



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

July 9, 2025

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** June 11, 2025
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**

None

VII. New Business

Non-Legislative Hearing Item(s)

- A. Adopt Order to Approve Special Use Permit #24-09-PLBD-00099: 2650 Jane Edwards Road, Landscape and Horticulture Services**

Information on **SPECIAL USE PERMIT CASE #24-09-PLBD-00099** heard at the June 11, 2025 Planning Board meeting can be viewed at the link below.

https://myguilford-my.sharepoint.com/:f:/g/personal/tmoss2_guilfordcountync_gov/EgVMv2Enu4JFuT8IDYZ9y_UBQrZLKldxP-0GkVOTi4hNjw?e=ocmect

Legislative Hearing Item(s)

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

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

This request is to conditionally rezone the subject property from CZ-HB (Ref. Case #10-06-GCPL-02259) which includes an associated Sketch Plan to CZ-HB Amended (sketch plan not included in submittal) with the following conditions.

Current Use Condition(s):

All uses permitted in the HB zoning district, with the exclusion of the following uses: 1) junked motor vehicles; 2) recycle collections point; 3) go-cart raceway; 4) automobile repair service (major and minor); 5) automobile towing and storage services; 6) truck and utility trailer renting and leasing (light); 7) bar; 8) boat sales; 9) building supply sales (with storage yard); 10) manufactured home sales; 11) motor vehicles sales (new and used); 12) motorcycle sales; 13) truck stop; 14) construction demolition (C&D) landfill (minor); 15) land clearing and inert debris (LCID) landfill (minor); 16) radio/television/communications tower; 17) railroad terminal or yard; 18) billboards; and 19) temporary events.

Current Development Condition(s):

1. Along the northern, eastern and southern boundaries of the subject property, the developer shall establish a 65-foot wide buffer consisting of a double row of Leland Cypress trees, staggered, and planted 15 feet apart. Buffer shall allow for emergency vehicle access as required by Guilford County Fire Marshal, storm water devices, and septic fields.
2. Entrance to the subject property shall be controlled by an electronic gate with personal code access.
3. No sign on the subject property shall exceed 6 feet in height.
4. Storage units located on the northern, eastern and southern portions of the subject property shall be accessed from the interior of the site.
5. All roofs shall be colored as opposed to bare metal.

Proposed Use Conditions:

1. All Highway Business (HB) uses.

Proposed Development Conditions:

1. 30' Type B Landscape buffer along north and east property lines.

This request is inconsistent with the Southwest Area Plan recommendation of Residential Single-family and Residential Multi-family. Therefore, if the request is approved, an amendment to Moderate Commercial will be required.

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

Information for **CONDITIONAL REZONING CASE # 25-06-PLBD-00124** can be viewed by scrolling to the July 9, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

VIII. Other Business

A. Comprehensive Plan Update

IX. Adjourn

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

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

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

June 11, 2025

6:00 PM

Call to Order

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

I. Roll Call

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

James Donnelly, Chair; David Craft, Vice Chair; Jason Little; Dr. Nho Thi Bui; Cara Buchanan; Rev. Gregory Drumwright; and Sam Stalder

The following members were absent from this meeting:

Ryan Alston and Guy Gullick;

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

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

II. Agenda Amendments

None

III. Approval of Minutes: April 23, 2025, and May 14, 2025

Chair Donnelly stated that there are two (2) sets of meeting minutes, one from the Special Meeting on April 23rd, specifically addressing the Guilford County Comprehensive Plan and the second was the regularly scheduled meeting on May 14, 2025. He forwarded his comments and corrections to Mr. Bass.

Mr. Stalder moved to approve the April 23, 2025, and May 14, 2025 Minutes, as amended, seconded by Ms. Buchanan. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Bui, Stalder, Buchanan, Little, Alston. Nays: None.)

IV. Rules and Procedure

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

V. Continuance Requests

None

VI. Old Business

None

VII. New Business**Non-Legislative Hearing Item(s)****A. Adopt Order to Approve Special Use Permit Case #24-09-PLBD-00094: 4327 S. Elm Eugene Street, Special Events Center (APPROVED)**

Oliver Bass stated that this is the order for the Special Use Permit that was approved back in November of 2024. It was a case that involved property located at 4327 S. Elm-Eugene Street.

Chair Donnelly stated that this is a change since some of the members have come on the Board. Initially, just the Chair signed a SUP order, but now, all members have the opportunity to sign the adopted Order. He reported that a revision version was placed at everyone's seat. He asked if there were any questions from the members.

Mr. Craft moved to adopt the Order, seconded by Ms. Buchanan. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Bui, Stalder, Buchanan, Drumwright, Little. Nays: None.)

Chair Donnelly stated that Mr. Bass would circulate a copy of that Order so that the members can identify that they have approved it and sign it.

B. Comprehensive Plan Recommendation

Leslie Bell, Planning Director, stated that on April 23, 2025, the Comprehensive Plan was presented to the Board. The plan was developed by the Steering Committee, with Mr. Donnelly and Mr. Gullick representing the Planning Board. The process started with this plan in Spring of 2023 and has culminated into the plan and presentation the Board members received April 23rd. There are three (3) changes to the plan that were presented on April 23rd. The first one is an update to Future Land Use Map

and Southeast Future Land Use Map land use designations for eight (8) parcels around Southeast School Road and changed from Rural Living to Residential. The second change is a change in color on the Future Land Use Maps where Natural Area/Preserved place type is depicted with a dark green and will be changed to a lighter green. There is an email before the members confirming that the change in progress and was not completed because it includes seven (7) maps. The other change made was some change in language as recommended by the County Attorney's Office. Those changes includes changing some verbiage, such as instead of using "equitable service", they will use "accessible service". It does not materially or substantively change the recommendations for what is included in the Plan, however, it does comply with federal guidelines. He asked if anyone had any questions for him before entertaining a motion to move the plan forward to the Board of Commissioners.

Reverend Drumwright noted that many of the changes were in tandem with exclusion of diversity, equity, and inclusion. He asked if the changes altered the nature of the plan. Mr. Bell stated that it did not change the nature of the plan.

Chair Donnelly asked if someone would make a motion to accept the Comprehensive Plan as submitted.

Mr. Craft moved that pursuant to Chapter 160(d)-501 of the North Carolina General Statutes, local governments are required to adopt and maintain a Comprehensive Plan to have zoning regulations. The Comprehensive Plan respectful of our past, optimistic for our future for the unincorporated areas of Guilford County was adopted by the Board of Commissioners on September 21st, 2006 and effective October 1st, 2006, and updates to the Alamance Creek Northeast, Northern Lakes, Northwest, Rock Creek, Southern and Southwest Area Plans updated and readopted on September 1st, 2016. The Heart of the Triad Plan was adopted on October 21st, 2010 and the Airport Area Plan was adopted on May 15th, 2008. The Guilford County Planning Board, following review and comments, wishes to recommend to the Board of Commissioners the adoption of the new Comprehensive Plan titled, "Guiding in Guilford Moving Forward Together Comprehensive Plan" herein, "The Plan" that will replace the aforementioned documents and Area Plans to help guide growth, conservation, economic development, future land use, and other related elements within the County. The Plan initiated in Spring of 2023 was developed with extensive opportunities for public input and engagement for the citizens of Guilford County. That input was used to guide the development of the Plan, robust and public engagement efforts included, but not limited to more than 45,000 social media posts and impressions, more than 1,400 survey responses, 7 workshops and open house events, 8 stakeholder interviews and focus group meetings, 44 days of print

advertisement and pop-up station events, a project website with a link for public input and public outreach assistance, from the Guilford County Communications Department, also assisted with the community engagement, the Guilford County Planning Board and Steering Committee, comprised of residents and subject matter experts from the County with the assistance of stakeholder focus groups and Planning staff provided feedback and guidance throughout the Plan development, which addresses topics set forth by NCGS 160(d)-501(b). Additionally, the initial draft Plan was released and the project team extended the review period from the Summer of 2024 until the end of the calendar year 2024. The extended review period resulted in the following Plan revisions, updated Future Land Use Map series to reflect Summerfield de-annexation because of House Bill 909, added summary of Phase IV engagement, Plan review to the process chapter, clarified approach to rural character preservation and the land use framework and the economic planning theme, created and added a stand-alone Planning theme summary document to the Plan's Executive Summary to highlight goals and near-term actions, addressed and updated minor texts, grammar and formatting changes. On April 23rd, 2025, the Guilford County Planning Board held a Special Meeting to present the Plan and schedule a Public Comment period on its agenda for any citizen to ask questions and provide feedback and/or concerns about any aspect of the Plan. The Plan, as recommended by the Board tonight incorporates changes from the previous version, as follows: Update Future Land Use Map and Southeast Future Land Use Map designations for eight (8) parcels, numbers: #121428, 121090, 121471, 121092, 121093, 121094, 120920, and 120922, along and around Southeast School Road, State Road 3330 from Rural Living to Residential, change color on the Future Land Use Maps where Natural Area Preserved place is depicted with a dark green to a lighter green, which is in progress, and change some language recommended by the County Attorney's Office. Having stated the foregoing, Mr. Craft moved that pursuant to Chapter 160(d)-604 of the North Carolina General Statutes, the Guiding Guilford Moving Forward Together Comprehensive Plan be recommended to the Board of Commissioners for review, legislative hearing and adoption, seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Bui, Stalder, Buchanan, Little, Drumwright. Nays: None.)

Chair Donnelly stated that the draft plan will now go to the Board of Commissioners for review and adoption.

Legislative Hearing Item(s)

- A. RESOLUTION TO CLOSE A PUBLIC ROAD CASE #25-02-PLBD-00110: AT&T DRIVE (APPROVED)**

This is a request to adopt a resolution to close and remove from dedication AT&T Drive which fronts Guilford County Tax Parcels #84848, #84849, #84845 in Morehead/Gilmer Township and #116800 in Jefferson Township and runs south from Millstream Road approximately 0.59 miles, terminating at Mt. Hope Church Road right-of-way.

Oliver Bass, Planning and Zoning Manager for Guilford County, stated that this request is to close and remove from dedication AT&T Drive which fronts Guilford County Tax Parcels #84848, #84849, #84845 in Morehead/Gilmer Township and #116800 in Jefferson Township and runs south from Millstream Road approximately 0.59 miles, terminating at Mt. Hope Church Road right-of-way. The road was abandoned by NC DOT on April 16, 2025. At last month's meeting the Board adopted a Resolution of Intent that set the date of today for the road closing. A draft copy of the Resolution was included in the Board members' packages.

Mr. Bass stated that the notice was posted pursuant to NC General Statutes and special legislation.

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

Nick Blackwood, 804 Green Valley Road, attorney representing the applicant, stated that Mr. Bass' explanation covered everything that he was going to mention during his presentation. He added that NC DOT has already abandoned its maintenance obligations with respect to that road and they have the written consent of all the adjacent property owners and no one will be affected by this proposed closing. He will be happy to answer any questions.

There being no other speakers, the Public Hearing was closed by acclamation.

Discussion

Mr. Craft asked if the Planning Board does not approve the road closing and DOT has abandoned it. Mr. Bell stated that and the final decision lands on the Planning Board. Leslie Bell stated that prior to DOT abandoning the road, the Board of County Commissioners took action that they are in concurrence with the application and submitted it to DOT to abandon the road.

Ms. Buchanan moved that in Road Closing Case #25-02-PLBD-00110, the Resolution to close AT&T be approved as AT&T Drive, as presented by staff, seconded by Mr. Little. The Board voted unanimously in favor of the motion.

(Ayes: Donnelly, Craft, Bui, Stalder, Buchanan, Little, Drumwright. Nays: None.)

B. REZONING CASE #25-05-PLBD-00121: AG, AGRICULTURAL TO RS-30, RESIDENTIAL: 8415 FAIRGROVE CHURCH ROAD (APPROVED)

The subject property is located at 8415 Fairgrove Church Road (Guilford County Tax Parcel #128430 in Monroe Township), approximately 1,800 feet southwest of the intersection of Brooks Lake Road and Fairgrove Church Road, and comprises approximately 1.7 acres.

Avery Tew presented and the staff report for this case. He stated that the request was to rezone the subject property from AG, Agricultural, to RS-30, Residential. The proposed rezoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required.

Mr. Tew explained that the current AG zoning district is intended to provide locations for agricultural operations, farm residences and farm tenant housing on large tracts of land. The district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. The minimum lot size for the AG district is 40,000 square feet. The proposed RS-30 zoning district is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services, and the minimum lot size is 30,000 square feet. Mr. Tew characterized the vicinity of the subject property as predominantly agricultural and residential. The only existing use on the property is a single-family detached dwelling. To the north of the subject property are agricultural and rural residential uses and to the south, east and west of the subject property are residential uses. There are no inventoried historic resources or cemeteries shown to be located on or adjacent to the subject property. Given the small size of the property, there is no anticipated impact on public school facilities. The property is located within the Northeast Fire Protection Safety District and is about 2.4 miles from the nearest fire station. The property is served by private septic systems and wells and is not known to be within any public utility service area. Fairgrove Church Road provides frontage to the property and is classified as a collector street in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic for Fairgrove Church Road is 800 vehicles per the 2022 NCDOT traffic count. There are currently no proposed road improvements in the area. Any new development on the property would be subject to an NCDOT driveway permit. The parcel's topography ranges from gently sloping to strongly sloping. There is no regulated flood plain, regulated wetlands or mapped streams on the property. The property lies within the National Pollutant Discharge Elimination System (NPDES) non-water supply watershed area.

