



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

June 10, 2026

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** May 13, 2026
- IV. **Rules and Procedure**
- V. **Continuance Requests**
- VI. **Old Business**
- VII. **New Business**

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #26-04-PLBD-00018: RS-40, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 4046 RANDLEMAN ROAD

The subject property is located at 4046 Randleman Road (Guilford County Tax Parcel #142793 in Sumner Township), approximately 615 feet north of the intersection of Randleman Road and South Elm-Eugene Street and comprises approximately 0.6 acres.

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

Proposed Use Conditions: (1) Motor Vehicles, Motorcycles, RV or Boat Sales (New and Used)

Proposed Development Conditions: (1) We will build a 6' opaque wooden fence at all three property sides, except the front side we will build a 6' high chain-link fence.

The requested rezoning is inconsistent with the subject property's Future Land Use Map (FLUM) classification of Residential. If approved, an amendment to the Office/Service classification will be required

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

Information for **CONDITIONAL REZONING CASE #26-04-PLBD-00018** can be viewed by scrolling to the June 10, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

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

The subject property is located at 7544 US Highway 29 North (Guilford County Tax Parcel #114079 in Madison Township), approximately 1,625 feet south of the intersection of US Highway 29 North and Benaja Road and comprises approximately 8.59 acres.

This is a request to rezone the subject property from RS-30, Residential to CZ-HB, Conditional Zoning – Highway Business with the following conditions:

Proposed Use Conditions: All uses allowed in the HB, Highway Business District except: (1) Country Club with Golf Course; (2) Public Park or Public Recreation Facility (including batting cages); (3) Amusement Park, Water Parks, Fairgrounds; (4) Auditorium, Coliseum, or Stadium; (5) Hospital, (6) Hotel or Motel; (7) Cemetery or Mausoleum; (8) Truck Stop; (9) Railroad Terminal or Yard; (10) Construction or Demolition Debris Landfill, Minor; (11) Land Clearing & Inert Debris Landfill, Minor.

Proposed Development Conditions: None

The requested rezoning is inconsistent with the subject property's Future Land Use Map (FLUM) classification of Residential. If approved, an amendment to the Retail/Restaurant classification will be required.

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

Information for **CONDITIONAL REZONING CASE #26-05-PLBD-00019** can be viewed by scrolling to the June 10, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

Evidentiary Hearing Item(s)

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

The subject property is located at 7930 Bee Jay Rd, Browns Summit, NC 27214 (Guilford County Tax Parcel #130235 in Monroe Township), approximately 1,000 feet southeast of the intersection of Bee Jay Road and NC Highway 150 East, and comprises 26.34 acres.

This is a request to consider an amendment to the current Special Use Permit (Ref. Case #17-05-GCPL-02276) for Landscape and Horticultural Services subject to the submitted site plan along with the following proposed conditions:

Current Conditions: (1) Not for retail or public traffic; (2) Hours limited to Monday-Saturday, 7:00 AM-6:00 PM; (3) Existing buffer to remain; (4) Uses limited to: Plant Installation (Landscaping), Irrigation System Installation, Hardscape Installation (pavers & stone), Outdoor low voltage night lightings.

Proposed Conditions: (1) Retail or public traffic shall not be permitted; (2) Hours of operation shall be limited to Monday through Saturday, 7:00 AM through 6:00 PM EST; (3) The subject property's existing mature tree canopy, as shown on the accompanying site plan, shall not be disturbed in connection with expansion of the Special Use Permit as provided on such site plan; provided, however, existing vegetation may be removed as reasonably required for installation, maintenance and/or repair of the proposed septic area shown on the site plan; (4) Lawn care, lawn fertilizing services, lawn spraying services, ornamental shrub and tree services with spraying shall not be permitted; (5) Uses under the Special Use Permit shall be limited to: Plant Installation (Landscaping); Irrigation System Installation; Hardscape Installation (i.e. pavers and stone); Outdoor low voltage night lightings; (6) There shall be no mixing, staging or storage of fertilizers or other harsh or hazardous chemicals associated with Landscape and Horticultural Services at the subject property; (7) The site plan submitted with this application is intended solely to provide a general illustration of the proposed area of Special Use Permit expansion. The site plan is not intended to limit the area of expansion to a specifically described outer boundary, or limit proposed improvements to certain dimensions. The expanded use area shall be located and configured in general conformity with that which is shown on the site plan; (8) Absent installation of a stormwater control measure, development shall not exceed twelve percent (12%) maximum built-upon area; (9) Washing of vehicles, equipment or containers used for the application or storage of fertilizers, pesticides or other harsh or hazardous chemicals associated with Landscape and Horticultural Services shall be prohibited at the subject property.

The Planning Board is not limited to the proposed Special Use Permit of this parcel and may consider substantial changes to the proposed Special Use Permit.

Information for **SPECIAL USE PERMIT CASE #26-04-PLBD-00017** can be viewed by scrolling to the June 10, 2026 Regular Meeting Agenda Packet at <https://www.quilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the included site plan is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

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.

400 W Market Street, Greensboro, NC 27401
PO Box 3427, Greensboro, NC 27402
Telephone: 336-641-3334 | Fax: 336-641-6988

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**GUILFORD COUNTY
PLANNING BOARD
REGULAR MEETING MINUTES**

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

**May 13, 2026
6:00 PM**

Call to Order

Chair Donnelly asked that everyone hold a moment of silence in memory of Mr. Ed Apple, who was a prior member of the Planning Board. Mr. Apple recently passed away, and he wished to honor him.

I. Roll Call

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

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

James Donnelly, Chair; David Craft, Vice Chair; Dr. Nho Thi Bui; Rev. Gregory Drumwright; Ryan Alston; Guy Gullick

The following members were absent from this meeting:

Randy Little; Cara Buchanan; Sam Stalder

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

J. Leslie Bell, Planning and Development Director; Jason Hardin, Planning and Development Deputy Director; Oliver Bass, Planning and Zoning Manager; Avery Tew, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Grady Starnes, Fire Plans Examiner; Matthew Mason, Attorney

I. Agenda Amendments

None

II. Approval of Minutes: March 25, 2026 (Special Meeting) & April 8, 2026

Mr. Gullick moved to approve the March 25, 2026 (Special Meeting) and April 8, 2026 meeting minutes with the proposed changes submitted by Chair Donnelly, seconded by Dr. Bui. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Craft, Alston and Craft. Nays: None.)

III. Rules and Procedure

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

IV. Continuance Requests

None

V. Old Business**Legislative Hearing Item(s)**

Attorney Mason asked if the applicant for 2701 Lees Chapel Road had requested to continue the request. Ms. Terrell responded that the property owner did not request a continuance and said that “anything the Board decides to do is okay”.

Mr. Gullick stated that this matter has been continued previously and he would be in favor of hearing this case this evening.

Chair Donnelly stated that the Board seems inclined to hear the case this evening and would like to proceed with the hearing. Reverend Drumwright stated that he feels that the applicant should be present for this hearing to determine if he accepts the development conditions recommended by staff.

Mr. Hardin pointed out that after the previous meeting, the applicant confirmed with staff that he would attend this meeting.

Mr. Gullick moved to hear rezoning case #25-11-PLBD-00142 at this meeting, seconded by Rev. Drumwright. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Craft, Alston and Gullick. Nays: None.)

A. CONDITIONAL REZONING CASE #25-11-PLBD-00142: RS-30, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 2701 LEES CHAPEL ROAD (DENIED)

Ms. Terrell presented the staff report for Conditional Rezoning Case #25-11-PLBD-00142, located at 2701 Lees Chapel Road. Ms. Terrell informed the Board all posted and mailed public notices were made in compliance with the North Carolina General Statutes.

Ms. Terrell said that the request is to rezone the subject property from RS-30, Residential to CZ-GB, Conditional Zoning – General Business, comprising approximately 3.71 acres.

Ms. Terrell stated the applicant requested the following conditions: Proposed Use Conditions: 1) Special Event Venue 2) Retail (General). There were no development conditions requested.

Ms. Terrell explained that the vicinity of the subject property consists predominantly of rural residential and agricultural uses on lands zoned AG, Agricultural, RS-40 and RS-30 Residential. The commercial property to the north is zoned CZ-LB, Conditional Zoning-Limited Business. She went on to say that a Type A planting yard would be required along property lines abutting RS-30 zoned parcels per the Guilford County UDO’s buffer requirements if the request is approved. She also informed the Board that the property is

located within the I-840 Scenic Corridor overlay district of which any proposed development would be required to comply with the development standards of, as well.

Ms. Terrell said the property is located near the intersection of Lees Chapel Road and Hillcroft Road. The classification of Lees Chapel Road changes from a major thoroughfare from the south starting in the City of Greensboro to a Collector street once the road passes the intersection of Scott Road and Miltonwood Road. Hillcroft Road is a Collector street.

Ms. Terrell noted the current Future Land Use Map (FLUM) classification for the subject property is Residential. A change to the Retail/Restaurant classification would be required if the proposed rezoning is approved.

Ms. Terrell stated the request is consistent with the Planning Theme: Resilient Economy: Action E1.1 and Action E1.2 under the County's Comprehensive Plan.

Ms. Terrell stated the request to rezone the property from RS-30 to CZ-GB is reasonable with the addition of the staff-recommended development conditions. The use conditions proposed by the applicant (and development conditions recommended by staff) exclude many potentially incongruous uses allowed in the General Business District and address use incompatibility concerns. While the surrounding area consists mostly of residential uses, there is a commercially zoned parcel located 400 feet north of the subject property (zoned CZ-LB). Additionally, the subject property is located along a Major Thoroughfare that would provide sufficient transportation infrastructure for any new development. This parcel is also located within the I-840 Scenic Corridor which puts further restrictions on the property including access restrictions and additional design restrictions for development. Staff recommend consideration be given to include the following development conditions: (1) Noise generated by any commercial use that is audible from any property line of the subject parcel shall cease by 11:00 p.m. and resume no earlier than 7 a.m. the following day. (2) Any proposed development of the property shall be in compliance with the I-840 Urban Loop Scenic Corridor Overlay requirements listed in the Guilford County UDO.

