to ensure the health of the tree.
  - b. Construction site activities such as parking, material storage, soil stock piling and concrete washout shall not be permitted within tree protection areas.
  - c. Protective fencing shall be installed around tree protection areas prior to any land disturbance. Such fences shall be at least four (4) feet high and may consist of snow fence or polyethylene safety fencing. Fencing shall remain in place until construction is complete and other landscaping has been installed.
- 3. **Dead or Unhealthy Trees:** No credit will be allowed for any dead tree, any tree in poor health or any tree subjected to grade alterations. The death of any tree used for preservation credit shall require the owner to plant new trees equal to the number of credited trees.
- 4. **Rate of Credit:** Credits shall be allowed at the rate of one (1) canopy tree for every three inches of circumference measured at four and one-half (4½) feet above grade. Credits shall be subtracted from the total number of canopy and understory trees required in the same planting yard where the tree is



located. In every case, however, there shall be at least one (1) canopy tree for every fifty (50) linear feet of street planting yard, existing or planted.

(File No. [21-01-GCPL-00607](#), 04/01/2021; File No. [21-08-GCPL-07440](#), 11/04/2021; File No. [23-09-PLBD-00064](#), 11/06/2025)

Effective on: 11/6/2025



# GUILFORD COUNTY CODE

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## CHAPTER 15 - PLANNING AND DEVELOPMENT

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FOOTNOTE(S):

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

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

### ARTICLE II. - RELATED ORDINANCES

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#### Sec. 15-56 Unified Development Ordinance

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

#### Subsec. 6 – General Development Standards

##### 6.3 LIGHTING

###### A. PURPOSE AND INTENT

The purpose of this Section is to regulate light spillage and glare to ensure the safety of motorists and pedestrians, and to ensure lighting does not adversely affect land uses on adjacent lands. More specifically, this Section is intended to:

1. Regulate lighting to assure that excessive light spillage and glare are not directed at adjacent lands, neighboring areas, and motorists;
2. Ensure that all site lighting is designed and installed to maintain adequate lighting levels on site;
3. Avoid negative impacts from exterior lighting on wildlife habitat; and
4. Provide security for persons and land.

###### B. APPLICABILITY

This Section regulates any new outdoor lighting after December 15, 2011, unless exempt in this Ordinance.

###### C. EXEMPTIONS

The following are exempt from all lighting requirements in this Section:

1. Temporary events and holiday displays;
2. Bona-fide farms, Voluntary or Enhanced Voluntary Agricultural Districts
3. Airport runway and aviation safety lights required by the FAA (e.g., warning light on radio, television, communication towers);



- 4. Security lights controlled and activated by motion sensor devices for a duration of fifteen (15) minutes or less;
- 5. Kerosene lanterns, gas lamps or similar LIGHTING produced by combustion of fuels;
- 6. Street lighting;
- 7. Lighting of official governmental flags;
- 8. Temporary lighting necessary for construction or emergencies used by construction workers or emergency personnel; and
- 9. Single-family detached dwellings or two-family dwellings on their lots.

**D. PROHIBITED LIGHTING**

The following lighting is prohibited:

- 1. Light fixtures that imitate an official highway or traffic control light or sign;
- 2. Light fixtures in the direct line of vision with any traffic control light or sign;
- 3. Light fixtures that have a flashing or intermittent pattern of illumination, except for time and temperature displays;
- 4. Privately-owned light fixtures located in the public right-of-way; or
- 5. Searchlights, except when used by Federal, State or local authorities.