This property is covered by the Northern Lakes Area Plan, which contains a recommendation of AG Rural Residential for the subject property. The AG Rural Residential designation is intended to accommodate agricultural uses, large lot residential development and low-density residential subdivisions not connected to public water and sewer, with densities not to exceed 2 units per acre. Anticipated land uses are those permitted in the Agricultural, RS-40, RS-30, Planned Unit Development-Residential and Rural Preservation zoning districts. The requested rezoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential. The requested rezoning is also consistent with following policies of the Future Land Use Element of the Guilford County Comprehensive Plan: Policy 1.1.1, which states, "Planning staff will continue to utilize the future land uses depicted on citizen-based area plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations"; and Policy 1.4.3, which states, "Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board. Staff considers the request to rezone the subject property from AG to RS-30 reasonable because there are large tracts of land zoned RS-30 just across Fairgrove Church Road from the subject property. The proposed RS-30 zoning district is also recognized as consistent with the future land use recommendation of AG Rural Residential within the Northern Lakes Area Plan. Therefore, staff recommends approval.. Because the proposed RS-30 zoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential, if the proposed rezoning is approved, no plan amendment is required.

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

Tammy Roberts, 7500 Longhorn Drive, stated that she is one of the owners of the property located at 8415 Fairgrove Church Road. They recently purchased the property with the intent to improve the quality of the property and the purpose of the rezoning is to make it consistent with similar housing across the street. She is a general contractor and has been building for over 20 years and designing houses for over 30 years. She is also a licensed realtor and she knows there is a shortage of housing in the area.

Discussion

Mr. Craft asked if the proposed improvements to the property included repairs to the existing house on the property? Ms. Roberts responded that the house was built in the 1930s and is in poor condition and has not been kept up. It does not meet current building code requirements and they will probably tear it down and start over.

Chair Donnelly asked if she had talked with any of the neighbors to explain their intentions for the property? Ms. Roberts said she had talked briefly with one of the neighbors that adjoin this property and it was indicated that they would like for the existing house to be torn down.

There being no one else to come forward to speak on this request, the public hearing was closed by acclamation.

Ms. Buchanan stated that she viewed the property and thought the house was an eyesore that did not fit with the current character of other residences on the road.

Mr. Stalder said he felt that RS-30 was reasonable because they could only subdivide the property into two lots, which would not cause too much density in the area.

Ms. Buchanan moved to approve the request as presented in rezoning case #25-05-PLBD-00121, for the subject property located at 8415 Fairgrove Church Road (Guilford County Tax Parcel #128430 in Monroe Township), approximately 1,800 feet southwest of the intersection of Brooks Lake Road and Fairgrove Church Road, and comprising approximately 1.7 acres, because the amendment is consistent with the recommendation of AG Rural Residential within the Northern Lakes Area Plan, as well as Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, and the amendment is reasonable because the surrounding area is largely residential under the RS-30 zoning designation. The RS-30 designation would fit well within the area and would provide much-needed housing in this area of the county. The motion was seconded by Mr. Stalder. The Board voted unanimously in favor of the motion to approve. (Ayes: Donnelly, Craft, Bui, Stalder, Buchanan, Little, Drumwright. Nays: None.)

Evidentiary Hearing Item(s)

A. SPECIAL USE PERMIT CASE #24-09-PLBD-00099: LANDSCAPE AND HORTICULTURAL SERVICES, 2650 JANE EDWARDS ROAD, ZONED AG, AGRICULTURAL (CONDITIONALLY GRANTED)

Chair Donnelly swore in everyone who wished to speak, including staff and members of the community. Everyone was sworn in and affirmed to tell the truth.

Mr. Tew presented the staff report for this case. He said the subject property was located at 2650 Jane Edwards Road (Guilford County Tax Parcel #143728 in Sumner Township), approximately 1,100 feet east of the

intersection of Drake Road and Jane Edwards Road, and comprises approximately 22.3 acres. The subject property is zoned AG, Agricultural.

Mr. Tew stated that this is a request to consider granting a Special Use Permit for Landscape and Horticultural Services subject to the submitted Sketch Plan along with the following proposed condition: 1) The Landscape and Horticultural Services Business will only operate between 7:00 AM and 7:00 PM.

The Technical Review Committee comments for the submitted sketch plan were included in the Board members' packet. Photographs were shown on the screen for review. Mr. Tew said the vicinity of the subject property is primarily rural residential and undeveloped land. There is a residential subdivision consisting of approximately half-acre lots immediately northeast of the subject property. The existing land uses on the property are a single-family detached dwelling and two storage buildings. The surrounding uses to the north are rural residential, a residential subdivision and undeveloped land. To the south, east and west it is predominantly rural residential and undeveloped land. There are no inventoried historic resources or cemeteries shown to be located on or adjacent to the subject property. There is no anticipated impact to public school facilities. The subject property is located within the Pinecroft/Sedgefield Fire District and is approximately 2.5 miles from the nearest fire station. The subject property is served by private well and septic and is not known to be within the service area of any public utility providers. Jane Edwards Road, which provides access to the property, is a private road and is not classified under the Guilford County Thoroughfare and Collector Street Plan, Drake Road, which provides the only inlet to Jane Edwards Road, is classified as a Minor Thoroughfare. NCDOT does not provide a traffic count for Jane Edward Road. The 2023 annual average daily traffic count for Drake Road is 1,900. There are currently no proposed road improvements in the area. Projected traffic generation for the proposed use is not available. The topography for the proposed site is gently, moderately and steeply sloping in different areas. No regulated flood zones exist on the property. Wetlands do exist on the property per the National Wetlands Inventory. A mapped stream does exist on the property. The subject property is located within the Lower Randleman Lake WS-IV General Watershed Area. The subject property is covered under the Southern Area Plan and the plan recommendation in that plan is Agricultural for the southwestern portion of the property and Rural Residential for the northeast portion. The use, Landscape and Horticultural Services, is permitted in the AG zoning district with an approved SUP, pursuant to the Ordinance Section 3.5(q).

Mr. Tew read each of the review factors that the applicant needs to demonstrate have been adequately addressed. (information included in the Board members' packets).

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. Per the sketch plan associated with this application, access will be from Jane Edwards Road. Because Jane Edwards Road is a private road not maintained by NCDOT, a Commercial Driveway Permit will not be required.
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.
3. Service Entrances and Areas: Locations of refuse and service areas with adequate access for services vehicles. Locations of service areas will be reviewed to allow for adequate access for all service vehicles during the site plan review process per UDO Section 6.1. An NCDOT Commercial Driveway Permit is required as part of the site plan review process.
4. Lighting: Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other property in the area. A lighting plan, if required, will be reviewed during the site plan review process in accordance with UDO Section 6.3.
5. Utilities: Location and availability of utilities (public or private). The Guilford County Environmental Health Department will regulate septic evaluation upon site plan review by TRC or appropriate staff; TRC or appropriate staff will also review utility easements.
6. Open Spaces: Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable). TRC or appropriate staff will review landscape requirements during the site plan review process per UDO Section 6.2.
7. Environmental Protection: Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space, and other natural features. Environmental regulations will be reviewed by Guilford County's Watershed/Stormwater Section at a TRC meeting or by appropriate staff to meet all environmental regulations per Article 9 of the Guilford County UDO.
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. Per UDO Table 6-2-2: A Type B planting yard (min. width 25', avg. width 30', max. width 50') is required between the subject property and any adjacent properties containing a single-family or two-family dwelling; A Type D planting yard (min. width 5', avg. width 5', max. width 10') is required between the subject property and any adjacent vacant properties.

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 by TRC or by appropriate staff per UDO Section 6.3.
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 rural residential. Per UDO Table 6-2-2: A Type B planting yard (min. width 25', avg. width 30', max. width 50') is required between the subject property and any adjacent properties containing a single-family or two-family dwelling; A Type D planting yard (min. width 5', avg. width 5', max. width 10') is required between the subject property and any adjacent vacant properties.

During consideration of a Special Use Permit, the Planning Board must determine that the following Findings of Fact have been satisfied, based on competent, material and substantial evidence presented during the hearing:

1. A written application was submitted and is complete in all respects;
2. The use will not materially endanger public health or safety if located where proposed and developed according to the plan submitted;
3. The use, Landscape and Horticultural Services, subject to the submitted sketch plan along with the proposed conditions presented are agreed to by the applicant, for which the SUP is sought, is in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications;
4. 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 is in general conformity with the plan of development of the jurisdiction and its environs; and
5. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

After reviewing the proposed development plan for this request, staff offered the following for Planning Board consideration:

1. The development of the parcel shall comply with all regulations as specified in the Guilford County Unified Development Ordinance. A copy of the TRC comments for the sketch plan is enclosed.

2. The development shall proceed in conformity with all amended plans and design features submitted as part of 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 plan and design features by the Planning Director after comments from the Technical Review Committee (TRC), illustrating conditions related to the request and applicable development standards.
4. Added conditions if applicable.
5. If the specified conditions addressed in the SUP are violated, the permit shall be revoked, and the use will no longer be allowed. Only by reapplying to the Planning Board for another SUP and receiving its approval can the use be again permitted.

Chair Donnelly opened the evidentiary hearing and asked the applicant to come forward and present their case.

Leigh Prince, Attorney with Fox Rothschild representing property owner Randy McKinnon, was sworn or affirmed and stated that she originally submitted this application in September 2024 on behalf of Carolina Green Lawn Care to allow a landscape business with a Special Use Permit. This is a large, 22.3 acre property, and the existing residence and storage building for the landscape services are located on less than 2 acres of the property. Access to the property is through Jane Edwards Road and, while a traffic study was not done, it is estimated that there will be about 22 trips per day associated with company trucks and employees coming to and from the site. There will be adequate parking on the site for the use of any customer. They are happy to adhere to the hours of operation included as a condition. They understand they will need to meet any buffer or landscaping requirements as part of the site plan review process. There should not be much impact on nearby residences. The storage building is approximately 4,000 square feet in total, fully enclosed and they are not planning any outdoor lighting. The building meets or exceeds the setback requirements. They will retain the rural character of the property. This has been in use for some time without much complaint.

Counsel Mason stated that it would be helpful and advisable for the site plan and presentation by Ms. Prince to be part of the record. Ms. Prince stated that she would be glad to send a copy to staff.

Mr. Craft asked to see the sketch plan submitted as part of the application. He said it looked like more than two acres had been cleared on the property.

Ms. Prince said she was not aware of additional actual or proposed development on the property.

Mr. Craft asked for clarification that a 30-50' landscape buffer would be required between the subject property and any adjacent residential properties, and a 5-10' buffer between the subject property and any adjacent vacant properties? Mr. Tew confirmed that these were the landscape buffer requirements in the Ordinance.

Mr. Craft expressed concerns that the development could exceed the scope of what was shown on the sketch plan. Mr. Tew explained that the sketch plan was binding and that development would need to occur in accordance with the plan submitted as part of the application.

Mr. Stalder asked how long the current has been in existence? Ms. Prince responded that it has been in business since January 2023. They are not aware of any negative impact on neighboring property values or sales in the area.

Randy McKinnon, owner of the subject property, was sworn in and stated that he had not had an official meeting with the neighbors.

Counsel Mason cautioned the Board members that, as they are finding whether the elements for a SUP have been met or not, the issue of conversations with neighbors is not germane to whether those elements have been met or not.

Mr. Little asked if the goal of the Special Use Permit was to allow construction of a building? Ms. Prince explained that they need the SUP to validate the existing use of the property. Mr. McKinnon added that they do landscaping and lawn maintenance. The building is used to store their equipment.

Mr. Little asked if the condition limiting the hours of operation was sufficient, as during the summer, daylight hours extend into the evening. Mr. McKinnon said the business usually ceased operations by 5:30-6:30 p.m.

Mr. Craft asked if a tree service would be included under this application. Mr. Bass stated that a tree service could be considered under this Special Use Permit if the activity was consistent with the Landscape and Horticultural Services use. If it expands in any way, they would need an amendment to the SUP.

Chair Donnelly stated that, when he visited the site, it looked like there was an elevated area to the left and you cannot see across the waterway that runs across the middle of the property. The residence is on the top portion of the hill and the primary storage building is visible on the site plan and the accessory storage building is to the right of that. Parking

is available near this second building. Everything was very neat and orderly from what he saw. He noticed an outdoor storage rack of piping and related materials and possibly a propane storage unit that may also be within that buffer area. Mr. McKinnon stated that they are going to have the property surveyed again as there were no formal stakes put into the ground. They can make any changes that would be needed.

Chair Donnelly asked if the applicant had presented all of the evidence that they wished to present. Ms. Prince said the information presented at the hearing, as well as the materials included in the application, comprised their case.

Mr. Craft asked if the application showed that the development exceeded the required setbacks, as claimed by the applicant? He said the applicant could propose a condition to increase setback or buffer requirements above and beyond the minimum.

Chair Donnelly suggested an additional condition addressing the placement of the existing outdoor storage or propane tank to be moved outside the buffer area. Mr. McKinnon said there was a fence around the propane tanks. He said he was amenable to requiring landscaping around the elements Chair Donnelly mentioned.