Ms. Terrell stated staff recommends approval with addition of staff recommended conditions. The subject property is located in the Northeast Quadrant. The proposed rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Residential. Therefore, if the request is approved, an amendment to the Retail/Restaurant classification will be required.

Mr. Bell informed the Board that staff received an email from the applicant this morning, which stated that, "he wanted to ask that the Board consider at least 12:00 AM midnight and every event would be closed at that time."

Chair Donnelly pointed out that the line mapped immediately to the left of this property is a railroad track. He asked if, absent the previous conditions, is there a staff recommendation on the application as originally submitted? Ms. Terrell responded that the staff recommendation is denial without the addition of the recommended development conditions.

Chair Donnelly opened the Public Hearing and asked if there was anyone present wishing to speak in favor or in opposition to the proposed rezoning and no one came forward. Therefore, Chair Donnelly closed the Public Hearing by acclamation.

Discussion:

Vice Chair Craft stated that he is inclined to vote against the request for various reasons, such as lack of conditions for an event venue and he would be willing to make that motion.

Mr. Alston stated that he agrees with Vice Chair Craft because the applicant is not present it shows a lack of organization or maybe even a lack of care to get the rezoning approved. He could have simply sent a representative to show face here, today. Mr. Alston indicated he cannot make an informed decision on this case.

Mr. Gullick stated that he feels the Board's hands are tied, as the applicant has not agreed to the staff recommended conditions and he would be voting against the request.

Chair Donnelly stated that this proposal includes an interesting mix of uses with the retail component and special event center use. Absent a compelling reason to consider both of those, he indicated it is hard to consider anything other than denial.

Vice Chair Craft moved to deny the proposed Zoning Map Amendment located at Guilford County Tax Parcel # 126119 from RS-30 to CZ-GB as the amendment is not consistent with the Comprehensive Plan due to the predominant classification of land in the area being residential. The amendment is not reasonable because it will create additional noise, traffic, and business activity concerns in a residential area, seconded by Rev. Drumwright. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Gullick, Alston and Craft. Nays: None.)

VI. New Business

Legislative Hearing Item(s)

A. ORDER TO CLOSE A PUBLIC ROAD CASE #26-02-PLBD-00012: A 0.2 MILE SECTION OF HOMEDALE DRIVE (APPROVED)

Mr. Tew presented the staff report for case #26-02-PLBD-00012. He stated that this is a request for the Board to adopt a Resolution to Close a Public Road and remove such road from dedication. Specifically, the request is to close a 0.2-mile section of Homedale Drive that begins at the eastern margin of Guilford County Tax Parcel #144346 in Sumner Township and runs west for 0.2 miles, terminating at the end of the Homedale Drive right-of-way. In total, Homedale Drive runs west for a length of 0.4 mi from its intersection with Coltrane Mill Road (SR 1103). Staff sent mailed notices to owners of properties adjacent to the road.

Mr. Tew noted that there is an North Carolina Department of Transportation (NCDOT) map included in the packet that shows the entirety of Homedale Drive with red "X's" over it and identifies the road as being "deleted.". He clarified that this map represents the NCDOT deleting the road from their road maintenance system. However, the request to close the

road is only for the highlighted 0.2-mile section noted on the sketch plan and the maps produced by the County.

Chair Donnelly opened the public hearing and asked anyone wishing to speak in favor of the request to come forward and identify themselves for the record.

Andrew Rumley, 6200 Steeple Chase Court, Greensboro, stated that he is the property owner and applicant. He owns a 204-acre parcel of land at the end of Homedale Drive that he plans to build his future home on. He does not want to develop it beyond that, just to have a rural farm. He does not think the public should be able to drive onto his property and that is why he wants the section of the road that extends into his property closed. He plans to pave the road but does not want to be required to improve the road to NCDOT standards.

Randy Blackburn, 6716 Coltrane Mill Road, stated that he owns the property identified by the letter "G" on the adjacent properties map. He agrees to the proposed road closing as long as he still retains access to his property.

Chair Donnelly asked if anyone wished to speak in opposition to the matter and no one came forward. Therefore, Chair Donnelly closed the public hearing by acclamation.

Dr. Bui stated that she does not have a problem with closing this section of Homedale Drive. This road is no longer being maintained by NCDOT and it seems that Mr. Rumley and his neighbor have spoken and have come to an agreement.

Chair Donnelly noted that Mr. Blackburn appeared to have additional comments. He stated that the public hearing would need to be re-opened if the Board wished to hear additional comments from Mr. Blackburn.

Mr. Alston moved to re-open the public hearing. The motion was seconded by Mr. Gullick. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Craft, Bui, Drumwright, Alston, and Gullick. Nays: None.)

Mr. Blackburn returned to the podium and stated that he was concerned about the fact that NCDOT was no longer going to maintain any of Homedale Drive. He said he understood that Mr. Rumley planned to pave or maintain the portion of the road extending into Mr. Rumley's property, but he wondered who would maintain the section extending to Coltrane Mill Road?

Chair Donnelly responded that he did not believe the maintenance of the road was within the Board's purview with respect to the decision before them. The only question before the Board was whether or not to close the portion of the road that extends into Mr. Rumley's property.

Mr. Bell stated that if NCDOT was maintaining the road, and there was a petition to remove the road from NCDOT's maintenance system that was approved by the Board of Transportation, then the road is not NCDOT's responsibility to maintain. It would be up to the property owners to decide who is responsible for maintaining the road.

Mr. Blackburn stated that he has a statement signed by Mr. Rumley saying that he agreed to maintain the road. Mr. Bell responded that is not part of the Board's purview to determine who will be responsible for maintaining the road.

Mr. Rumley stated that several property owners along Homedale Drive signed the petition to remove the road from state maintenance and sent it to NCDOT. The road has been abandoned by NCDOT already. There have been some potholes and he repaired them with gravel. He stated that he does intend to pave the whole road from Coltrane Mill Road all the way to his property. He reiterated that it was up to the property owners collectively to decide who would maintain the road now that it has been removed from NCDOT maintenance. He added that the requested road closing would not affect Mr. Blackburn's property, and Mr. Blackburn would retain access to his property from Homedale Drive.

There being no other speakers, Chair Donnelly closed the public hearing by acclamation.

Mr. Alston stated that he feels this might be a sticky situation. He also felt that it may have been a mistake to remove the entire road from NCDOT maintenance. Now Mr. Blackburn needs to rely on Mr. Rumley's promise to maintain the road. He said he did not feel comfortable with the road closing because it could create unintended consequences.

Mr. Bell clarified that the road had been removed from NCDOT maintenance regardless of the Board's decision on the requested road closing.

Mr. Alston asked whether it would be possible to add the road to the NCDOT maintenance system again? Mr. Bell responded that the property owner would need to petition that to NCDOT.

Rev. Drumwright asked whether closing this portion of the road would mean that the road is now under Mr. Rumley's sole domain? Mr. Bell responded that the entire road would not be under Mr. Rumley's domain.

The only portion that would be closed is the portion extending into Mr. Rumley's property. He stated that he did not perceive that Mr. Blackburn was losing any access to his property.

Mr. Gullick stated that this looks like a simple matter to him, because no one is losing access to their property. In fact, this could be a win for everybody. If Mr. Rumley paves the entire road, then that would also give Mr. Blackburn a paved access to his property. He would be in favor of this.

Mr. Bell noted that access will remain available from Homedale Road to adjacent properties.

Attorney Mason stated that the decision on this request would not be a Resolution, as indicated on the draft document, but it is actually an Order and should be titled as such.

Mr. Gullick moved to adopt the Order Closing and Removing from Public Dedication a public road, which Order he incorporated into the motion by reference, for Road Closing Case #26-02-PLBD-00012. The motion was seconded by Dr. Bui. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Craft, Bui, Drumwright, Alston, and Gullick. Nays: None.)

B. CONDITIONAL REZONING CASE #25-11-PLBD-00140: AG, AGRICULTURAL AND HI, HEAVY INDUSTRIAL TO AG, AGRICULTURAL AND CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL: 5143 RANDLEMAN ROAD (DENIED)

Ms. Terrell presented the staff report for case #25-11-PLBD-00140. She stated the subject property is located at 5143 Randleman Road (Guilford County Tax Parcel #144107 in Sumner Township). This request was to rezone approximately 4.64 acres from AG, Agricultural & HI, Heavy Industrial (Reference Case 104-70) to AG, Agricultural & CZ-HI, Conditional – Zoned Heavy Industrial. Per the submitted Sketch Plan, 0.96 acres are to remain CZ-HI, and approximately 3.68 acres rezoned to AG. The applicant has provided the following conditions: Proposed Use Conditions: (1) Automobile Repair Services; (2) Equipment Repair, Light; (3) Truck Washing. No Proposed Development Condition were offered.

Ms. Terrell pointed out that the vicinity of the subject property includes a mixture of commercial to the west of Randleman Road and low-density residential, and some agricultural to the north, east, and south. The topography is nearly level, gently sloping, and strongly sloping to moderately steep. There are mapped streams on-site per the soil survey maps for Guilford County. It is located in Polecat Creek WS-III.

Ms. Terrell said the Future Land Use Map (FLUM) Classification for the subject property was Rural Living for the AG portion and Residential for the HI portion and is located in the Southwest Quadrant.

Ms. Terrell explained that for the purposes of this report, staff would be evaluating the following two geographic sections of the proposed rezoning. The property contains two distinct zoning districts and land use classifications, each of which would be affected differently by the proposed rezoning. Evaluations of each section include an independent Consistency statement and Reasonableness statement.