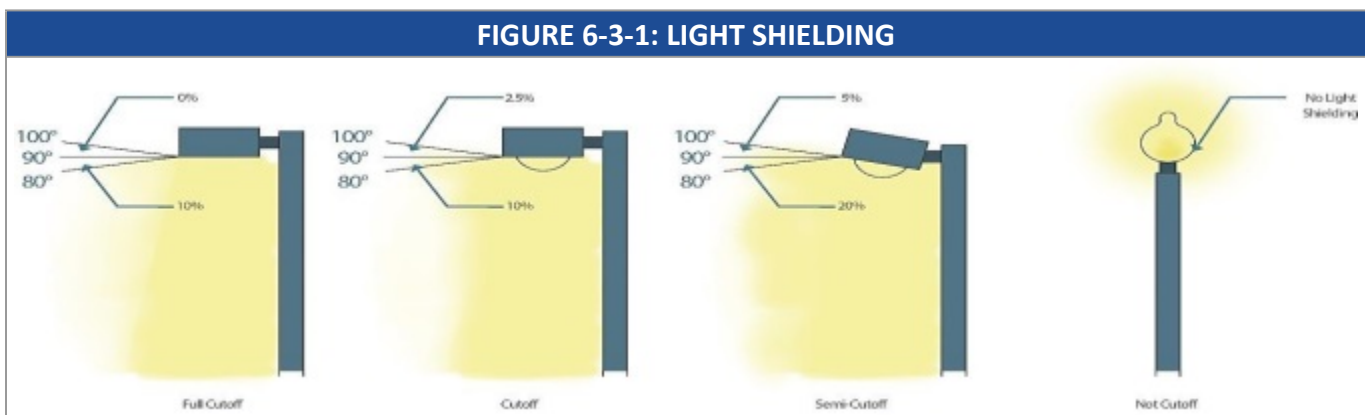
**E. GENERAL STANDARDS**

**1. Hours of Illumination**

Commercial and industrial uses – both of which are adjacent to existing residential development – shall extinguish all exterior lighting—except lighting necessary for security or emergency purposes—by 10:00 P.M. For the purposes of this Subsection, lighting “necessary for security or emergency purposes” shall be construed to mean the minimum amount of exterior lighting necessary to illuminate possible points of entry or exit into a structure, to illuminate exterior walkways, or to illuminate outdoor storage areas. Lighting activated by motion sensor devices is strongly encouraged.

**2. Light Shielding**

All exterior luminaries, including security lighting, shall be full cut-off fixtures and directed downward, consistent with Figure 6-3-1 below. In no case shall lighting be directed above a horizontal plane through the lighting fixture.





**3. Maximum Height**

Except for athletic fields or performance areas, the height of outdoor lighting, whether mounted on poles, walls, or by other means, shall be no greater than thirty-five (35) feet above grade.

**4. Maximum Illumination Levels**

All outdoor lighting and indoor lighting visible from outside shall be designed and located so that the maximum illumination measured in footcandles at ground level at a lot line shall not exceed the standards in Table 6-3-2 below:

<b>Type of Use Abutting Lot</b>	<b>Maximum Illumination Level at Lot Line (Footcandles)</b>
Residential use or vacant land zoned residential	0.5
Civic, Educational & Institutional	1.0
Commercial, Mixed Use or Vacant Land	2.0
Industrial Use	3.0
Parking Lot	2.5

**5. Canopy LIGHTING**

Lighting under vehicular canopies must not exceed thirty (30) initial foot-candles measured at grade on a horizontal plane and must be designed to prevent off-site glare.

**6. Outdoor Recreation**

Sports fields and outdoor recreational areas are subject to the following standards:

- a. Lighting must be designed and directed to fall within the activity or performance areas, minimize adverse impacts on traffic safety and residentially-zoned property.
- b. Lighting must minimize glare with glare control packages such as louvers, shields or similar cut-off fixtures or devices.
- c. Hours of operation for the lighting system must not exceed one hour after the end of the event or until activity/performance area has been cleared and closed.

**F. LIGHTING PLANS**

Required site plans shall indicate compliance with the outdoor lighting standards, fixture types, shielding, and fixture heights.

**G. ALTERNATE METHOD OF COMPLIANCE**

Alternate lighting plans or fixtures may be approved by the Planning and Development Director where unreasonable or impractical situations would result from physical constraints, from other site constraints, or when Federal, State or local law prevents compliance with this Ordinance. Alternate plans or fixtures must provide equal or better performance to meet the intent and purpose of this Ordinance.

(File No. [23-09-PLBD-00064](#), 11/06/2025)

Effective on: 11/6/2025

**L1, Light Industrial Zoning District - Vacant Land**

**TA-26-06-000## Draft Text Amendment  
Illustrative Image of Proposed Data Center  
Regulations for Review & Comment**

Type A Buffer shown around property perimeter for illustrative purposes, but only required on side abutting Residential Zoning District/Uses

100' Setback from all non-residential zoning districts and uses

100' Setback from all non-residential zoning districts and uses

500' Setback for all structures Abutting Residential Zoning Districts or Uses

**RS-20,  
Residential Zoning District**

Type A Buffer Required Abutting or Adjacent Residential Zoning Districts or Use with additional opaque fence, or berm, required no less than 6-feet in height

100' Setback from all non-residential zoning districts and uses

All structures associated with a Data Center are to be engineered to maintain a noise threshold of 60dBA or less at all times, as measured at the lot line.

**Disclaimer: This image is for illustrative purposes only. All proposed regulations shown are for review and comment only and are subject to change. Nothing shown can be construed as a final determination.**

**HB, Highway Business Zoning District- Vacant Land**