After some discussion, the following condition was agreed upon: "Existing outdoor storage areas and propane tanks will be relocated as necessary to meet minimum landscape buffer requirements."

Mr. Donnelly moved to approve the additional condition. The motion was seconded by Ms. Buchanan. The Board voted unanimously in favor of the motion to approve. (Ayes: Donnelly, Craft, Bui, Stalder, Buchanan, Little, Drumwright. Nays: None.)

Chris Brady, 2661 Jane Edwards Road, was sworn in and stated that he did not oppose the request, but he had some concerns. He said the road needed to be widened. He is the only other resident on that road and there are four houses total. The applicant is proposing to bring a business into a single lane dirt road and it is very difficult for drivers that may meet on the road to pass each other safely. He was not opposed to the business at all.

Mr. Bell stated that the road was privately maintained, and there may be a road maintenance agreement in place. The Planning Board does not have any purview other than ensuring that the private road meets the County's minimum requirements. However, the applicant may agree to widen the road. Chair Donnelly asked how that would work with ownership of the private road? Mr. Bell said it would depend on the specifics of the maintenance agreement, if one exists. Mr. Brady stated that there was a road maintenance agreement requiring that when someone purchases the property that they have to help keep up the road.

Mr. Little asked if Mr. Brady had discussed his concerns about the road with Mr. McKinnon? Mr. Brady said there had been some discussions about widening the road. The road has naturally widened a little over time as a result of continuously putting down gravel. Mr. McKinnon said that, since they have been on the property, they have maintained their area coming in from Drake Road onto their property. He said there were grass spots to pull off to the side if two cars needed to pass one another. He feels that they have done their best to maintain the road. He was open to discussion about widening the road, but said there were other owners involved in the maintenance agreement.

Mr. Brady stated that he is also concerned about several brush piles on the property located close to the underground gas lines and power lines. He feels that this is a safety concern. He would like for those brush piles to be moved to a safer place on the property. Mr. McKinnon said they do maintain that area and the brush piles can be moved. There is nothing permanent on the power or gas line easements.

There being no other speakers, the evidentiary hearing was closed by acclamation.

Discussion

Chair Donnelly stated that he did not see anything that gives him any concerns that this business cannot be operated in a manner that is respectful of the neighbors that are adjacent to it.

Ms. Buchanan said she cannot see how this property could detract from other property values, given the proposed use and distance from other properties.

Mr. Stalder said he does not have an issue with the proposed use, but he wants to be sure they go through the process correctly and present sufficient evidence.

Chair Donnelly suggested that the Board move through the required findings one by one. No one had any concerns regarding the first required finding, which requires that a written application was submitted and is complete in all respects.

The second required finding is that the proposed use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted. Chair Donnelly raised a question about the fuel storage tanks and their proximity to other elements. Robert Carmon, Fire Marshal, after being sworn in, stated that the North Carolina Fire Code does have regulations on quantities and amounts of most chemicals, including gasoline, diesel and things like that. TRC and site

plan review include the Fire Marshal's office, so they would be evaluating that for code compliance.

The third required finding is that the proposed use, subject to the submitted sketch plan along with the proposed conditions presented or agreed to by the applicant, for which the special use permit is sought, is in conformance with all special requirements applicable to this use and meets all required conditions and specifications. Mr. McKinnon said the property adheres to the guidelines of their fuel company regarding fuel storage and safety.

The fourth required finding is that the location and character of the proposed use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and is in general conformity with the plan of development of the jurisdiction and its environs. The Board did not express any concerns about this.

The fifth required finding is that the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity. Chair Donnelly

Mr. Craft moved to grant the Special Use Permit, stating that the Guilford County Planning Board held an evidentiary hearing on June 11, 2025, to consider Special Use Permit Case #24-09-PLBD-00099, a request for a Special Use Permit for Landscape and Horticultural Services on the subject property located at 2650 Jane Edwards Road, zoned AG, Agricultural, subject to the submitted sketch plan along with the following proposed conditions: (1) The Landscape and Horticultural Services business will only operate between 7AM and 7PM; (2) Existing outdoor storage areas and propane tanks will be relocated as necessary to meet minimum landscape buffer requirements. Having heard all of the evidence and facts presented at the evidentiary hearing, the Planning Board makes the following FINDINGS OF FACT and draw the following CONCLUSIONS:

1. It is the Board's CONCLUSION that a written application **was** submitted and **is** complete in all respects.
2. It is the Board's CONCLUSION that the use **will not** materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based on the following FINDINGS OF FACT: The use will have limited access via Jane Edwards Road. Only about two of the parcel's approximately 22.3 total acres will be utilized for the Landscape and Horticultural Services business. Additionally, the specified conditions address questions of safety regarding storage of fuels on the property.

3. It is the Board's CONCLUSION that the use, Landscape and Horticultural Services, subject to the submitted Site Plan and conditions, for which the Special Use Permit is sought, **is** in conformance with all special requirements applicable to this use and that the use **does** meet all required conditions and specifications. This conclusion is based on the following FINDINGS OF FACT: The use will be provided adequate parking per the requirements of Unified Development Ordinance Section 6.1: Parking Standards. The submitted Sketch Plan also shows that the proposed development will exceed the minimum setback requirements.
4. It is the Board's CONCLUSION that the location and character of the use, if developed according to the plan submitted, **will** be in harmony with the area in which it is to be located and **is** 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 development as shown on the submitted Sketch Plan is in harmony with the rural character of the area because it leaves most of the property undeveloped and incorporates extensive natural buffers. The specified conditions will also limit the hours of operation for the Landscape and Horticultural Services business. The Unified Development Ordinance prescribes maximum illumination levels that will prevent significant light trespass onto adjacent properties.
5. It is the Board's CONCLUSION that the use **will not** substantially injure the value of adjoining or abutting properties. This conclusion is based on the following FINDINGS OF FACT: The use will have a negligible effect on traffic patterns. The proposed development incorporates extensive buffering between the use and adjacent properties. Furthermore, the use will provide an additional service in the area.

Therefore, on the basis of all the foregoing, it is ordered that the application for a Special Use Permit for Landscape and Horticultural Services be granted subject to the following:

1. The development of the parcel shall comply with all regulations as specified in the Unified Development Ordinance.
2. The development shall proceed in conformity with all amended plans and design features submitted as part of 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 plan and design features by the TRC illustrating conditions related to the request and applicable development standards.

4. The following conditions apply:
 - a. The Landscape and Horticultural Services business will only operate between 8:00 AM and 7:00 PM.
 - b. Existing outdoor storage areas and propane tanks will be relocated as necessary to meet minimum landscape buffer requirements.
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 again be permitted.

The motion was seconded by Ms. Buchanan. The Board voted unanimously in favor of the motion to approve. (Ayes: Donnelly, Craft, Bui, Stalder, Buchanan, Little, Drumwright. Nays: None.)

VIII. Other Business

None

IX. Adjourn

There being no further business before the Board, the meeting adjourned at 8:08 p.m.

(Insert Color Paper)



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

ORDER APPROVING A SPECIAL USE PERMIT

On June 11, 2025, the Guilford County Planning Board ("Board") met and held an Evidentiary Hearing to consider the following application:

BACKGROUND¹

Case Number: 24-09-PLBD-00099

Property Owner/Applicant: Randy and Rebecca McKinnon ("Applicant")

Request: This request is to consider granting a Special Use Permit for Landscape and Horticultural Services subject to the submitted Sketch Site Plan along with the following proposed conditions: 1) The Landscape and Horticultural Services Business will only operate between 7:00 AM and 7:00 PM. At the hearing, the Applicant offered the following additional conditions, which the Board accepted as part of the application by unanimous (7-0) vote:

2) Existing outdoor storage areas and propane tanks will be relocated as necessary to meet minimum landscape buffer requirements.

¹ The Board finds these Background facts by the greater weight of substantial, material, and competent evidence.

Property Location: Located at 2650 Jane Edwards Road in Sumner Township, Guilford County Tax Parcel #143728, approximately 1,100 feet east of the intersection of Drake Road and Jane Edwards Road, comprising approximately 22.3 acres (“the Property”). The subject parcel is zoned AG.

Tax Parcel Number(s): 143728

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

Surrounding Uses: North: Rural residential, residential subdivision and undeveloped land
South: Rural residential and undeveloped land
East: Rural residential and undeveloped land
West: Rural residential and undeveloped land

The Application was submitted to Guilford County Planning and Development on September 30, 2024, revised on March 4, 2025, and appeared before the Guilford County Planning Board on June 11, 2025.

The Applicant requested consideration to grant a Special Use Permit (SUP) for Landscape and Horticultural Services.

The Southern Area Plan applies to the Property. The AG Rural Residential Land Use Classification is intended to accommodate agricultural uses, large-lot residential developments, and low-density residential subdivisions not connected to public water and sewer with densities generally up to two (2) dwelling units per acre. Anticipated land uses are those permitted in the Agricultural (AG) zoning district, including but not limited to, institutional and recreational uses, as determined by the Guilford County Unified Development Ordinance (UDO). Landscape and Horticultural Services are represented by an “S” in the column for the AG zoning district in UDO Subsection 4 – Zoning Districts (Table of Permitted Uses) and thus are permitted in the AG zoning district with a Special Use Permit pursuant to the UDO Section 3.5.Q. and subject to the development standards under Section 5.6.M.

SECTION 1 – FINDINGS: Having heard all the evidence and arguments presented at its regular meeting on June 11, 2025, the Planning Board determines that subject to the conditions imposed below, the following further findings are made by the greater weight of substantial, material, and competent evidence:

1. A written application was submitted and **is** complete in all material respects.

2. That the use **will not** materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based on sworn testimony and evidence submitted during the Evidentiary Hearing which establishes the following:

The use will have limited access via Jane Edwards Road. Only about two of the parcel's approximately 22.3 total acres will be utilized for the Landscape and Horticultural Services business. Additionally, the specified conditions address questions of safety regarding storage of fuels on the property.

3. The use, Landscape and Horticultural Services, subject to the submitted Site Plan and the conditions for which the Special Use Permit is sought, **is** in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which establishes the following:

The use will be provided adequate parking per the requirements of Unified Development Ordinance Section 6.1: Parking Standards. The submitted Sketch Plan also shows that the proposed development will exceed the minimum setback requirements.

4. 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 **is** in general conformity with the plan of development of the Jurisdiction and its environs. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which established the following:

The development as shown on the submitted Sketch Plan is in harmony with the rural character of the area because it leaves most of the property undeveloped and incorporates extensive natural buffers. The specified conditions will also limit the hours of operation for the Landscape and Horticultural Services business. The Unified Development Ordinance prescribes maximum illumination levels that will prevent significant light trespass onto adjacent properties.

5. That the use **will not** substantially injure the value of adjoining or abutting property, or that the use is a public necessity. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which establishes the following:

The use will have a negligible effect on traffic patterns. The proposed development incorporates extensive buffering between the use and adjacent properties. Furthermore, the use will provide an additional service in the area.

SECTION 2 – CONCLUSIONS: Based upon the foregoing Findings, the Planning Board concludes:

1. To the extent that any of the foregoing Background or Findings constitute or contain conclusions of law, they are incorporated herein by reference.

2. The Applicant met its burden of proving, by the greater weight of competent, material, and substantial evidence, its entitlement to the requested Special Use Permit under the requirements of the UDO, specifically including UDO Section 3.5.Q.

Following the Evidentiary Hearing, upon motion duly made and seconded, the Planning Board approved the Application by a 7-0 vote of all members present (Ayes: Donnelly; Craft; Buchanan; Bui; Drumwright; Little; Stalder. Nays: None.)

Therefore, on the basis of all the foregoing, it is ORDERED that the Application for a Special Use Permit for Landscape and Horticultural Services is granted, subject to the following:

1. The development of the Property shall comply with all regulations as specified in the Guilford County UDO.
2. The development shall proceed in conformity with all amended plans and design features submitted as part of 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 plan and design features by the TRC illustrating conditions related to the request and applicable development standards.
4. The following conditions apply:
 - a. The Landscape and Horticultural Services business will only operate between 7:00 AM and 7:00 PM.
 - b. Existing outdoor storage areas and propane tanks will be relocated as necessary to meet minimum landscape buffer requirements.
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 again be permitted.

ORDER APPROVED BY THE GUILFORD COUNTY PLANNING BOARD ON this the 9th day of July, 2025, 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

Guy Gullick, Member ☐ Approved ☐ Not Approved _____
Signature

Sam Stalder, 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

Jason Little, Member ☐ Approved ☐ Not Approved _____
Signature

SO ORDERED, this 9th day of July, 2025.

James Donnelly, Chair
Guilford County Planning Board

Witness

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that Avery Tew 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 Avery Tew witnessed/recognizes the signatures of James Donnelly, Guy Gullick, Ryan Alston, David Craft, Sam Stalder, Cara Buchanan, Dr. Nho Bui, Rev. Gregory Drumwright and Jason Little and that the signatures are genuine.

Date: _____

Jessie H Baptist, Notary Public

My commission expires: _____

Official Seal

(Intentionally Left Blank)

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Rezoning
Application**

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

Date Submitted: 06/04/2025 Receipt # BEL-026111-2025 Case Number 25-06-PLBD-00124

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

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

Said property is located at 1119 Strickland Court Jamestown, North Carolina 27282

in Friendship Township; Being a total of: 4.96 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 152186

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

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

Check One: (Required)

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

Conditional Zoning Requirements:

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



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Use Conditions

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

1) All Highway Business (HB) uses.