Ms. Terrell said the first section to be evaluated was the request was to rezone the current HI, Heavy Industrial zoned portion of the property, comprising approximately 0.96 acres, to CZ-HI, Conditional Zoning – Heavy Industrial. She stated the requested rezoning is inconsistent with the Future Land Use Map's classification of Residential. If approved an amendment to the Industrial/Innovation Center Classification will be required. The request is consistent with the following policies and goals of the Guiding Guilford Moving Forward Together Comprehensive Plan: 1) Resilient Economy's Goal Statement, which is to promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees. The Resilient Economy Planning Theme's Policy 2, which is to support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the County. She said the proposed rezoning for this property section also met the Planning Theme's Community Character's Goal Statement which is to Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking.

Ms. Terrell explained that the second geographic property section was evaluated as a request is to rezone the current AG-zoned portion of the property, comprising approximately 3.68 acres, to CZ-HI, Conditional Zoning – Heavy Industrial. The requested

rezoning was inconsistent with the Future Land Use Map's classifications of Rural Living and Residential. If approved, an amendment to the Industrial/Innovation Center Classification will be required for the CZ-HI portion of the property. She noted the request was also inconsistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan: Planning Theme Community Character's Goal Statement, which is to Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking.

Ms. Terrell said the first section to be evaluated for reasonableness was the request to rezone the 0.96 acres currently zoned HI, Heavy Industrial, to CZ-HI, Conditional Heavy Industrial. She explained that the request is reasonable because it is consistent with the Comprehensive Plan's Planning Theme Resilient Economy, specifically its Goal Statement and Policy 2, by supporting the continued operation of an existing job-generating business while ensuring compatibility with adjacent agricultural and residential uses. Restricting industrial activity to the current HI portion is consistent with the Planning Theme of Community Character, as it maintains the existing development pattern and prevents further industrial encroachment toward rural and residential areas. Supporting considerations include:

- 1) Limiting use of the existing HI-zoned area is reasonable because it reduces the intensity of potential intensive industrial uses near adjacent agricultural and residential properties.
- 2) Rezoning this portion of the property to CZ-HI is within the current unconditioned Heavy Industrial zoning area of the property.

Ms. Terrell stated the second section evaluated for reasonableness was the request to rezone 3.68 acres from AG, Agricultural to CZ-HI, Conditional Zoning – Heavy Industrial. She indicated that the request was not reasonable as the proposal was inconsistent with the Comprehensive Plan's Planning Theme Community Character and its Goal Statement which states to "Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking." Expanding Heavy Industrial uses beyond the existing HI-zoned portion would alter the existing development pattern, remove an area which serves as a separation buffer between industrial and residential areas, and introduce new industrial encroachment toward agricultural and residential zoned properties.

Supporting considerations include: 1) The expansion of Heavy Industrial uses closer to agricultural and residential properties would remove the existing AG land serving as a de facto buffer between use types. 2) The proposal would not maintain the established development pattern of the surrounding area, which is not characterized as industrial.

Ms. Terrell noted per G.S. 160D-601(d), any reduction of the proposed CZ-HI area requires property owner consent.

Ms. Terrell stated that staff recommends approval to rezone the 0.96-acre portion currently zoned HI, to CZ-HI, Conditional Zoning – Heavy Industrial as it limits industrial uses within the existing unconditional HI footprint in a non-industrial characterized area. Staff recommends denial to rezone the 3.68-acre portion currently zoned AG, Agricultural to AG and CZ-HI, as the expansion of industrial zoning was inconsistent with the property's Future Land Use Map Classification of Rural Living, the Comprehensive Plan's Community Character Goal Statement, and the proposal was inconsistent with the surrounding area's rural residential, agricultural, and limited commercial development pattern.

Ms. Terrell stated the request is inconsistent with the subject property's current Future Land Use Map classifications of Rural Living (AG portion) and Residential (HI portion). Therefore, if the request is approved, an amendment to the Industrial/Innovation Center Classification will be required for the CZ-HI portion of the property.

In response to a question posed by Chair Donnelly concerning the operation of the business and buffering around the outside edges of the property, Ms. Terrell indicated that a 50-foot landscape buffer would be required along property line abutting residentially zoned properties. The site plan will include the current vegetation in place may be included in that required 50-foot buffer.

Mr. Gullick asked if they can operate 24 hours per day? Ms. Terrell responded that there were no development conditions proposed from the applicant or staff that would limit their business operation hours.

Chair Donnelly opened the Public Hearing and asked for those in favor of the request to come forward and identify themselves for the record.

Christy Harris, 4818 Bisbee Drive, Greensboro, NC, stated that Mr. Loflin purchased this property and started a lease with the tenant who started a truck repair business. He was made aware that there was a zoning issue, so they looked at the property and how it was zoned. He found only one acre of the lot, could be used for the truck repair facility. They want to do a conditional zoning for this property to correct the zoning violation, and they met with the surrounding property owners. Most of the issues identified by the neighbors came from the previous property owner who was renting out to a business that was doing salvage work and that business was making a lot of noise. The proposed rezoning will not make noise and will not have a negative impact on the neighbors. She indicated the owner is open to removing the truck washing use as a condition. There were some property owners who were concerned because they have wells on their property from truck washing and they were worried about the run-off impacting those wells. There were also concerns about truck parking on the property. Some of the trucks were parked in areas where they were not supposed to be. They want to be in compliance. The owner has cleaned up the property and has made it look a lot nicer.

Cliff Loflin, 9854 Highway 49, Denton, NC, indicated he is the property owner and stated that sometimes they have to park the trucks in an area while waiting for parts to be delivered for repair work. The biggest problem is the parking.

Mr. Gullick asked Mr. Loflin if he did any grading to clean up the property. Mr. Loflin stated that they removed all the old metal that was all over the property. They did not expand anything and didn't get near the creek.

Ms. Harris indicated that there was some confusion as to where, on the property, the actual industrial zoning was located. It took some digging to find out where it was.

Mr. Gullick said that there are a lot of trucks on the property and it looks rather cluttered. He pointed out that there are quite a few violations on the property. The Zoning

Compliance Officer has spoken with Mr. Loflin, indicating what those violations are and the fact that there is only one acre to work with.

Chair Donnelly asked if the property owner would be willing to accept the additional conditions recommended by staff to leave the current HI portion to CZ-HI and leave the remaining portion AG. Ms. Harris responded that it would not.

Heather Hayes, 213 Depot Street, stated that they are the owners of the business that is currently operating on the property. The business, itself, is not operating on the property 24/7, however their phone line is open 24/7 for emergency contact. They need somewhere to park the disabled trucks that are waiting to be repaired or waiting on parts. They have spoken to some of the neighbors, and they found that a lot of the people who are opposed to the change are not as informed as they should be. The neighbors feel that this current operation is still part of the previous salvage and scrap yard that was there, that caused a lot of noise and mess on the property. They have done their best to clean up the property and they don't make a lot of noise.

They are also bringing services to the existing businesses in the area, especially the restaurant and convenience store that are close by. They are no longer interested in providing truck washing services on the property.

Dustin McDaniels, 213 Depot Street, stated that he just needs a place to park his equipment and the customer's truck and/or trailer when there has been a breakdown on the highway. He has tried to be very respectful of the neighbors, as far as noise and interference with their daily lives. The shop area is not open after 8:00 p.m. In response to a question from Rev. Drumwright, Mr. McDaniels stated they would be willing to limit business hours as a part of the application.

Mr. Gullick asked if they know what is stored within the trailers that are being parked on the property. Mr. Loflin responded that it is just general freight, and he does not know or asked what is stored inside each trailer.

Terri Cooke, 2253 Racetrack Road, stated that she feels this is a good business for this area. Now, the property is very different than when it was operating as a salvage/scrap yard.

Harley Medler, 2019 Mayflower Drive, stated that he works at the existing facility and it was previously a scrap yard and his father owned it and sold it to the previous owner. It is now much cleaner than when it was a scrap yard.

Ms. Harris returned to the podium and stated that a lot of the complaints came from the previous scrap/salvage yard. They really want to be flexible and aware of their operation in relationship to the neighbors.

Bobby Cooke, 2253 Race Track Road, stated that there is no heavy equipment maintenance from the south of Asheboro to Greensboro, so this facility is very much needed for the truckers going through this area that have a break-down and need help for their trucks. He feels this is a good idea to be able to provide this service in this area.

Chair Donnelly asked for those wishing to speak in opposition to come forward and identify themselves for the record.

Thomas Ziegler, 107-A Mersey Road, stated that his property is adjacent to the subject property. Mr. Ziegler stated that the business is bringing trailers on the property, and he thinks the business owner is renting spaces to park trailers on the property. The trucks come into the property at all hours of the night. He is also concerned about the additional traffic on Randleman Road. He expected the area next to him to remain agricultural zoning, not heavy industrial. He doesn't like going down his driveway and looking at tractor trailers next door.

Robert Bass, 744 Hogan Road, stated that he is glad to see that the salvage/scrap yard is gone. There are still some concerns about property values and tax values. He wanted to know if there were any hazardous materials that are being left in the trailers that are being parked on the property. He is also concerned about the additional traffic on Randleman Road and Old Randleman Road. There is also the issue of trucks waiting to get on the property and blocking Randleman Road and there is a hill there that could be a potential traffic hazard.

Tammy Seagraves, 5133 Randleman Road, stated that her property backs up to the subject property. She wanted to know what someone could do on this heavy industrial property. She pointed out that there is a creek on the property and she is concerned about the well-being of that creek and the run-off from the subject property. There are diesel spills and oils that contaminate the land. She is concerned about the well on her property and the wells on her neighbor's property.

Diana Sheffield, 106 Mersey Road, stated that this road has a lot of children on it, and she feels they are in danger because of the increased tractor trailer traffic. If there is an incident with one of the trucks carrying hazardous materials, who would be responsible for any damages that would be impacted by the water that is tainted.

Tony Welborn, 5139 Randleman Road, stated that he moved to this area in 1992 and the zoning for this area has continued to allow businesses and heavy industrial uses in this area. This is detrimental to the neighbors and the land, as a whole. Another business may come on this land and make the water table go down or cause the water to suffer for the homeowners in the area.