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) 30' Type B Landscape buffer along North and East Property lines.

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,

Property Owner Signature

Sean Jones

Name

7622 Bentley Rd

Mailing Address

Greensboro, NC 27409

City, State and Zip Code

336-299-4500

Phone Number

Englishboy24@aol.com

Email Address

Owner/ Representative/ Applicant Signature (If applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Additional sheets for conditions and signatures are available upon request.



2012079009

GUILFORD CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-21-2012 02:58:00 PM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: MEREDITH A APPLE

DEPUTY-GB

BK: R 7428

PG: 1777-1782

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$NTC

RECORDING TIME, BOOK and PAGE

Mail after recording to: Grantee @ 6318-A West Market St., Greensboro NC 27407

This instrument was prepared by: Voula Boutis, Esq. (no title search requested or performed)

Brief Description for the Index: VARIOUS

THIS DEED made this 20th day of December, 2012, by and between

GRANTOR: CECIL S. LITTLE AND WIFE, PATRICIA J. LITTLE

6318-A West Market St Greensboro NC 27407

GRANTEE: FOUR GRAND, LLC, a North Carolina Limited Liability Company

Property Addresses: 1111 and near 1111 Strickland Ct, Jamestown, NC 27282;

1115, 1119, 1121 & 1123 Strickland Ct, Jamestown, NC 27282;

7 Westmount Ct., Greensboro NC 27407; 2200 Hardie St. Greensboro, NC;

6318 W. Market St Greensboro, NC; 1100 Strickland Ct Jamestown, NC;

3702 Groometown Road, Jamestown NC; 5812 High Point Rd

Jamestown, NC and 1110 Strickland Ct Jamestown, NC

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

The Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the _____ Township, Guilford County, North Carolina and being more particularly described as follows:

These properties are not the primary residence of at least one of the Grantors. (N.C.G.S. S105-317.2)

SEE EXHIBIT A ATTACHED HERETO

Prior instrument reference: Book at Page.

A map showing the above described property is recorded in Plat Book at Page.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, and the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

 (SEAL)
CECIL S. LITTLE

 (SEAL)
PATRICIA J. LITTLE

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Amy Clapp, a Notary Public of the County and State aforesaid, certify that **CECIL S. LITTLE AND PATRICIA J. LITTLE**, principal(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the principal(s), or (ii) I have seen satisfactory evidence of the principal(s) identity, by current State or Federal identification with the principals photograph in the form of a state issued driver's license, or (iii) a credible witness has sworn to before me the identity of the principal(s), and each principal acknowledged to me that he or she voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 20 day of December, 2012.


Notary Public

My commission expires: 7-14-14

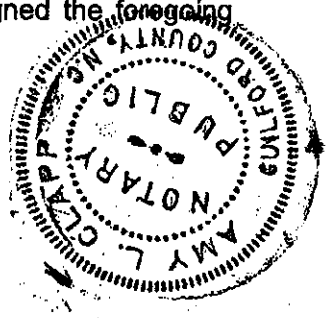


EXHIBIT A

TRACT A: 1111 STRICKLAND CT AND NEAR 1111 STRICKLAND CT, JAMESTOWN, NC

All those certain lots or parcels of land situated in Friendship Township, Guilford County, North Carolina and more particularly described as follows:

Tract 1: Beginning at a point in the center of Guilford-Jamestown Road, said point being located North 83 deg. 00 min. West 30.0 feet from a railroad spike at the base of a white oak, running thence South 83 deg. 00 min. East 444.65 feet to a stone, a mutual corner with C. V. Idol and W. R. Brown; thence along the western line of W. R. Brown property South 9 deg. 16 min. West 278.2 feet to an iron stake, the same being the northeast corner of the J. C. Larsen property; thence along the northern line of the J. C. Larsen property North 81 deg. 41 min. West 432.05 feet to a point in the center of the Guilford-Jamestown Road; thence with the center of the Guilford-Jamestown Road North 6 deg. 35 min. East 267.94 feet to the point of Beginning, containing 2.748 acres, more or less, according to a survey thereof prepared by John T. Morgan, Registered Surveyor, dated June 16, 1964.

The above described property is all of that property described in deed from Mamie Edwards to Norman M. Edwards recorded in Book 2159, at Page 316 in the Guilford County Registry. Save and except from the above described property the following described property conveyed by Norman M. Edwards to LC Gossett and wife, Ethel S. Gossett by deed dated September 10, 1964, recorded in Book 2197, at Page 581 in the Guilford County Registry:

Beginning at a point in the center of the Guilford-Jamestown Road, said point being located North 81 deg. 41 min. West 27.1 feet from an iron stake located in the eastern right-of-way of the Guilford-Jamestown Road, the same being the northwest corner of the James C Larsen property, and running thence with the center of the Guilford-Jamestown Road North 6 deg. 35 min. East 107.68 feet to a point in the center of the Guilford-Jamestown Road; thence South 81 deg. 41 min. East 437.10 feet to an iron stake located in the western line of the W. R. Brown property; thence along the western line of the W.R. Brown property South 9 deg. 16 min. West 107.66 feet to an iron stake, the same being the northeast corner of the James C Larsen property; thence along the northern line of the James C. Larsen property North 81 deg. 41 min. West 432.05 feet to the point of Beginning, containing 1.074 acres, more or less, according to a map thereof prepared by John T. Morgan, Registered Surveyor, dated August 24, 1964.

Tract 2: BEGINNING at a point in the center of the Guilford-Jamestown Road, said point being located North 83 deg. 00 min. West 30.0 feet from a railroad spike at the base of a white oak, and running thence South 83 deg. 00 min. East 444.65 feet to a stone, a mutual corner with C. V. Idol and W.R. Brown; thence along the western line of the W. R. Brown property, South 09 deg. 16 min. West 105.7 feet to a new point; thence North 83 deg. 01 min. West 439.70 feet to a point in the center of the Guilford-Jamestown Road; thence with the center of the Guilford-Jamestown Road North 06 deg. 35 min. East 105.71 feet to the point of BEGINNING.

The above described Tract 2 was conveyed to Cathy Edwards Hunt (aka Cathy J. Gwyn and now Cathy J. Wilson) and Daniel Milford Edwards by deed dated June 24, 1987, from Norman M. Edwards, recorded in Book 3596, Page 872 in the Guilford County Registry. Daniel Milford Edwards conveyed his interest therein to Cathy J. Alfred (aka Cathy J. Gwyn and now Cathy J. Wilson) by deed recorded in Book 3897, Page 1258, in the Guilford County Registry.

For back reference see Book 7416, Page 2336 Guilford County North Carolina Registry

TRACT B: 1115, 1119, 1121 AND 1123 STRICKLAND CT., JAMESTOWN, NC

BEGINNING at a 3/4 inch iron pipe in the eastern margin of the 60 ft. right-of-way of Strickland Court, said beginning point also being the southwest corner of the property of Portrait Homes-Horsepen Creek, LLC (now or formerly) as described in Deed Book 6722, Page 3095, Guilford County Registry and bearing Parcel Number 0152157; running thence along the southern boundary line of the Portrait Homes-Horsepen Creek Property, South 84 deg 04 min 25 sec East 399.64 feet to a 3/4 inch iron pipe in the western boundary line of the Walter Brown Property (now or formerly) as described in Deed Book

2562, Page 264, Guilford County Registry and bearing Parcel Number 0095731, said point also being the southeast corner of the Portrait Homes-Horsepen Creek LLC Property; running thence along the western boundary line of the Walter Brown Property South 06 deg 51 min 32 sec West 343.53 feet to an iron pipe; thence continuing along the western boundary line of the Walter Brown Property South 04 deg 14 min 52 sec West 118.43 feet to an iron pipe, said point also being the northeast corner of the Robert R Koonts Revocable Trust property (now or formerly) as described in Deed Book 6740, Page 2092, Guilford County Registry; running thence along the northern boundary line of the Koonts Property described in Deed Book 6740, Page 2092 and the Koonts Property (now or formerly) as described in Deed Book 6824, Page 880, bearing Parcel Number 0152185, North 83 deg 51 min 40 sec West 391.25 feet to an iron pipe; thence North 83 deg 51 min 40 sec West 9.31 feet to a rebar in the right-of-way of Strickland Court; running thence along the eastern margin in the right-of-way of Strickland Court the following three (3) courses and distances: (1) North 05 deg 22 min 00 sec East 117.39 feet crossing over a stone drive to a 3/4 inch iron pipe in the right-of-way of Strickland Court; (2) North 04 deg 33 min 04 sec East 100.06 feet crossing over a stone drive to a 3/4 inch iron pipe in the right-of-way of Strickland Court; and (3) North 04 deg 58 min 31 sec East 108.90 feet to a point in the right-of-way of Strickland Court; thence South 83 deg 59 min 29 sec East 10.22 feet to an iron pipe in the eastern margin of the right-of-way of Strickland Court; continuing thence along the eastern margin of the right-of-way of Strickland Court North 05 deg 08 min 47 sec East 134.10 crossing over a concrete drive to the point and place of BEGINNING, being 4.165 acres more or less outside the right-of-way of Strickland Court and .071 acres, more or less, inside the right-of-way of Strickland Court, according to an unrecorded map entitled "Boundary/Topography Survey for AAA Mini Storage" dated June 21, 2010, drawn by David J. Sgroi, P.L.S L-3681 of Sgroi Land Surveying, PO Box 6277, High Point, NC 27262.

TRACT C: 7 WESTMOUNT CT GREENSBORO NC

BEING ALL OF LOT 52, MAP 4 IN THE SUBDIVISION KNOWN AS WESTON AT FRIENDLY ACRES, A PLAT OF WHICH IS DULY RECORDED IN PLAT BOOK 113 PAGE 101 IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA AND BEING ALL OF THE SAME PROPERTY DESCRIBED IN BOOK 6020 PAGE 1278, IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA

TRACT D: 2200 HARDIE ST GREENSBORO NC

BEING ALL OF LOT 13, BLOCK C, SECTION 1, HILLSDALE PARK SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 22 IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA

For back reference see Book 5788, Page 617, Guilford County North Carolina Registry

TRACT E: 6318 W. MARKET ST GREENSBORO NC

BEING ALL OF LOT NUMBERS 19, 20, 21, 22, 23, 24, 47 AND 48 OF PLAT NUMBER 1 OF THE BESSIE M. HUNTER PROPERTY SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7 AT PAGE 32, IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY NORTH CAROLINA

TOGETHER WITH GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THAT PROPERTY FORMERLY KNOWN AS "CAMERON STREET" WHICH HAS BEEN CLOSED AND TITLE TO ONE-HALF OF WHICH HAS BEEN VESTED IN GRANTOR BY LAW.

For back reference see Book 3885 Page 1019 Guilford County, North Carolina Registry

TRACT F: 1100 STRICKLAND CT JAMESTOWN NC

BEGINNING at an iron pipe in the western margin of the right-of-way of Guilford College-Jamestown Road, said iron marking the northeast corner of the tract herein described, corner with Roy E. Roger, Jr., and running thence North 85 degrees 27 minutes 35 seconds West along Roger boundary 181.31 feet to a point, corner with Department of Transportation; thence North 20 degrees 03 minutes 07 seconds West along line of Department of Transportation 279.29 feet to a point in the south margin of right-of-way of Wendover Avenue; thence North 63 degrees 36 minutes 19 seconds East along the margin of right-of-way of Wendover Avenue 243.06 feet to a monument of the Department of Transportation; thence South 59 degrees 33 minutes 40 seconds East along

line of right-of-way 93.55 feet to a monument of Department of Transportation in the western right-of-way of Guilford College-Jamestown Road; thence South 04 degrees 29 minutes 12 seconds West along the western margin of Guilford College-Jamestown Road right-of-way 138.0 feet to a point; thence continuing along the western margin of right-of-way of Guilford College-Jamestown Road South 03 degrees 10 minutes 27 seconds West 200.10 feet to an iron pipe, the point of beginning, containing 1.88 acres, more or less, according to a survey of Department of Transportation dated November 19, 1998, to which reference is hereby made and being the remaining portion of the land of Jimmy Wayne Idol acquired by instrument recorded in Book 2949, Page 999, Guilford County Public Registry after takings by the North Carolina Department of Transportation in condemnation cases 92-CVS-0742 and 98-CVS-4677, Guilford County Clerk of Superior Court records.

Also known as Lot #1100 as shown on the Final Plat for AAA Mini Storage recorded in Plat Book 161, Page 99 in the Office of the Register of Deeds of Guilford County, North Carolina.