Linda Routhfield, 110 Mersey Road, stated she has the same concerns that have already been stated.

Rebuttal in Favor

Heather Hayes returned to the podium and stated that there were concerns about the gate being open all night. She clarified that they keep the gate open so that truck drivers can access the property after business hours and not block the roadway and causing a hazard to traffic.

Dustin McDaniels addressed several additional concerns regarding the property and business operations. He stated that there is a stream adjacent to the property and that the business contracts with a company to collect and properly dispose of coolants, oil, and other chemicals. Mr. McDaniels said he also offered Ms. Seagraves a parking space for a truck on the property. He stated that there is no reason for trucks to travel down Mersey

Road to access the property and that he will not allow trucks displaying hazardous material placards to enter the site. Most trucks visiting the property are not expected to be carrying cargo, as deliveries would already have been made prior to arrival.

Additionally, Mr. McDaniels stated that he no longer intends to conduct truck washing activities on the property. While he plans to expand the business to another location in the future, he intends to remain at the current site for the foreseeable future.

Chair Donnelly asked for clarification on if there is any repair activities in the portion of the property zoned Agricultural. Heather Hayes clarified that only repairs happen in the heavy industrial portion of the property and the Agricultural portion is only used for parking.

Christy Harris added that the conditions begin proposed for the property will remain with the land even if the current business moves.

Mr. Hardin clarified that commercial parking for trucks would not be permitted with the current conditions being proposed.

Mr. McDaniels stated that he does not intend to rent parking spots.

A member of the audience asked how many trucks Mr. McDaniels owns. Mr. McDaniels answered that a majority of the trucks on the property are his.

Rebuttal in Opposition

Robert Bass stated that there are signs required by the DOT that indicate whether hazardous materials are on the trailers. He also stated that he is glad that Mr. McDaniels may have outgrown the location.

Linda Routhfield stated that there are already violations on the property and she feels that the owners should already know the laws and make efforts to follow those laws.

Discussion

Chair Donnelly stated that the applicant has determined that the truck washing use would be eliminated from the proposed use conditions.

Mr. Alston noted that he thinks a specific cut-off time for trucks to come in and out of the property and late-night noise are concerns, elimination of the truck wash, and not to allow any trailers carrying hazardous materials onto the property. He would like to see these as conditions.

The property owner, Mr. Loflin, responded that he agreed to stop repairs at 8:00 p.m. and have their business hours limited from 8:30 am until 8:00 pm; there would be no truck washing on the property and he would also agree to check trailers for hazardous material and not allow them to park on the property.

Mr. Alston moved to accept the additional conditions, as proposed by the owner, seconded by Mr. Gullick. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Craft, Alston and Gullick. Nays: None.)

Mr. Gullick said that it is clear that the applicant has run out of storage space for the trailers on the property. He feels that the HI zoning really does not belong on this property as it is not in line with the Comprehensive Plan and the Future Land Use Map. There is no compelling reason to change it. To expand that zoning district in this area goes against everything that the Planning Board talks about, especially regarding the Future Land Use Map. He has concerns about the groundwater in the immediate area being compromised. He sees no reason to approve this request.

Vice Chair Craft stated that he would like to support this request because it is a business in an area that is important for transition in this area. He does not feel they are quite ready to have this level of HI in this area at this point in time.

Chair Donnelly stated that he feels he cannot support this request as there are too many concerns in expanding the HI zoning in this particular area. He stated that he has concern about the significant shift in the Future Land Use Plan to industrial for this property.

Mr. Gullick moved to deny the zoning amendment located in Guilford Tax Parcel #144107 from AG and HI, to AG and CZ-HI because the amendment is not consistent with the Comprehensive Plan and conflicts with the Future Land Use Map (FLUM), as it could possibly change the character of the area, and have a negative impact on the public health and safety of the area. The amendment is not reasonable because it is not in the best interest of the public and the current zoning orientation better serves the public and expanding the HI zoning district could create incompatibility with surrounding uses, seconded by Vice Chair Craft. The Board voted 3-3 in favor of the motion. (Ayes: Donnelly, Craft and Gullick. Nays: Alston, Bui and Drumwright.)

Chair Donnelly stated that the vote to approve the motion to deny the request resulted in a tie and therefore fails. Since the motion to deny failed a new motion to approve the request can be put forth. Under the Rules of Procedure, if there is not a majority vote in favor of the motion to approve, the proposed rezoning would be denied as there is a tie vote.

Dr. Bui stated that the property owner has made many improvements from what the previous owner had and has been willing to accept every additional condition recommended.

Rev. Drumwright stated he is conflicted with this request.

Mr. Alston moved to approve Case # 25-11-PLBD-00140. The requested rezoning from HI to CZ-HI is inconsistent with the Future Land Use Map's (FLUM) classification of Residential. If approved an amendment to the Industrial/Innovation Center Classification will be required. The request is consistent with the Guiding Guilford Moving Forward Together Comprehensive plans policies, goals, and action items of the Planning Theme: Resilient Economy: Goal Statement: Promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees. Policy 2: Support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the County. Planning Theme: Community Character Goal Statement: Celebrate Guilford County's unique sense

of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking

The requested rezoning from AG to AG and CZ-HI is inconsistent with the Future Land Use Map's classifications of Rural Living and Residential. If approved, an amendment to the Industrial/Innovation Center Classification will be required for the CZ-HI portion of the property. The request is also inconsistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan: Planning Theme: Community Character Goal Statement: Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking.

Although the request is inconsistent with the current Future Land Use Map designation, he believes the proposed zoning map amendment, with the additional conditions agreed to by the property owner, is reasonable and in the public interest because a portion of the property is already zoned Heavy Industrial and the proposed uses are compatible with the surrounding character of the corridor and the rezoning represents a logical transition and expansion of the existing industrial activity along Randleman Road. The amendment is reasonable because the amended application with additional conditions to restrict business operation hours and storage of hazardous materials have been accepted by the owner and the applicant is willing to come into compliance and proposes conditions which favor the existing residents, seconded by Dr. Bui. The Board voted 3-3 in favor of the motion. (Ayes: Bui, Drumwright, Alston. Nays: Craft, Gullick, Donnelly.)

Chair Donnelly indicated that the vote is a tie, 3-3, and therefore constitutes a denial of the rezoning request. This decision can be appealed to the Board of County Commissioners within fifteen (15) days and there is a processing fee. He thanked everyone who came out this evening to give their thoughts and opinions.

At this time there was a recess from 9:20 until 9:27 p.m.

C. CONDITIONAL REZONING CASE #26-02-PLBD-00013: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 5602 CHURCH STREET (APPROVED)

Ms. Terrell presented the staff report for Case #26-02-PLBD-00013, a request to rezone the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential. She indicated that the subject property located at 5602 Church Street (Guilford County Tax Parcel #243534) in Monroe Township. This is a rezoning of approximately 0.59 acres of 4.96 acres.

Ms. Terrell said the applicant has provided the following conditions: Proposed Use Conditions: All uses permitted under RS-30 except: (1) Athletic Fields; (2) Club or Lodge; (3) Country Club with Golf Course; (4) Golf Course; (5) Public Park or Public Recreation Facility (incl. Indoor Batting Cages); (6) Swim and Tennis Club; (7) Place of Worship; (8) Elementary School; (9) Secondary School; (10) Emergency Services; (11) Cemetery or Mausoleum; (12) Beneficial Fill Area; (13) Wireless Communication Tower – Stealth Camouflage Design; (14) Utilities, Major; (15) Utilities, Minor; (16) Construction or Demolition Debris Landfill, Minor; (17) Land Clearing & Inert Debris Landfill, Minor; and (18) Temporary Events/Uses. There were no development conditions offered.

Ms. Terrell explained that the surrounding area was primarily characterized by a mixture of low to medium density single-family detached residential developments. The surrounding zoning districts include CZ-RS-30, RS-40, Agricultural, and a Rural Preservation District. She pointed out that this property is located within the Watershed Critical Area, specifically in the Greensboro Reedy Fork Watershed Tier 4.

Ms. Terrell said the property is located within the City of Greensboro's Growth Tier 1 Service Area. Ms. Terrell stated Church Street (SR 1001) is a major thoroughfare, which has an Annual Average Daily Traffic Count of 8,719 per North Carolina Department of Transportation (NCDOT) in 2025. She also noted the majority of the subject property is level to gently sloping with a small portion strongly sloping.

Ms. Terrell stated that the requested rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Rural Living. Rural Living is typically characterized by one dwelling unit located on several acres of property. She said the proposed rezoning to CZ-RS-30 would fit the Land Use Map Classification of Residential due to reduced lot size requirements leading to slightly increased density.

Ms. Terrell explained that while inconsistent with the current land use classification for the specified parcel, the requested rezoning is consistent with the following goals, policies, and actions of the Comprehensive Plan. The first being the Guiding Principle, Areas to Enhance. The second being the Planning Theme: Attainable Housing's Goal Statement which is to focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design. As well as Attainable Housing's Policy 1, which is to enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents. Ms. Terrell stated the request to rezone an approximate 0.59-acre portion of the subject property from AG to CZ-RS-30 is reasonable as it aligns with the established development pattern in the surrounding area. The proposed uses to be permitted under the requested conditional zoning district are compatible with the surrounding area and exclude potentially incongruous land uses. Additionally, the subject property abuts an existing CZ-RS-30 zoning district with identical use conditions to those proposed under this request (Reference Case #25-10-PLBD-00135). Furthermore, the proposal supports key elements of the Guilford County Comprehensive Plan, including the Guiding Principal "Areas to Enhance": to "Include existing developed areas, such as established residential communities and employment hubs, which should consider small-to-medium improvements over the long term. These areas are not likely to experience wholesale change or redevelopment but could benefit from strategic infill development or precise tactical improvements to meaningfully enhance the quality of life for the people who inhabit those areas." The proposal is also consistent with the Attainable Housing Planning Theme's Goal Statement: to "Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design" and the Attainable Housing Planning Theme's Policy 1: to "Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents". This rezoning would facilitate strategic infill development and expand opportunities for additional housing units in a manner consistent with the County's long-term planning objectives.