For Back reference see Book 5040, Page 341, Guilford County, North Carolina Registry

TRACT G: 3702 GROOMETOWN ROAD JAMESTOWN, NC

TRACT I:

Beginning at an existing iron pipe in the southern margin of the 60-foot right-of-way of Wayne Road at the northeastern corner of the property now or formerly owned by All Saints Episcopal Church; thence with the southern margin of the right-of-way of Wayne Road North 85° 20 min. 47 sec. East 340.47 feet to an iron pipe in the southern margin of the 60-foot right-of-way of Wayne Road at the northwestern corner of the property now or formerly owned by Circle-K Convenience Store; thence with the west boundary line of the property now or formerly owned by Circle-K Convenience Store South 02° 27 min. 19 sec. East 149.53 feet to an iron pipe at the southwestern corner of the property now or formerly owned by Circle-K Convenience Store; thence with the south boundary line of the property now or formerly owned by Circle-K Convenience Store North 85° 02 min 53 sec. East 124.92 feet to a new iron pipe in the western margin of the 80-foot right-of-way of Groometown Road (S.R. 1129) at the southeastern corner of the property now or formerly owned by Circle-K Convenience Store; thence with the margin of the right-of-way of Groometown Road along a curve to the right a chord bearing and distance of South 02° 39 min. 04 sec. West 267.91 feet with a radius of 7948.00 feet to a new iron pipe in the western margin of the right-of-way of Groometown Road at the northeastern corner of the property known as Hunting Valley Apartments now or formerly owned by William G. McNairy, Trustee of the John R. Taylor, Jr. Revocable Trust; thence with the north boundary line of Hunting Valley Apartments South 89° 55 min. 33 sec. West 462.19 feet to an existing iron pipe at the southeastern corner of the property now or formerly owned by All Saints Episcopal Church; thence with the east boundary line of the property now or formerly owned by All Saints Episcopal Church North 00° 39 min. 40 sec. East 379.23 feet to an existing iron pipe, the point and place of Beginning, containing 3.844 acres, more or less, and as more particularly described as the Site Area on the Survey for Jerone D. Pearson, 3702 Groometown Road, Greensboro, NC dated April 7, 2008 by Borum, Wade and Associates, PA.

TRACT II:

Beginning at an existing iron pipe in the northern margin of the right-of-way of Stirup Drive at the southwestern corner of the property known as Hunting Valley Apartments now or formerly owned by William G. McNairy, Trustee of the John R. Taylor, Jr. Revocable Trust; thence with the west boundary line of the property known as Hunting Valley Apartments North 01° 24 min. 28 sec. East 177.77 feet to an existing iron pipe at the northwestern corner of the property known as Hunting Valley Apartments and the southeastern corner of the property now or formerly owned by All Saints Episcopal Church; thence with the south boundary line of the property now or formerly owned by All Saints Episcopal Church South 86° 33 min. 16 sec. West 160.18 feet to an existing iron pipe in the south boundary line of the property now or formerly owned by All Saints Episcopal Church at the northeastern corner of Lot 37, Block B, Hunting Valley Subdivision, as per plat thereof recorded in Plat Book 33, Page 57, in the Guilford County Registry; thence with the east boundary line of Lot 37 South 09° 34 min. 41 sec. East 194.84 feet to an existing iron pipe in the northern margin of the right-of-way of Stirup Drive at the southeastern corner of Lot 37; thence with the northern margin of the right-of-way of Stirup Drive North 79° 01 min. 19 sec. East 110.00 feet to an iron pipe; thence continuing with the northern margin of the right-of-way of Stirup Drive along a curve to the right having a radius of 1,640.05 feet and a chord bearing a distance of North 78° 27 min. 55 sec. East 15.43 feet to an existing iron pipe, the point and place of Beginning, containing 0.606 acres, more or less, and as more particularly described as Pond Lot Area on the Survey for Jerone D. Pearson, 3702 Groometown Road, Greensboro, NC dated April 7, 2008 by Borum, Wade and Associates, PA..

Tracts I & II having a combined total acreage of 4.45 acres, more or less, and being more fully shown on that plat of survey labeled as Survey for Jerone D. Pearson, 3702 Groometown Road, Greensboro, NC dated April 7, 2008 by Borum, Wade and Associates, PA..

For back reference see Book 7240, Page 2176 in the Office of the Register of Deeds of Guilford County, North Carolina

TRACT H: 5812 HIGH POINT ROAD JAMESTOWN NC

BEGINNING AT AN EXISTING IRON PIPE LOCATED IN THE WESTERN RIGHT OF WAY LINE OF HIGH POINT ROAD, SOUTHEAST CORNER OF PROPERTY OF TRUETT A. GRANT AS RECORDED IN DEED BOOK 2851, PAGE 225, GUILFORD COUNTY REGISTRY, AND SAID BEGINNING POINT BEING LOCATED NORTH 36 DEGREES, 28 MINUTES, 53 SECONDS EAST 258.10 FEET FROM THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF HIGH POINT ROAD AND THE NORTHERN RIGHT OF WAY LINE OF METALS DRIVE; AND SAID BEGINNING POINT BEING THE NORTHEAST CORNER OF LOT 24 OF THE JOHN A. SUITS' HOME PLACE AS SHOWN ON PLAT IN PLAT BOOK 13, PAGE 43, GUILFORD COUNTY REGISTRY; AND PROCEEDING FROM SAID BEGINNING POINT NORTH 51 DEGREES, 59 MINUTES, 26 SECONDS WEST 298.52 FEET TO AN IRON PIPE; THENCE SOUTH 35 DEGREES, 44 MINUTES, 58 SECONDS WEST 99.64 FEET TO AN IRON PIPE; THENCE NORTH 52 DEGREES, 17 MINUTES, 58 SECONDS WEST 272.13 FEET TO AN IRON PIPE, THE NORTHWEST CORNER OF LOT 44 OF JOHN A. SUITS' HOME PLACE SUBDIVISION; THENCE SOUTH 01 DEGREES, 49 MINUTES, 26 SECONDS WEST 302.47 FEET ALONG THE EASTERN LINE OF NORTH DRIVE TO AN IRON PIPE IN THE NORTHERN MARGIN OF METALS DRIVE; THENCE SOUTH 64 DEGREES, 25 MINUTES, 55 SECONDS EAST 200.92 FEET ALONG THE NORTHERN MARGIN OF METALS DRIVE TO A POINT, THE SOUTHWEST CORNER OF LOT 48 OF THE JOHN A. SUITS' HOME PLACE SUBDIVISION; THENCE NORTH 36 DEGREES, 28 MINUTES, 54 SECONDS EAST 202.25 FEET TO A POINT, THE SOUTHWEST CORNER OF LOT 23 OF JOHN A. SUITS' HOME PLACE SUBDIVISION; THENCE SOUTH 51 DEGREES, 54 MINUTES, 49 SECONDS EAST 200.00 FEET ALONG THE SOUTH LINE OF LOT 23 OF THE JOHN A. SUITS' PROPERTY TO A POINT IN THE NORTHERN MARGIN OF HIGH POINT ROAD; THENCE NORTH 36 DEGREES, 28 MINUTES, 54 SECONDS EAST 100.00 FEET ALONG THE NORTHERN MARGIN OF HIGH POINT ROAD TO AN IRON PIPE, THE POINT AND PLACE OF **BEGINNING**, AND BEING ALL OF LOTS 23, 24, 44, 45, 46 AND 47, AND PARTS OF LOTS 42 AND 43 OF THE JOHN A. SUITS' HOME PLACE SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 43, IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA.

For back reference see Book 5751, Page 3014 Guilford County North Carolina Registry

TRACT I: 1110 STRICKLAND CT, JAMESTOWN NC

BEGINNING AT A NEW IRON PIPE IN THE NORTH MARGIN OF GUILFORD COLLEGE ROAD, THE SOUTHWEST CORNER OF JIMMY WAYNE IDOL, AND PROCEEDING FROM SAID BEGINNING POINT SOUTH 30 DEGREES 10 MINUTES 30 SECONDS WEST ALONG THE NORTH MARGIN OF GUILFORD COLLEGE ROAD 61.97 FEET TO A NEW IRON PIPE; THENCE CONTINUING ALONG THE NORTH MARGIN OF GUILFORD COLLEGE ROAD SOUTH 07 DEGREES 36 MINUTES 30 SECONDS WEST 110.17 FEET TO A NEW IRON PIPE; THENCE NORTH 85 DEGREES 34 MINUTES 50 SECONDS WEST 98.18 FEET TO A NEW IRON PIPE; THENCE NORTH 20 DEGREES 03 MINUTES 10 SECONDS WEST 189.33 FEET TO A NEW IRON PIPE, THE NORTHWEST CORNER OF JIMMY WAYNE IDOL; THENCE SOUTH 85 DEGREES 28 MINUTES EAST ALONG THE BORDER WITH IDOL, 181.39 FEET TO A NEW IRON PIPE IN THE NORTH MARGIN OF GUILFORD COLLEGE ROAD, THE POINT AND PLACE OF **BEGINNING**, CONTAINING 0.56 ACRES MORE OR LESS, PER SURVEY OF CALLICUTT SURVEYORS OF SEPTEMBER 21, 1978

BEING ALL OF THE SAME PROPERTY CONVEYED BY DEED FROM TRIAD HOLDING CO, LLC TO CECIL S LITTLE AND WIFE, PATRICIA J LITTLE RECORDED IN BOOK 5606, PAGE 715 IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA, AND AS SHOWN AS LOT #1110 ON FINAL PLAT FOR AAA MINI STORAGE RECORDED IN PLAT BOOK 161, PAGE 99 IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA

PUBLIC SERVICES

Dana Ruth
Civil Engineer II



June 9, 2025

Jared Vick
Hagen Engineering, PA
3859 Battleground Ave, Ste 300
Greensboro, NC 27410

RE: 1119 Strickland Ct (7823877054)- Water Service Availability

Dear Mr. Vick,

The City of High Point currently has an existing water main that runs along Strickland Court. Water service may be provided to this site from an existing 12' water main in Strickland Court. The City of High Point does not have an existing sanitary main on Strickland Court in this area. The developer would be responsible for all costs associated with any utility extensions. Utility connection and service is contingent available capacity upon satisfactorily meeting all other local and state requirements.

The City of High Point currently charges System Development Fees for the connections the public water and sewer mains. These fees are based on the domestic water meter size/sizes. In the case of private water mains within the development, the System Development Fees are based on the water master meter size.

If you need additional information, please don't hesitate to call 336-883-3965.

Sincerely,

A handwritten signature in black ink that reads "Dana Ruth".

Dana P. Ruth



211 South Hamilton St. High Point, NC 27260



336.883.3111



HighPointNC.gov





HAGEN
ENGINEERING, PA

TRANSMITTAL

DATE: 6/9/2025

TO : Oliver Bass
Guilford County Planning and Zoning
400 West Market St
Greensboro, NC 27401
336-641-3578

PROJECT: **Strickland Court Storage Rezoning**

PLEASE FIND ATTACHED:

ITEM

- 1 Conditional Zoning Application
- 1 Fee Check
- 1 Deed
- 1 High Point Public Works Letter



Jared Vick, EI

Secretary of State
Elaine F. Marshall

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Limited Liability Company

Actions

- [File an Annual Report/Amend an Annual Report](#)
- [Online Filing](#)
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- [View Filings](#)
- [Print a Pre-Populated Annual Report form](#)
- [Print an Amended a Annual Report form](#)

Legal name: FOUR GRANDS, LLC

Previous legal name: Four Grand, LLC

Secretary of State Identification Number (SOSID): 1287547

Status: Current-Active

Citizenship: Domestic

Date formed: 11/15/2012

Registered agent: [Sean Jones](#)

mailing address

7622 Bentley Rd
Greensboro, NC 27409

Principal office address

7622 Bentley Rd
Greensboro, NC 27409

Registered office address

7622 Bentley Rd
Greensboro, NC 27409

Registered mailing address

7622 Bentley Rd
Greensboro, NC 27409

Company officials

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

- **Manager**

[Sean P Jones](#)

7622 Bentley Rd
Greensboro NC 27409

- **Manager**

[Cecil S. Little](#)

7622 Bentley Rd
Greensboro NC 27409

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North Carolina Secretary of State's Office

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GUILFORD COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT

October 4, 2010

Cecil Little
6318-A West Market Street
Greensboro, NC 27409

RE: **REZONING CASE #10-06-GCPL-02259**

I am sending this letter to confirm the decision of the Guilford County Planning Board in the above referenced case. The previous letter sent did not outline the use or development conditions.

Following a public hearing on July 14, 2010 requesting a rezoning of the property described below, the Planning Board approved the request to rezone the following property from RS-40 to CU-HB:

Located on the east side of Strickland Court east of Guilford College Road in Friendship Township. Being Guilford County Tax Map 11-686, Block 932, Parcels 17, 22, 44, 56 and 60, ± 4 acres.

Use(s) :

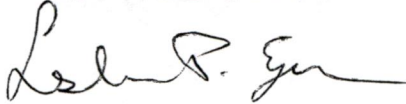
All uses permitted in the HB zoning district, with the exclusion of the following uses: junked motor vehicles, recycle collections point, go-cart raceway, automobile repair service (major and minor), automobile towing and storage services, truck and utility trailer renting and leasing (light), bar, boat sales, building supply sales (with storage yard), manufactured home sales, motor vehicles sales (new and used), motorcycle sales, truck stop, construction demolition (C&D) landfill (minor), land clearing and inert debris (LCID) landfill (minor), radio/television/communications tower, railroad terminal or yard, billboards, and temporary events.