Ms. Terrell indicated that staff's recommendation was approval.

Chair Donnelly opened the Public Hearing and asked that any speakers in favor of the request come forward and identify themselves for the record.

Pankaj Jinwala, 7099 Toscana Trace, Summerfield, NC, representing the applicant, stated that they purchased almost 40 acres adjacent to the subject property last December. Unfortunately, their engineer did not calculate the watershed density requirement exactly correct and they cannot achieve their density goals. They are including this portion of land into the adjacent residential development so they can keep the original plan to have 40 lots.

Chair Donnelly asked for those wishing to speak in opposition to the request to come forward and identify themselves for the record.

Patty Frascone, 2305 Farmgate Road in Browns Summit stated that she is not an immediate neighbor, but does live nearby. She has no objection to this particular request. Her understanding is that this is just an addition to what has already been approved. She has had a question for a long time about why development is done the way it is done. The houses are needed, but if you look at the aerial map, it shows that all the vegetation and trees that will be removed for this development. She wishes they could leave the natural habitat. If developers would take a little more care and not clear-cut all the vegetation, people would be happier with development near them. Mr. Jinwala returned to the podium and stated that they just finished another neighborhood in High Point and they tried to save as many trees as they could and they plan to do the same thing here on this property. He shares the speaker's concern about the trees and wildlife.

There being no other speakers of this matter, Chair Donnelly closed the Public Hearing by acclamation.

Discussion

Rev. Drumwright said that he supports this request.

Dr. Bui stated noted she also supports the request. This area is growing faster than imaginable. There is a need for housing. The applicant's understanding of the concerns about the environment, the trees, and the wildlife is a positive.

Vice Chair Craft moved to approve the zoning map amendment on Guilford County Tax Parcel #243534 from AG to CZ-RS-30. This approval also amends the Future Land Use Map (FLUM) Northeast Quadrant, from the Rural Living classification to the Residential classification based on the following: While inconsistent the FLUM classification, the request is consistent with the following goals and policies and actions of the Comprehensive Plan: the Guiding Principal "Areas to Enhance" to include existing development areas such as established residential communities and employment hubs, which also consider small to medium improvements over the long term. These areas are not likely to experience wholesale change or redevelopment but could benefit from strategic infill development and precise tactical improvements to meaningfully enhance the quality of life for people who inhabit these areas. The Planning Theme for Attainable Housing's Goals Statement to focus on showing the creation and retention of housing

types to accommodate all residents, while emphasizing safety and high quality, sustainable designs and Attainable Housing Policy 1, enable the creation of new housing units that will provide a mix of housing types to meet the needs of residents. The amendment is reasonable because the request to rezone an approximate 0.59-acre portion of the subject property from AG to CZ-RS-30 is reasonable as it aligns with the established development pattern in the surrounding area. The proposed uses to be permitted under the requested conditional zoning district are compatible with the surrounding area and exclude potentially incongruous land uses. Additionally, the subject property abuts an existing CZ-RS-30 zoning district with identical use conditions to those proposed under this request (Reference Case #25-10-PLBD-00135). Furthermore, the proposal supports key elements of the Guilford County Comprehensive Plan, including the Guiding Principle Areas to Enhance: to “Include existing developed areas, such as established residential communities and employment hubs, which should consider small-to-medium improvements over the long term. These areas are not likely to experience wholesale change or redevelopment but could benefit from strategic infill development or precise tactical improvements to meaningfully enhance the quality of life for the people who inhabit those areas.” The proposal is also consistent with the Attainable Housing Planning Theme’s Goal Statement: to “Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design” and the Attainable Housing Planning Theme’s Policy 1: to “Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents”. This rezoning would facilitate strategic infill development and expand opportunities for additional housing units in a manner consistent with the County’s long-term planning objectives. into the motion, seconded by Dr. Bui. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Craft, Alston and Gullick. Nays: None.)

VII. Other Business

Chair Donnelly spoke about the ongoing scam attempts on applicants in regard to impersonating the Planning Board members. Mr. Bell stated that this is an issue that is larger than Guilford County and is occurring in other jurisdictions, as well. Staff has been working with the Communications Department as well as the Legal Department. Staff will continue working on this matter and relay information to the Board members as it becomes available.

Chair Donnelly asked Mr. Bass about upcoming cases for the June meeting.

Mr. Bass stated that there are 3 Rezoning requests and 1 Special Use Permit submitted for the June Agenda.

VIII. Adjourn

There being no other business before the Board, Chair Donnelly adjourned the meeting by acclamation at 9:55 p.m.

The next regular meeting of the Guilford County Planning Board is scheduled for June 10, 2026, at 6 p.m. in the Carolyn Q. Coleman Conference Room, located on the first floor of the Old Guilford County Courthouse, 301 W Market St, Greensboro, NC 27401.

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GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Rezoning
Application

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

Date Submitted: 05/04/2026 Receipt # REC-033198-2026 Case Number 26-04-PLBD-00018

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 Residential-RS-40 zoning district to the general business zoning district.

Said property is located at 4046 Randleman Rd, Greensboro, NC. 27406
in 12-SUMNER Township; Being a total of: 0.6 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 142793

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) ~~Used Motor Vehicles sales & Services.~~

2) Motor Vehicles, Motorcycle, RV or Boat Sales (New? used)

Z.M

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) We will build a 6' high wooden fence at all three property sides, except the front side we will build a 6' high chain-link fence.

↑
opaque

Z.M

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

MNZ Enterprise Inc, President

Name

Zohair A. Mohammed

Mailing Address

801 Valley Oak Dr. Greensboro, NC. 27406

City, State and Zip Code

336-825-4688

zohairabdelatif@yahoo.com

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Additional sheets for conditions and signatures are available upon request.

Your ad has been submitted for publication. Below is a confirmation of your ad placement. You will also receive an email confirmation.

THANK YOU for your ad submission!

ORDER DETAILS

PREVIEW FOR AD NUMBER

Order Number: GC0016365

Order Status: Submitted

Classification: Community Announcement

Package: General Classified 14 Days

Site: greensboro

Final Cost: \$72.00

Payment Type: VISA

User ID: GC0021832

GC00163650

ACCOUNT INFORMATION

ZOHAIR MOHAMMED
801 VALLEY OAK DR
GREENSBORO, NC 27406
336-825-4688
zohairabdelatif@yahoo.com
MNZ Enterprise Inc

Re-zoning Announcement

We at MNZ Enterprise Inc. would like to submit an application to Guilford County NC. to change our property located at 4046 Randleman Rd, Greensboro, NC 27406 from Residential property to General Business to enable us to sell & service used vehicle at the property, please contact Guilford County planning and development for any quotations or remarks or protest before June 10, 2026 planning board regular public meeting. Thank you.

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Business Corporation

Actions

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- [Add Entity to My Email Notification List](#)
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- [Print a Pre-Populated Annual Report form](#)
- [Print an Amended a Annual Report form](#)

Legal name: MNZ Enterprise Inc

Secretary of State Identification Number (SOSID): 2139336

Status: Current-Active

Citizenship: Domestic

Date formed: 2/25/2021

Fiscal month: December

Registered agent: [Zohair A Mohammed](#)

Mailing address

801 Valley Oak Dr.
Greensboro, NC 27406-8225

Registered Office address

801 Valley Oak Dr.
Greensboro, NC 27406-8225

Registered Mailing address

801 Valley Oak Dr.
Greensboro, NC 27406-8225

Principal Office address

808 N. Raleigh St
Greensboro, NC 27405-8225

Officers

- **Secretary**

[Maha A Elobeid](#)

801 Valley Oak Dr
Greensboro NC 27406

- **President**

[Zohair A Mohammed](#)

801 Valley Oak Dr
Greensboro NC 27406

Stock:

- **Class:** Common

Shares: 1000

No par value: Yes

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



North Carolina Secretary of State's Office



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**CONDITIONAL REZONING CASE #26-04-PLBD-00018: RS-40,
RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS:
4046 RANDLEMAN ROAD**

Property Information

The subject property is located at 4046 Randleman Road (Guilford County Tax Parcel #142793 in Sumner Township), approximately 615 feet north of the intersection of Randleman Road and South Elm-Eugene Street and comprises approximately 0.6 acres.

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

Nature of the Request

This request is to rezone the subject property from RS-40, Residential to CZ-GB, Conditional Zoning – General Business with the following conditions:

Proposed Use Conditions:

1. Motor Vehicles, Motorcycles, RV or Boat Sales (New and Used)

Proposed Development Conditions:

1. We will build a 6' opaque wooden fence at all three property sides, except the front side we will build a 6' high chain-link fence.

District Descriptions

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

The **GB, General Business District** is intended to accommodate moderate to large-scale retail, business, and service uses along thoroughfares and at key intersections. The district is characterized minimal front setbacks, off-street parking. Quality design, shared access, and shared parking are encouraged.

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

Character of the Area

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

Existing Land Use(s) on the Property: A single-family, detached dwelling

Surrounding Uses:

North: Vacant land, zoned Planned Unit Development in the City of Greensboro (ref. Case Z-22-03-006)

South: Vacant land, zoned Planned Unit Development in the City of Greensboro (ref. Case Z-22-03-006)

East: Commercial

West: Vacant land, zoned Planned Unit Development in the City of Greensboro (ref. Case Z-22-03-006)

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: Pleasant Garden

Distance from Fire Station: 3 miles

Water and Sewer Services:

Provider: Private Septic and Well

Within Service Area: Yes, Growth Tier 1 for the City of Greensboro.

Growth Tier 1: The area where the City of Greensboro is currently able to provide all City services including water and sewer services based on the location of existing infrastructure including roads, fire stations, and water and sewer pipes. Before connecting to water or sewer service, property located within Growth Tier 1 would be annexed into the City.

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: Randleman Road is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan. The Annual Average Daily Traffic (AADT) for Randleman Road is 3,129 vehicles per the 2025 North Carolina Department of Transportation (NCDOT) traffic count.

Proposed Improvements: There are currently no known proposed road improvements in the area. Any new development would be subject to the NCDOT review and must obtain any required approvals.

Projected Traffic Generation: Not available.

Environmental Assessment

Topography: Per the USDA-NRCS Web Soil Survey, the topography at parcel 142793 is nearly level to gently sloping.

Regulated Floodplain: There is no regulated floodplain on site per FIRM 3710786100J with effective date 6/18/2007

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

Streams: There are no mapped streams on site per the USGS Topo Quad Map or Soil Survey Map for Guilford County

Water Supply Watershed: Polecat Creek WS-III, General Watershed Area

Consistency: Future Land Use Map & Comprehensive Plan

Future Land Use Map (FLUM) Classification: Residential (SE Quadrant)

Activity Center/Node: None

The **Residential** place type represents lands that typically consist of lots of varying sizes that are in a grid or curvilinear pattern and primarily consist of low-density, single-family residential uses. They include both existing development and new areas that are currently undeveloped, which may experience development in the form of medium and high density uses in areas where municipalities continue to grow outward into the county or along primary transportation routes. Primary land uses include single-family detached dwellings and duplexes. Secondary land uses include residential uses serving commercial, retail, office, civic, and public uses and services.

The **Office/Service** place type represents lands that typically provide opportunities for concentrated employment in Guilford County and include various forms of commercial enterprises, such as rural office and retail services, largescale buildings with numerous employees, and areas that encompass several businesses that support and serve one another. This category also includes businesses that provide services to individuals, such as commercial shopping areas.

Consistency: The requested rezoning is inconsistent with the FLUM classification of Residential because this designation is not intended to accommodate commercial operations. The proposed rezoning would be consistent with the Office/Service designation. Properties designated as Office/Service are described as lands that provide opportunities for concentrated employment in Guilford County and include various forms of commercial enterprises. This category also includes businesses that provide services to individuals.

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

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

- **Planning Theme: Resilient Economy**
 - **Goal Statement:** Promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees.

Reasonableness

The request to rezone the subject property from RS-40, Residential, to CZ-GB, Conditional Zoning – General Business, is reasonable as it aligns with the Guilford County Comprehensive Plan’s Goal Statement for the Planning Theme of Resilient Economy which states to “promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees.” The request is also reasonable as the proposed conditional zoning excludes many of the allowed uses within the General Business (GB) district and adds a development condition to provide a 6-foot- tall opaque wooden fence on all three property sides with the exception of the front side which will be constructed of chain-link material. This proposed development condition will provide additional buffering with the contiguous property located in the City of Greensboro which would not otherwise be required. Finally, the request is reasonable as the proposed permitted uses are compatible with existing nearby commercial land uses on parcels adjacent to the subject property.

Recommendation

Staff Recommendation: Approval

FLUM Quadrant: Southeast

FLUM Amendment Recommendation: The proposed rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Residential. Therefore, if the request is approved, an amendment to the Office/Service classification will be required.

DRAFT

Adjacent Properties Map

**RS-40 to CZ-GB
+/- 0.6 Acres**

GREENSBORO

**4044
RANDLEMAN RD
142760**

B

**4046 RANDLEMAN RD
142793**

A

**C 4045
RANDLEMAN RD
142778**

**D 4051
RANDLEMAN RD
142789**

- A. MNZ ENTERPRISES INC
- B. RS PARKER DEVELOPMENT LLC
- C. WORLD TRADE PROPERTIES LLC
- D. DHK PROPERTIES LLC



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-04-PLBD-00018

Case Area:

Parcel(s) - 142793
4046 Randleman Rd.



Scale: 1" = 300'

Aerial Map

**RS-40 to CZ-GB
+/- 0.6 Acres**

GREENSBORO



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-04-PLBD-00018

Case Area:

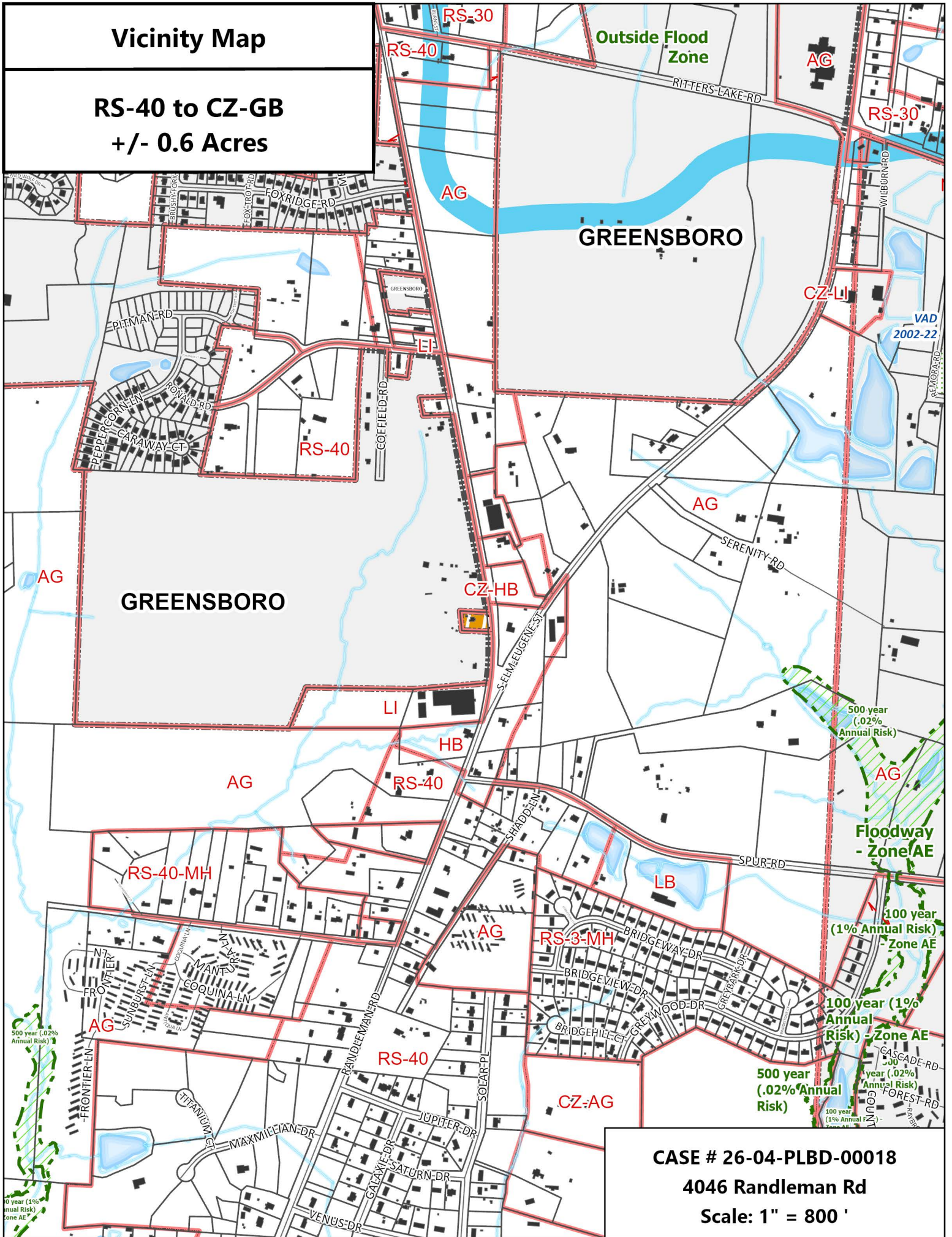
Parcel(s) - 142793
4046 Randleman Rd.



Scale: 1" = 300'