Condition(s) :

1. Along the northern, eastern and southern boundaries of the subject property, developer shall establish a 65-foot

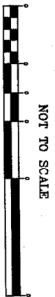
wide buffer consisting of a double row of Leland Cypress trees, staggered, and planted 15 feet apart. Buffer shall allow for emergency vehicle access as required by Guilford County Fire Marshal, storm water devices, and septic fields. 2. Entrance to the subject property shall be controlled by an electronic gate with personal code access. 3. No sign on the subject property shall exceed 6 feet in height. 4. Storage units located on the northern, eastern and southern portions of the subject property shall be accessed from the interior of the site. 5. All roofs shall be colored as opposed to bare metal.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Leslie P. Eger", written in a cursive style.

Leslie P. Eger, Secretary
Guilford County Planning Board

THE PURPOSE OF THIS PLAN IS TO SHOW GENERAL CONCEPTUAL LAYOUT FOR USE IN RECONING. EXISTING FEATURES WERE OBTAINED FROM SEVERAL RESOURCES AND ARE SHOWN AS APPROXIMATE REPRESENTATION. ALL EXISTING FEATURES SHOULD BE FIELD VERIFIED FOR ACCURACY PRIOR TO DETAILED DESIGN.



PRELIMINARY JUNE 14, 2010	FOR REVIEW ONLY	NOT FOR CONSTRUCTION
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[illegible]

 **HAGEN**
ENGINEERING, PA
PO BOX 14851 • GREENSBORO, NC 27415
PHONE (336) 664-9796 FAX (336) 699-7860
Email: info@hagen-eng.com

THE HOUSES ON THE PROPOSED REZONED LOTS MAY NOT BE USED FOR RESIDENTIAL PURPOSES ONCE THE LAND USE HAS CHANGED TO COMMERCIAL.

TOTAL ACREAGE - APPROXIMATELY 4 ACRES
EXISTING ZONING - RS-40

SITE DATA

LOTS - TAX MAP / BLOCK / PARCEL

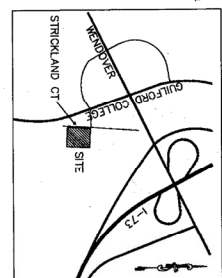
14-11-0686 / 0932-00 / 060

14-11-0686 / 0932-00 / 044

14-11-0686 / 0932-00 / 022

TOTAL ACREAGE - APPROXIMATE

EXISTING ZONING - RS-40

VICINITY MAP
N.T.S.

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

Property Information

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

Zoning History of Denied Cases: On April 15, 1964, a request to rezone (Case #123-64) the subject property from R-20S Residential to R-20 was denied.

Nature of the Request

This request is to conditionally rezone the subject property from RS-40 and CZ-HB (Ref. Case #10-06-GCPL-02259) which includes an associated Sketch Plan, to CZ-HB Amended (sketch plan not included in submittal) with the following conditions:

Current Use Condition(s):

All uses permitted in the HB zoning district, with the exclusion of the following uses: 1) junked motor vehicles; 2) recycle collections point; 3) go-cart raceway; 4) automobile repair service (major and minor); 5) automobile towing and storage services; 6) truck and utility trailer renting and leasing (light); 7) bar; 8) boat sales; 9) building supply sales (with storage yard); 10) manufactured home sales; 11) motor vehicles sales (new and used); 12) motorcycle sales; 13) truck stop; 14) construction demolition (C&D) landfill (minor); 15) land clearing and inert debris (LCID) landfill (minor); 16) radio/television/communications tower; 17) railroad terminal or yard; 18) billboards; and 19) temporary events.

Current Development Condition(s):

1. Along the northern, eastern and southern boundaries of the subject property, the developer shall establish a 65-foot wide buffer consisting of a double row of Leland Cypress trees, staggered, and planted 15 feet apart. Buffer shall allow for emergency vehicle access as required by Guilford County Fire Marshal, storm water devices, and septic fields.
2. Entrance to the subject property shall be controlled by an electronic gate with personal code access.
3. No sign on the subject property shall exceed 6 feet in height.
4. Storage units located on the northern, eastern and southern portions of the subject property shall be accessed from the interior of the site.
5. All roofs shall be colored as opposed to bare metal.

Proposed Use Conditions:

1. All Highway Business (HB) uses.

Proposed Development Conditions:

1. 30' Type B Landscape buffer along north and east property lines.

In summary, if this request is approved, the associated sketch site plan will not apply; all uses permitted under the Highway Business district in the Permitted Use Schedule may be allowed; the 65-foot-wide buffer described in Item 1 of the current development conditions will no longer be required; Items 2 through 5 under the current development conditions will no longer apply.

Per the County UDO, a Type A planting yard (min. width 40', avg. width 50', and max. width 75') will be required along the southern boundary adjacent to RS-40 zoned properties. With the proposed development condition, a 30-foot-wide Type B planting yard must be installed along the north and east property lines adjacent to the multi-family parcel within the city limits of Greensboro. This is consistent with the Type B planting yard (min. width 25', avg. width 30', max. width 50) required between HB and RM zoned properties under the County's UDO.

District Descriptions

The **HB, Highway Business** district is primarily meant to accommodate auto-oriented retail service and other commercial uses typically located along major thoroughfares. These highly-visible establishments are characterized by large parking lots in front of the structures, anchor tenants, and outparcels. Attention should be paid to landscaping, site and architectural design.

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

The **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

This request is in an area that includes residential and commercial development. A multi-family apartment complex has been developed east and north of the subject parcel.

Existing Land Use(s) on the Property: The Subject property has three single-family detached dwellings

Surrounding Uses:

North: Multi-family residential (Greensboro)

South: Undeveloped residential parcels
East: Multi-family residential (Greensboro)
West: Single-family detached or undeveloped

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

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

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Pinecroft-Sedgefield

Miles from Fire Station: Approximately 1.5 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: City of High Point water is available.

Feasibility Study or Service Commitment:

Transportation:

Existing Conditions: Strickland Court is a local street. Guilford College Road is classified as a major thoroughfare under the Greensboro MPO Thoroughfare Plan. The Average Annual Daily Traffic count on Guilford College Road near the W. Wendover Avenue Off-Ramp is 13,500 vehicles per NCDOT 2023 Traffic Count.

Proposed Improvements: None proposed

Projected Traffic Generation: Data unavailable

Environmental Assessment

Topography:

Per the USDA-NRCS Web Soil Survey, the topography of the parcel is nearly level to gently sloping.

Regulated Floodplain:

There is no regulated floodplain on the property, per FIRM map #3710782300J with effective date 6/18/2007.

Wetlands:

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

Streams:

There are no mapped streams on the property, per USGS and NRCS Soil Survey Maps of Guilford County.

Watershed:

The property is partially within the High Point (East and West Fork Deep River) WS-IV, General Watershed Area and partially within the Lower Randleman Lake (Deep River) WS-IV, General Watershed Area.

Consistency: Land Use Plan & Comprehensive Plan**Land Use Plan:** Southwest Area Plan**Plan Recommendation:** Residential Multi-Family and Residential Single-Family

The Residential Single-Family designation recognizes land currently zoned, or recommended for future residential uses. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts.

Residential-Multi-Family designation recognizes land currently zoned or recommended for future multi-family residential uses. Anticipated land uses are those permitted under the Guilford County Development Ordinance's Residential Multi-Family (RMF) zoning districts. Public water and sewer are necessary to rezone to the Multi-Family Districts.

Consistency:

This request is inconsistent with the Southwest Area Plan recommendation of Residential Single-family and Residential Multi-family. Therefore, if the request is approved, an amendment to Moderate Commercial will be required.

Comprehensive Plan

Consistency: The requested rezoning is consistent with Objective 1.5 and Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state:

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

Reasonableness

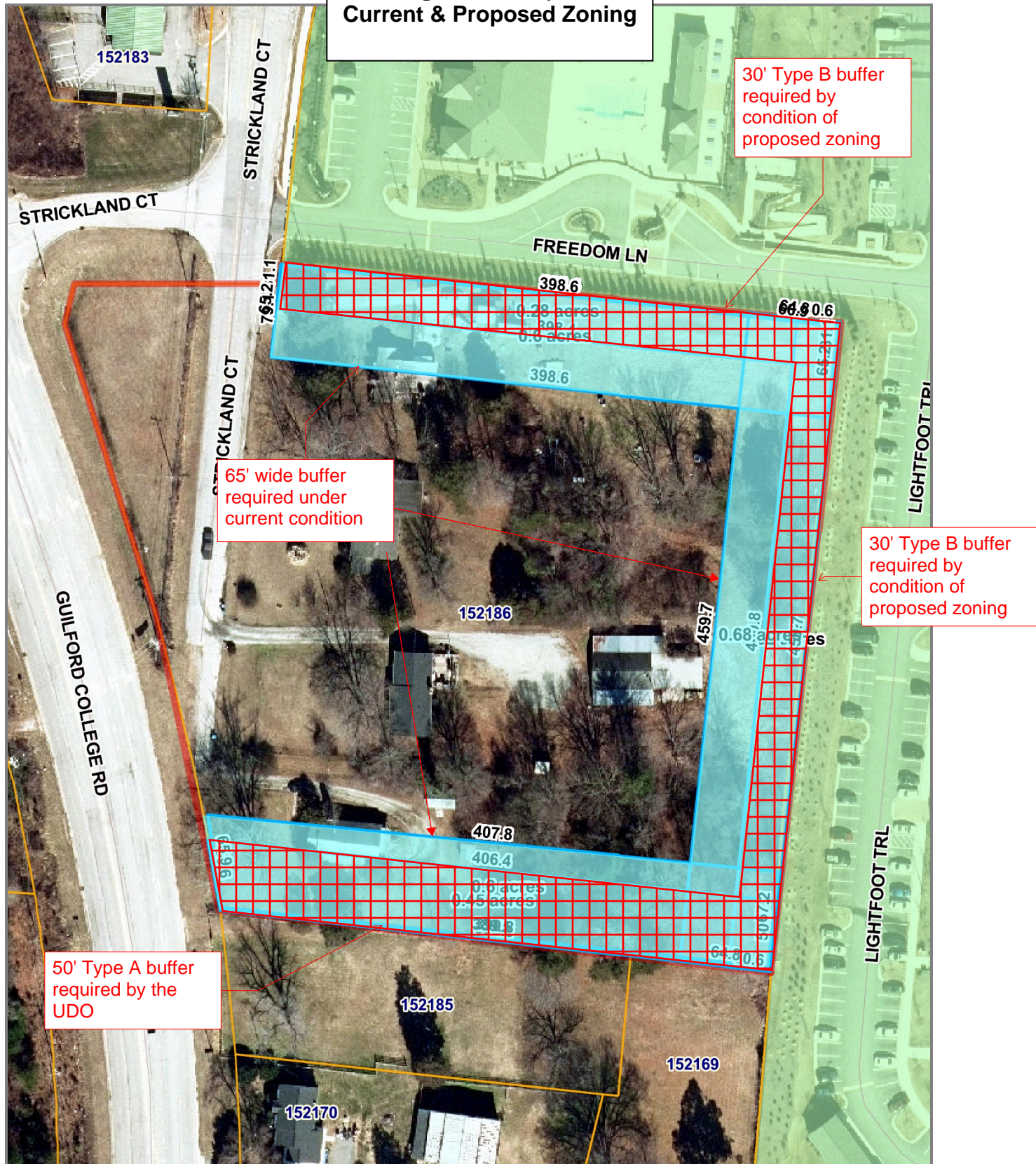
The request to conditionally rezone the subject property from RS-40 and CZ-HB (Ref Case #10-06-GCPL-02259) to CZ-HB Amended as proposed is not reasonable because the proposed zoning, as conditioned, will reduce or eliminate protections for the adjacent residential communities provided under the current conditional zoning. All uses permitted in the HB district will be permissible under the proposed zoning. The minimum 65-foot-wide planting yard required along the north and east property lines under the current zoning condition will be reduced to 30 feet under the proposed condition. The minimum 65-foot-wide planting yard along the south property line required under the current zoning condition will be reduced to a 50-foot Type A planting yard required between RS-40 and HB zoned properties under the County's UDO.

Recommendation

Staff Recommendation: Deny

Area Plan Amendment Recommendation: This request is inconsistent with the Southwest Area Plan recommendation of Residential Single-family and Residential Multi-family. Therefore, if the request is approved, an amendment to Moderate Commercial will be required

Planting Yard Comparison: Current & Proposed Zoning



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 83 feet
6/27/2025



a.