Vicinity Map

**RS-40 to CZ-GB
+/- 0.6 Acres**



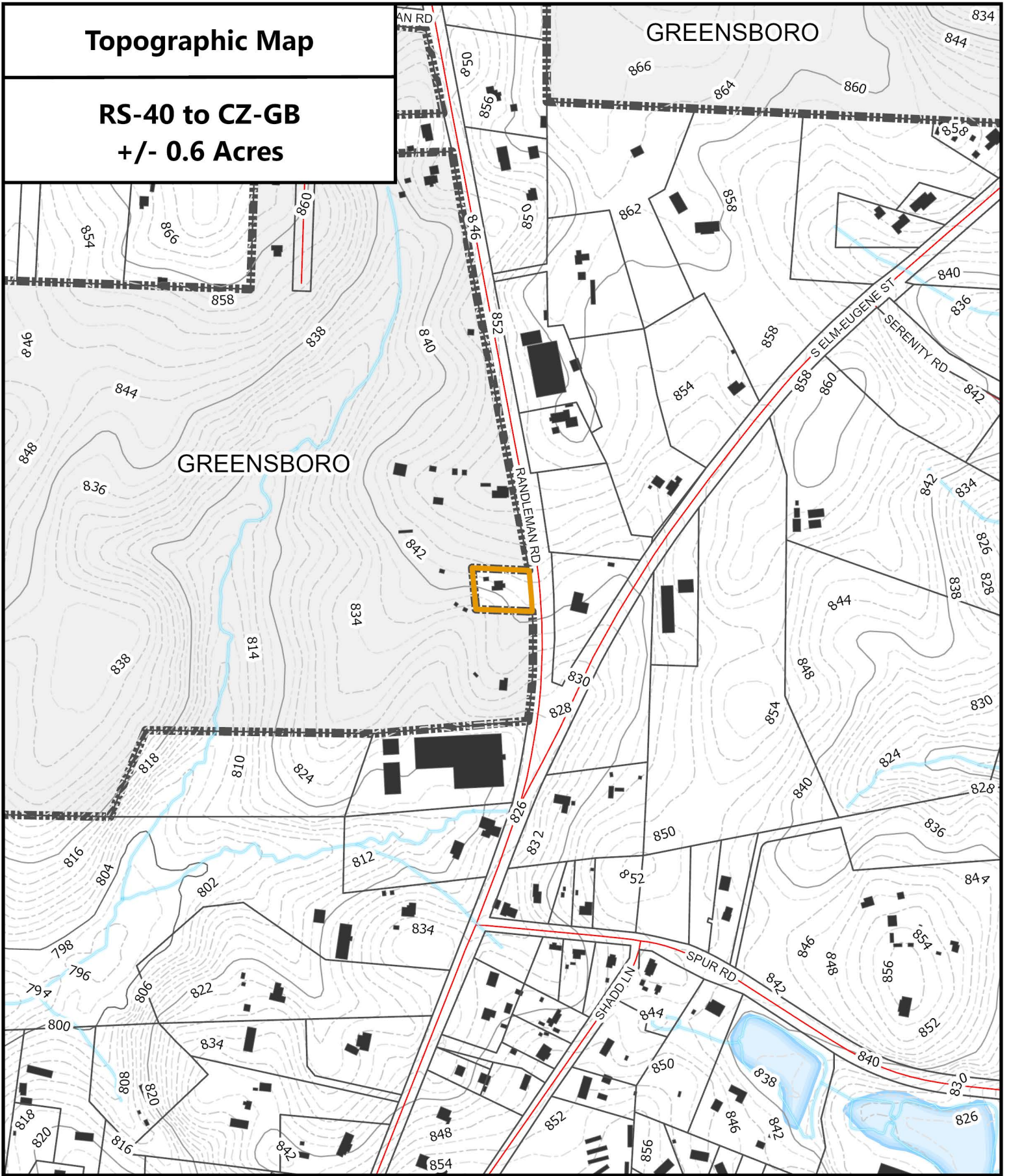
CASE # 26-04-PLBD-00018

4046 Randleman Rd

Scale: 1" = 800'

Topographic Map

**RS-40 to CZ-GB
+/- 0.6 Acres**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-04-PLBD-00018

Case Area:

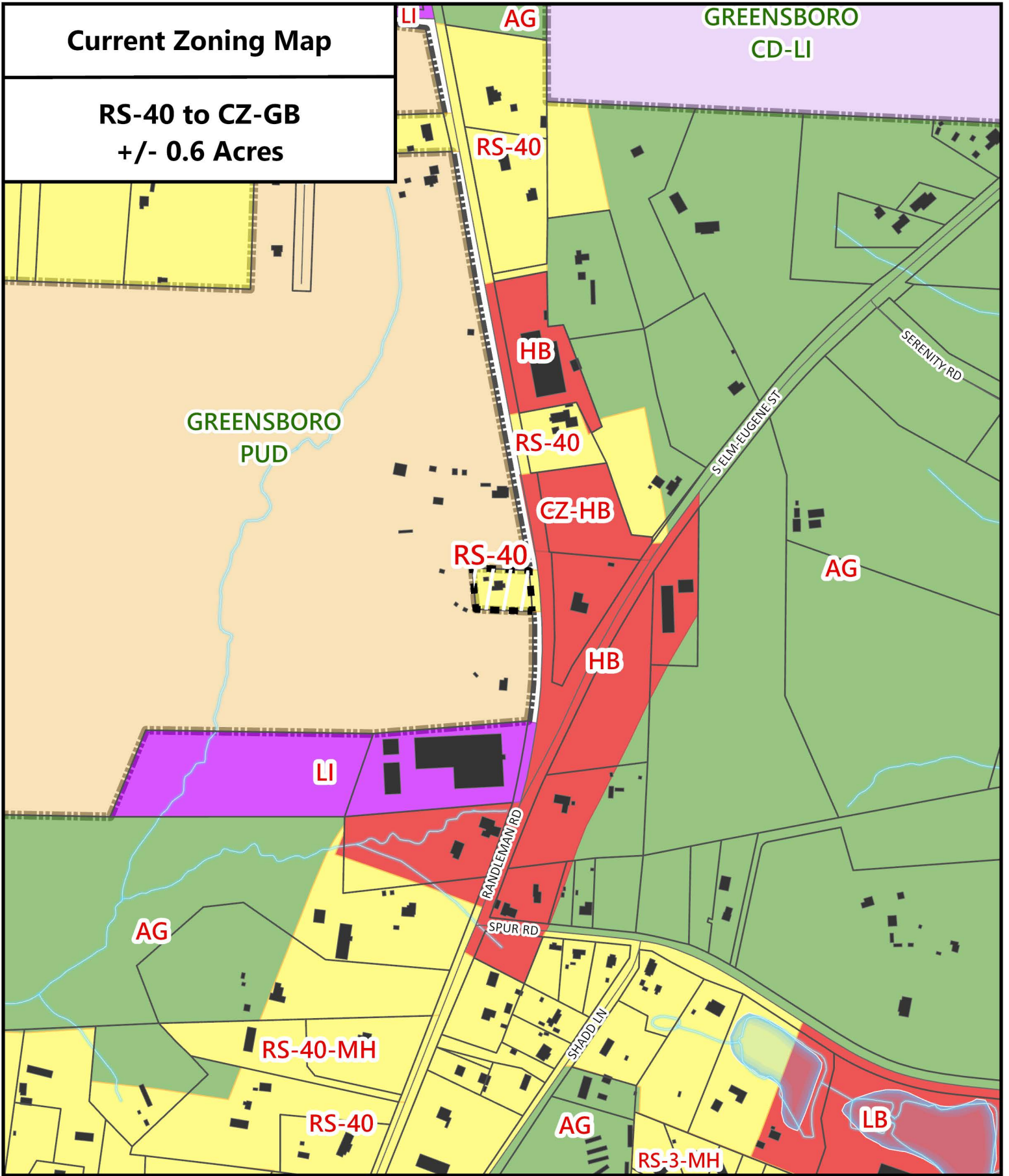
Parcel(s) - 142793
4046 Randleman Rd.



Scale: 1" = 400'

Current Zoning Map

**RS-40 to CZ-GB
+/- 0.6 Acres**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-04-PLBD-00018

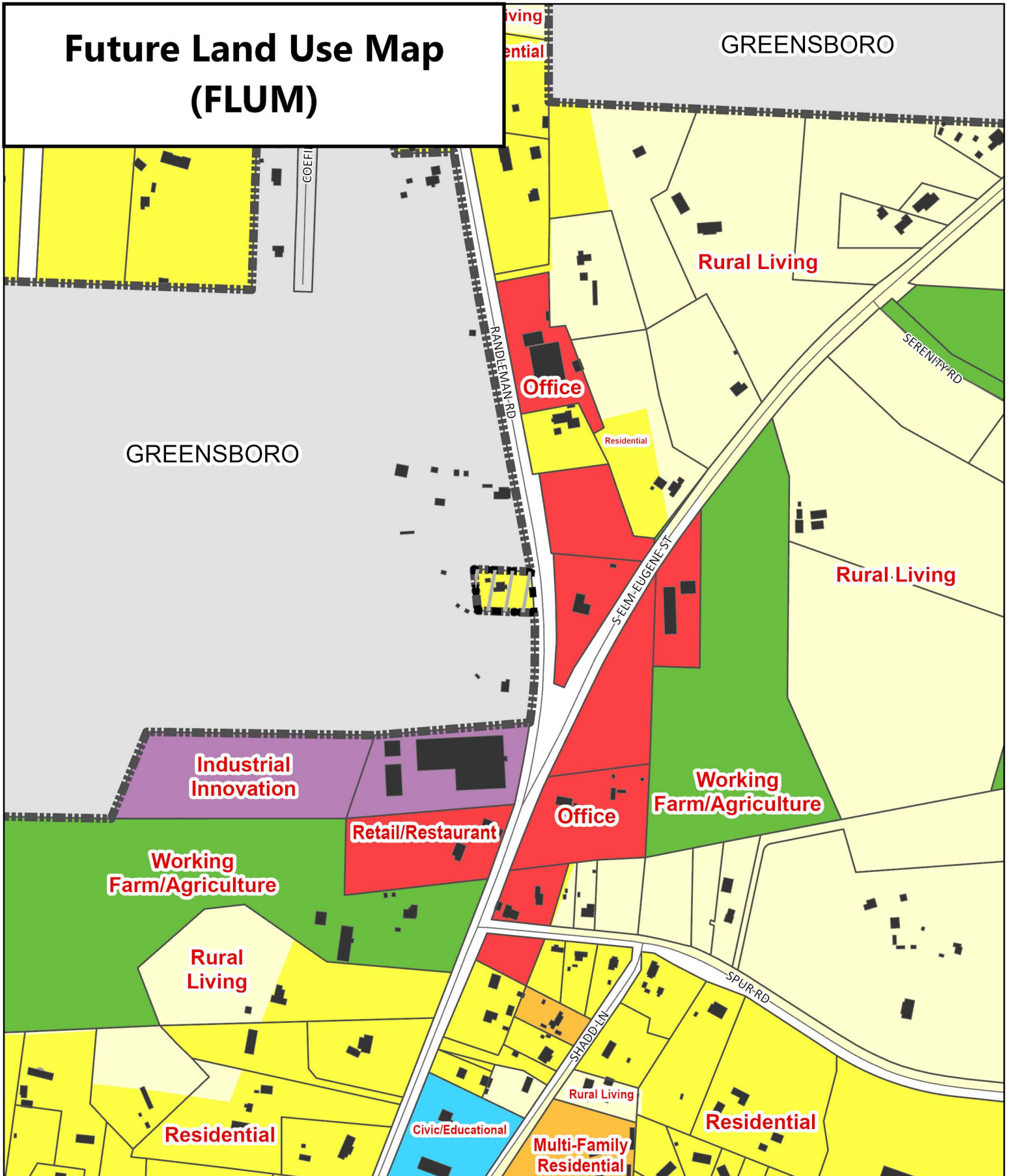
Case Area:

Parcel(s) - 142793
4046 Randleman Rd.



Scale: 1" = 400'

Future Land Use Map (FLUM)



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-04-PLBD-00018

Case Area:

Parcel(s) - 142793
4046 Randleman Rd.