TABLE 4.3 1 PERMITTED USE SCHEDULE

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"*" = Additional District Requirements, See Section 4.5 or 4.6

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



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



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			A	R	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H	
			G	S	S	S	S	S	S	M	M	M	M	I	O	X	B	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26					U	*	*	*	*	*	*	*	*	
(Heavy)	Amusement or Water Parks, Fairgrounds																			D		D			
	Auditorium, Coliseum or Stadium												P							P		P			
	Go-cart Raceway																			P		P	P		
	Golf Course, Miniature																P	P		P					
	Recreational Vehicle Park or Campsite																			D					
	Special Event Venue		S										P					P	P	P					
	Shooting Range, Indoor																	D	D		D	D			
	Shooting Range, Outdoor		S										S												
	Theater (Outdoor)														S	D	D	D	D	D					
	Theater (Indoor)														P			P	P	P					
	Other Recreation and Entertainment Uses	Other Outdoor Uses Not Listed		S																P		P	P		
Other Indoor Uses Not Listed															P	P	P	P	P	P	P				
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P	P		
	College or University												P					P							
	Vocational, Business or Secretarial School														P		P	P	P	P	P	P	P		
	Elementary School		D	D	D	D	D	D	D	D	D	D	D	D											
	Secondary School		D	D	D	D	D	D	D	D	D	D	D	D											
	Correctional Institution												S										S		
	Daycare Centers in Residence (In-Home) (12 or Less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Daycare Center (Not In-Home)		S							D	D	D	D	D	D	D	D	D	D	D	D	D			
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Community or Social Service Agencies												P	P	P	P	P	P	P	P	P				



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



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



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



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



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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I			
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*		P	P	
	Utility Equipment and Storage Yards																					P	P		
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																						S		
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Junk/Salvage Yard																						P		
	Land Clearing & Inert Debris Landfill, Major	X	S																				S		
	Land Clearing & Inert Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Refuse and Raw Material Hauling	X																					P		
	Recycling Facilities, Outdoors																				P	P			
	Resource Recovery Facilities																						P		
	Waste Transfer Stations																							P	
	Septic Tank Services	X																				P	P		
	Sewage Treatment Plant	X																					P		
	Solid Waste Disposal (Non-Hazardous)	X																					S		
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																					S		
	General Industrial	Warehouse (General Storage, Enclosed)																	D	D	P	P	P		
		Warehouse (Self-Storage)																	D	D		P	P		
Laundry or Dry Cleaning Plant		X														P	D	P	P	P	P	P			



TABLE 4.3 1 PERMITTED USE SCHEDULE

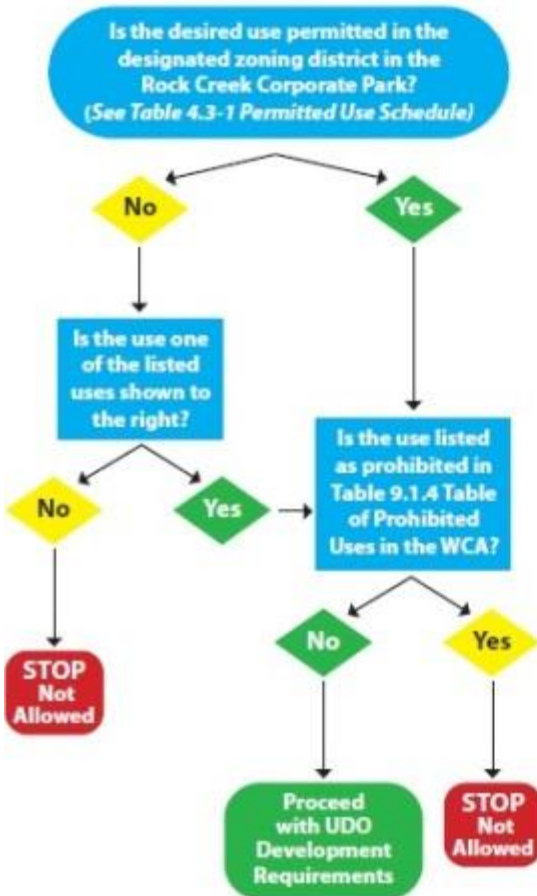
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			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	*
	Laundry or Dry Cleaning Substation	X													P	P	P	P	P	P	P		
	Petroleum & Petroleum Products	X											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

FIGURE 4.3 2 ROCK CREEK CORP. PARK FLOW CHART



Figure 4.3-2 Determining Uses Allowed in the Rock Creek Corporate Park Overlay District



¹ Per Rock Creek consent judgment in case #88 CVS 2758, Superior Court Division, Guilford County, Office-Industrial district uses allowed in the Rock Creek Corporate Park as of January 27, 1989.

Office-Industrial Uses Allowed in the Rock Creek Corporate Park per Consent Judgement¹

Agriculture	Public Utilities
Veterinary Services	Transportation Equipment
Civic, Education, Institutional	Post Offices
Day Care	Taxi Stands
Colleges & Tech Schools	Warehouses & Mini-Warehouses
Community Centers	Retail Trade
Schools	Apparel Stores
Libraries	Eating & Drinking Places
Museums & Art Galleries	Farm Machinery Sales
Trade Schools	Food Stores
Hospitals	Furniture Stores
Medical & Dental Labs	General Merchandise
Outpatient Care	Handcrafting G Sales
Group Living	Hardware
Nursing Homes	L.P. Gas Sales
Manufacturing	Building Materials Sales
Apparel	Miscellaneous Recall
Bakeries	Lodges & Fraternal Organizations
Bottling Plants	Outdoor Advertising Firms
Canneries	Private Clubs
Electrical Machinery	Furniture Repair
Fabricated Metal w/no Outside Storage	Theaters
Furniture	Health
Grain Mill Products	Services
Manufactured Housing	Assembly Halls
Precision Instrument Products	Bowling Alleys
Printing & Publishing	Coin-operated Amusement
Sawmills (Temporary)	Dance Halls & Studios
Sign Manufacturing	Electrical Repair Shops
Sporting Goods & Toys	Equipment Rental
Sugar Products	Funeral Service
Textile Manufacturing	Hotels & Motels
Tobacco Manufacturing	Recreation Establishments
Mobile Home Sales	Other
Monuments	Business & Professional Offices
Paint & Wallpaper Sales	Management, Research & Development
Lawn & Garden Supplies	Turkey Shoots
Banks & Credit Agencies	
Watch & Jewelry Repair	

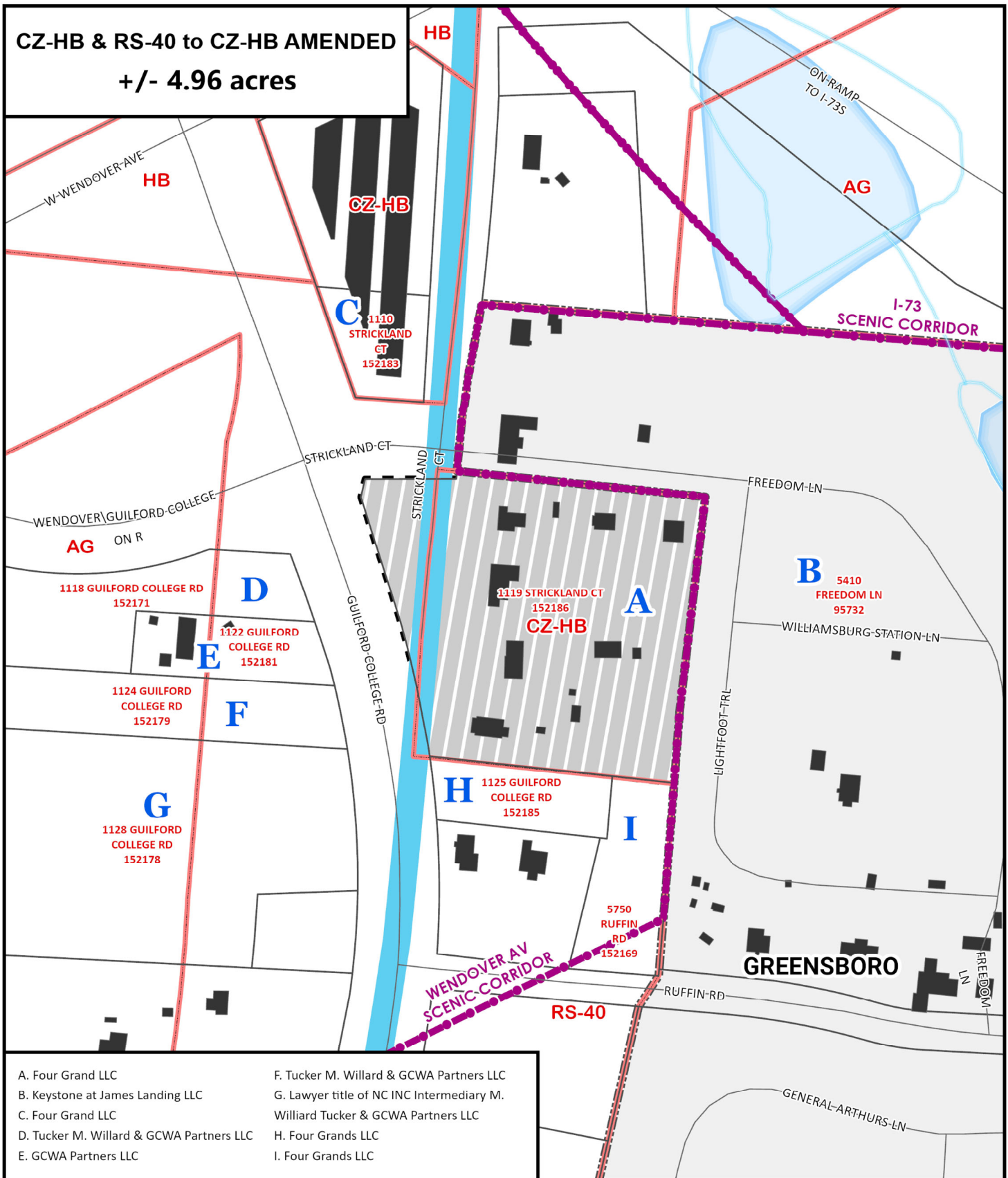


GUILFORD COUNTY CODE

(File No. [21-08-GCPL-07440](#), 11/04/2021; File No. [22-09-PLBD-00021](#), 01/05/2023; File No. [24-03-PLBD-00075](#), 07/18/2024; File No. [24-05-PLBD-00082](#), 07/18/2024; File No. [24-06-PLBD-00087](#), 09/05/2024)

Effective on: 9/5/2024

**CZ-HB & RS-40 to CZ-HB AMENDED
+/- 4.96 acres**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-06-PLBD-00124

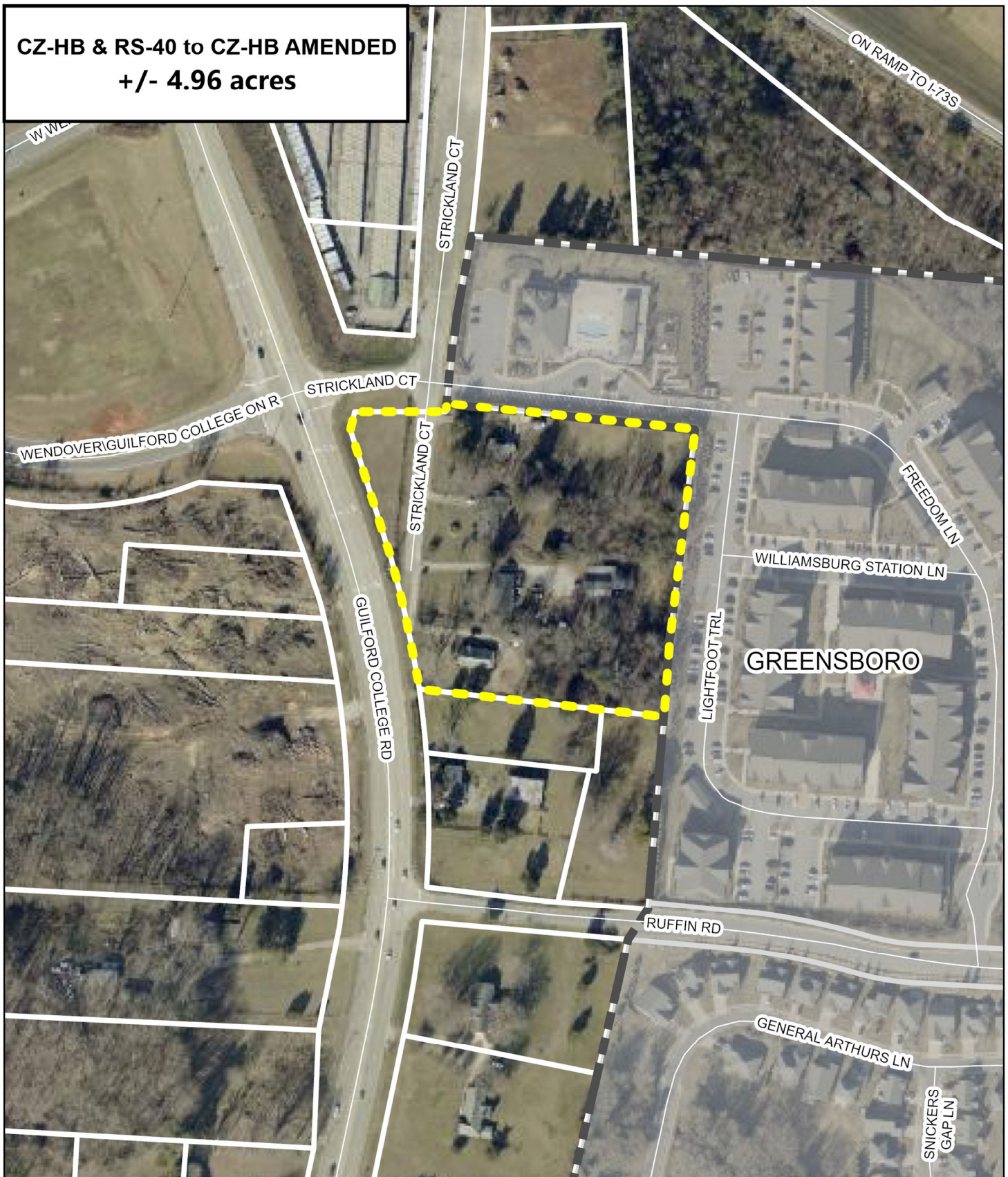
Case Area:

Parcel - 152186
1119 Strickland Ct.



Scale: 1" = 200'

**CZ-HB & RS-40 to CZ-HB AMENDED
+/- 4.96 acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

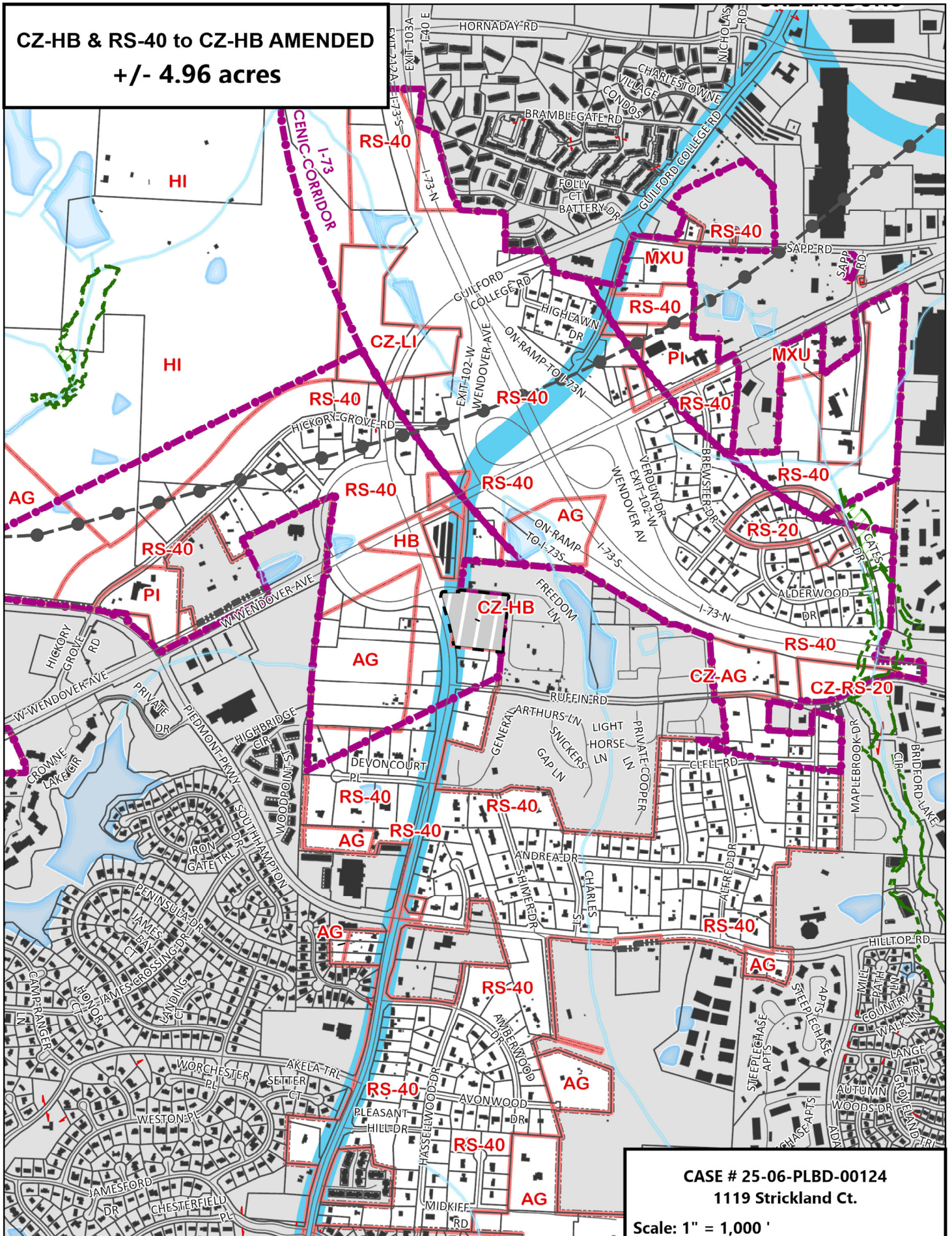
Case Number:
25-06-PLBD-00124

Case Area:
Parcels - 152186
1119 Strickland Ct.



Scale: 1" = 200'

**CZ-HB & RS-40 to CZ-HB AMENDED
+/- 4.96 acres**

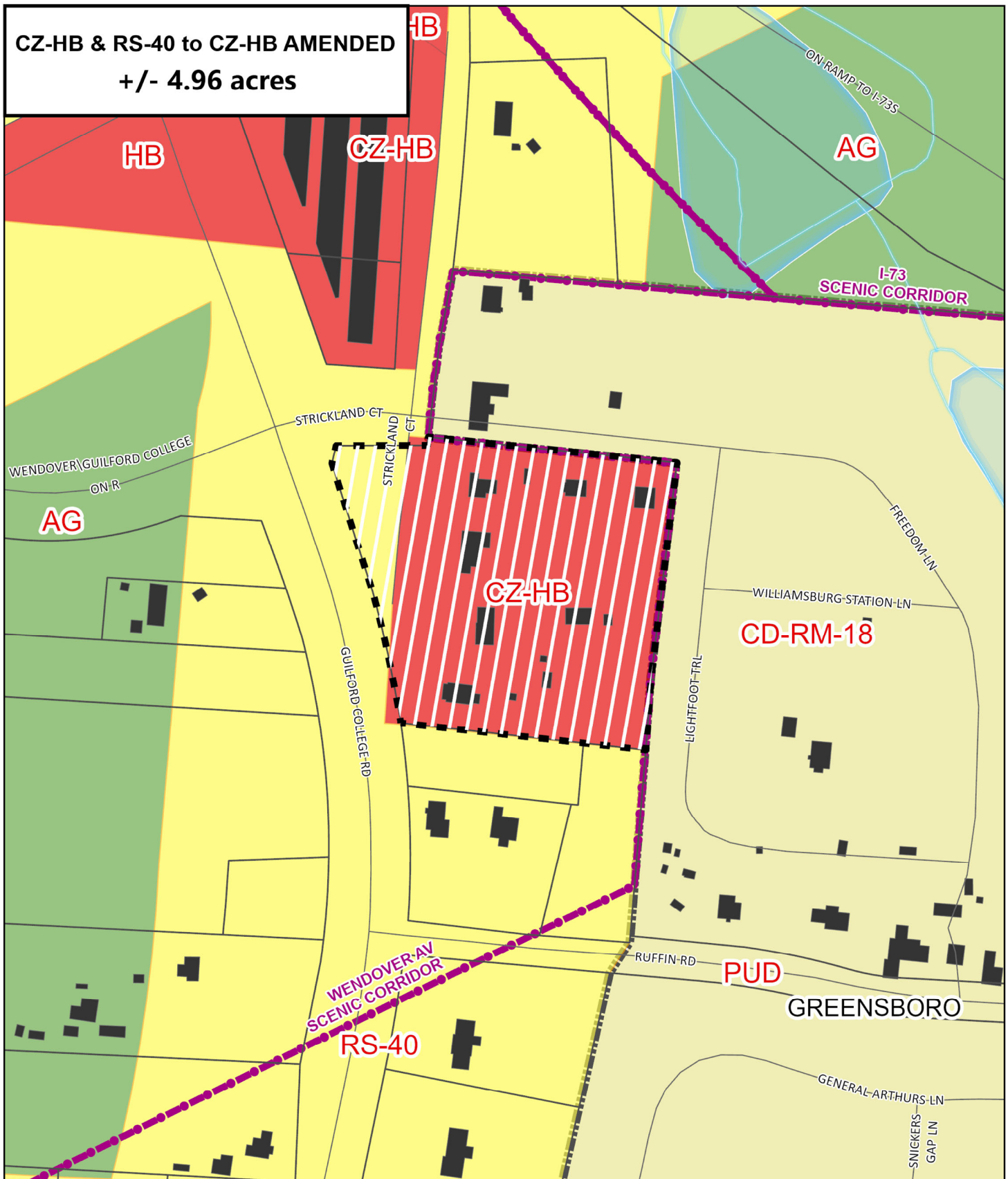


CASE # 25-06-PLBD-00124

1119 Strickland Ct.

Scale: 1" = 1,000'

**CZ-HB & RS-40 to CZ-HB AMENDED
+/- 4.96 acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

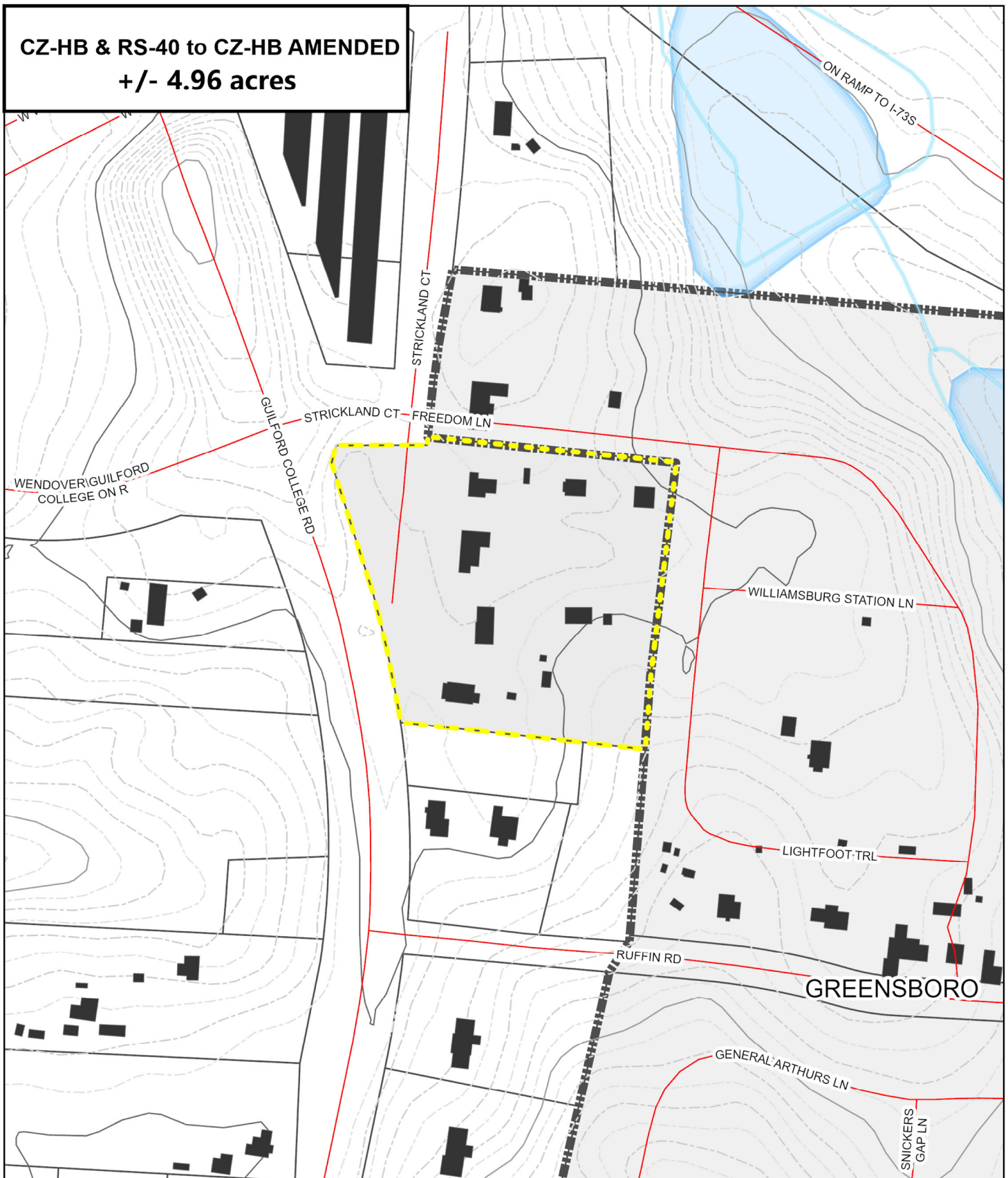
Case Number:
25-06-PLBD-00124

Case Area:
Parcels - 152186
1119 Strickland Ct.



Scale: 1" = 200'

**CZ-HB & RS-40 to CZ-HB AMENDED
+/- 4.96 acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-06-PLBD-00124

Case Area:
Parcel - 152186
1119 Strickland Ct.



Scale: 1" = 200'

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

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

DECISION MATRIX

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

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

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

**DECISION # 1
APPROVE-CONSISTENT
NO PLAN AMENDMENT**

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #152186 from **CZ-HB and RS-40 TO CZ-HB Amended** because:

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

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

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

**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 #152186 from **CZ-HB and RS-40 TO CZ-HB Amended** because:

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

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

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

**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 #152186 from **CZ-HB and RS-40 TO CZ-HB Amended** because:

1. This approval also amends the **Southwest Area Plan**. [Applicable element of Comp Plan]
2. The zoning map amendment and associated **Southwest Area Plan** amendment are based on the following change(s) in condition(s) in the **Southwest Area Plan**:
[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

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

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

**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 #152186 from **CZ-HB and RS-40 TO CZ-HB Amended** because:

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

[Describe elements of controlling land use plans and how the amendment is consistent.]

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

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

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