Scale: 1" = 400'

142793



Zoom to

REID	142793
Owner	MNZ ENTERPRISES INC
Address	4046 RANDLEMAN RD
Legal Description	0.60 AC DAVIS
FLUM	Residential
Zoning	RS-40,
Scenic Corridors	
Watershed	POLECAT CREEK
WCA Tier Levels	
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

CONDITIONAL REZONING CASE #26-04-PLBD-00018: RS-40, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 4046 RANDLEMAN ROAD

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

DECISION MATRIX

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

CONDITIONAL REZONING CASE #26-04-PLBD-00018: RS-40, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 4046 RANDLEMAN ROAD

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

**DECISION #2
DENY-INCONSISTENT
NO PLAN AMENDMENT**

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #142793 from **RS-40 to CZ-GB** because:

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

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

CONDITIONAL REZONING CASE #26-04-PLBD-00018: RS-40, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 4046 RANDLEMAN ROAD

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

**DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT**

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #142793 from **RS-40 to CZ-GB** because:

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

- 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 #26-04-PLBD-00018: RS-40, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 4046 RANDLEMAN ROAD

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

**DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT**

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #142793 from **RS-40 to CZ-GB** because:

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

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

(Intentionally Left Blank)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Rezoning
Application**

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

Date Submitted: 05/04/2026 Receipt # REC-033452-2026 Case Number 26-05-PLBD-00019

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

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

Said property is located at 7544 US Hwy 29 N, Brown Summit NC, 27214
in MADISON Township; Being a total of: 8.62 acres.

8.59 THM

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>114079</u>	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

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

Check One: (Required)

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

Conditional Zoning Requirements:

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



GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Zoning
Application

Use Conditions

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

- 1) All uses Allowed in HB District except: Country Club with golf course, public park or public recreation facility (including indoor batting cages) Amusement park, water parks, fair grounds, Auditorium, coliseum or
- 2) Stadium, hospital, Hotel or motel, Cemetery or Mausoleum, Truck stop, Railroad terminal or yard, Construction or Demolition Debris Landsill, Minor,
- 3) Land clearing and insect Debris Landsill, Minor, ~~waste related uses of any kind.~~ *JAM*
- 4)

Development Conditions

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

- 1)
- 2)
- 3)
- 4)

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

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

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

Respectfully Submitted,

J. Anne McDaniel

 Property Owner Signature
J. Anne McDaniel

 Name
4323 Rehobeth Church Rd

 Mailing Address
Greensboro, N.C. 27406

 City, State and Zip Code
336-522-9152

 Phone Number Email Address

Curtis Harvell

 Owner/ Representative/ Applicant Signature (if applicable)
Curtis Harvell

 Name
6635 High Rock Rd

 Mailing Address
Brown Summit, NC 27214

 City, State and Zip Code
336-202-0442

 Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.



TABLE 4.3-1 PERMITTED USE SCHEDULE

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

For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

P = Use by Right

D = Individual Development Standards Apply - See Article 5

S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q

Z = Overlay Zoning Required

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

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



TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
 For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4
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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial					
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H	
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I		
			40	30	20	3	5	7	8	18	26				U	*	*	*	*	*	*			
	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	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		



TABLE 4.3-1 PERMITTED USE SCHEDULE

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

For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

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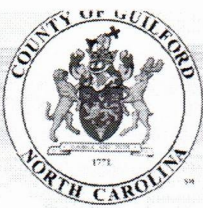
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Z = Overlay Zoning Required

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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial										
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H						
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	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				
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	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																						P	P					



ATTACHED

GUILFORD COUNTY CODE

26-05-PLBD-00019

TABLE 4.3-1 PERMITTED USE SCHEDULE

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

For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

P = Use by Right

D = Individual Development Standards Apply - See Article 5

S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q

Z = Overlay Zoning Required

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

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

JoAnne McDaniel
5/4/26

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

Property Information

The subject property is located at 7544 US Highway 29 North (Guilford County Tax Parcel #114079 in Madison Township), approximately 1,625 feet south of the intersection of US Highway 29 North and Benaja Road and comprises approximately 8.59 acres

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

Nature of the Request

This request is to rezone the subject property from RS-30, Residential to CZ-HB, Conditional Zoning – Highway Business with the following conditions:

Proposed Use Conditions:

All uses allowed in the HB, Highway Business District except: 1) Country Club with Golf Course; 2) Public Park or Public Recreation Facility (including batting cages); 3) Amusement Park, Water Parks, Fairgrounds; 4) Auditorium, Coliseum, or Stadium; 5) Hospital; 6) Hotel or Motel; 7) Cemetery or Mausoleum; 8) Truck Stop; 9) Railroad Terminal or Yard; 10) Construction or Demolition Debris Landfill, Minor; 11) Land Clearing & Inert Debris Landfill, Minor.

Proposed Development Conditions:

None

District Descriptions

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

The **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 **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.

The **Scenic Corridor Overlay District** is intended to set forth regulations which will enhance the attractiveness of major thoroughfares which enter and/or pass through Guilford County.

The **US-29 North Scenic Corridor Overlay District** includes except for areas otherwise mapped, the scenic corridor extends for a distance of fifteen hundred (1,500) feet on either side of the centerline of US- 29 North, beginning at the Greensboro City Limits and extending north along US-29 North to the Guilford/ Rockingham County Line, excluding those portions that lie within the City Limits of Greensboro.

Character of the Area

This vicinity of the subject property is characterized as a mix of rural residential and commercial uses on lands zoned RS-30, Residential, HB, Highway Business, LB, Limited Business, and LI, Light Industrial. There is a contiguous parcel zoned HB, Highway Business to the north of the subject property.

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

Surrounding Uses:

- North: Commercial and Residential
- South: Residential and Industrial
- East: Residential and Commercial
- West: Residential and Place of Worship

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: Northeast Fire Department
- Miles from Fire Station: 2.6 miles

Water and Sewer Services:

- Provider: Private Well and Septic
- Within Service Area: No
- Feasibility Study or Service Commitment: None

Transportation:

Existing Conditions: US Highway 29 is considered a Freeway per Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). The North Carolina Department of Transportation (NCDOT) 2025 Annual Average Daily Traffic count was 30,858 cars. The subject property is also located near Old Reidsville Rd., which is considered a Collector Street per GUAMPO. The NCDOT 2025 Annual Average Daily Traffic count was 486 cars.

There is an existing service road located slightly south of the site along Highway 29 that currently provides access to the parcels to the south. Per NCDOT any expansion of the right of way will be at the property owner or developer's expense. Any request for access is subject to review and approval by NCDOT.

Proposed Improvements: Proposed improvement to US 29 to bring it to interstate standards, 2026-2035 NC STIP (State Transportation Improvement Plan) project R-5889B.

Projected Traffic Generation: Not Available

Environmental Assessment

Topography:

Per the USDA-NRCS Web Soil Survey, the topography at parcel 114079 is nearly level to gently sloping and strongly sloping.

Regulated Floodplain: There is no regulated floodplain on site per FIRM 3710799000K with effective date 7/3/2007.

Wetlands: There are mapped wetlands on site per the National Wetlands Inventory.

Streams: There are mapped streams on site per the USGS Topo Quad Map and Soil Survey Map of Guilford County.

Water Supply Watershed: The site is in the NPDES non-water supply watershed area.

Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map Classification: Residential (Northeast Quadrant)

Activity Center/Node: Neighborhood Center (approx. 0.26 miles to the south)

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

The **Retail/Restaurant** Land Use Classification represents lands that are typically located near key intersections and busy corridors that serve the daily needs of local residential neighborhoods. These uses typically are accessed by car and public transit or via bicycle and pedestrian connections. Larger retail uses are set back from the road with surface parking, while retail integrated in a mixed-use development typically has street parking or parking behind the building. They may or may not include multi-tenant commercial strip centers, big box stores, shopping centers or malls, mixed-use, live/work developments and outparcel buildings.

The **Neighborhood Center** Activity Center/Node represents lands consisting of mixed-use developments designed to be gathering places or community focal points for surrounding neighborhoods. These areas also provide for the entertainment, civic, and economic needs of communities and are intended to accommodate moderate intensity shopping and services.

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

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

Consistency: The requested rezoning is consistent with the following goals, policies and actions of the Comprehensive plan.

- **Planning Theme: Resilient Economy**
 - **Goal Statement:** Promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees.
 - **Action E1.1:** Ensure areas best suited for economic development, such as the US 421 Corridor, are secured for such use, while balancing the needs for housing, recreational amenities, agricultural, and commercial uses.
 - **Action E1.2:** Evaluate economic development opportunities by considering their effects on the fair distribution of benefits and resources within the community.

Reasonableness

This request is to rezone the subject property from RS-30, Residential to CZ-HB, Conditional Zoning - Highway Business is reasonable as it is consistent with the following elements found in the Guilford County Comprehensive Plan: 1) Planning Theme of Resilient Economy's Goal Statement which states to "Promote a healthy,

sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees.” 2) Action Item E1.1 which states to “Ensure areas best suited for economic development, such as the US 421 Corridor, are secured for such use, while balancing the needs for housing, recreational amenities, agricultural, and commercial uses.” and 3) Action Item E1.2, “Evaluate economic development opportunities by considering their effects on the fair distribution of benefits and resources within the community.” The request is also reasonable as the subject property abuts a parcel which is currently zoned HB, Highway Business and is located along a major thoroughfare which would accommodate auto-oriented retail service or other commercial uses. Furthermore, the subject property is in proximity to an identified Neighborhood Center Activity Center in the Future Land Use Map (FLUM) which represents lands consisting of mixed-use developments designed to be gathering places or community focal points for surrounding neighborhoods. These areas also provide for the entertainment, civic, and economic needs of communities and are intended to accommodate moderate intensity shopping and services. Finally, the proposed use conditions would exclude potential incongruous land uses with adjacent residential properties.

Recommendation

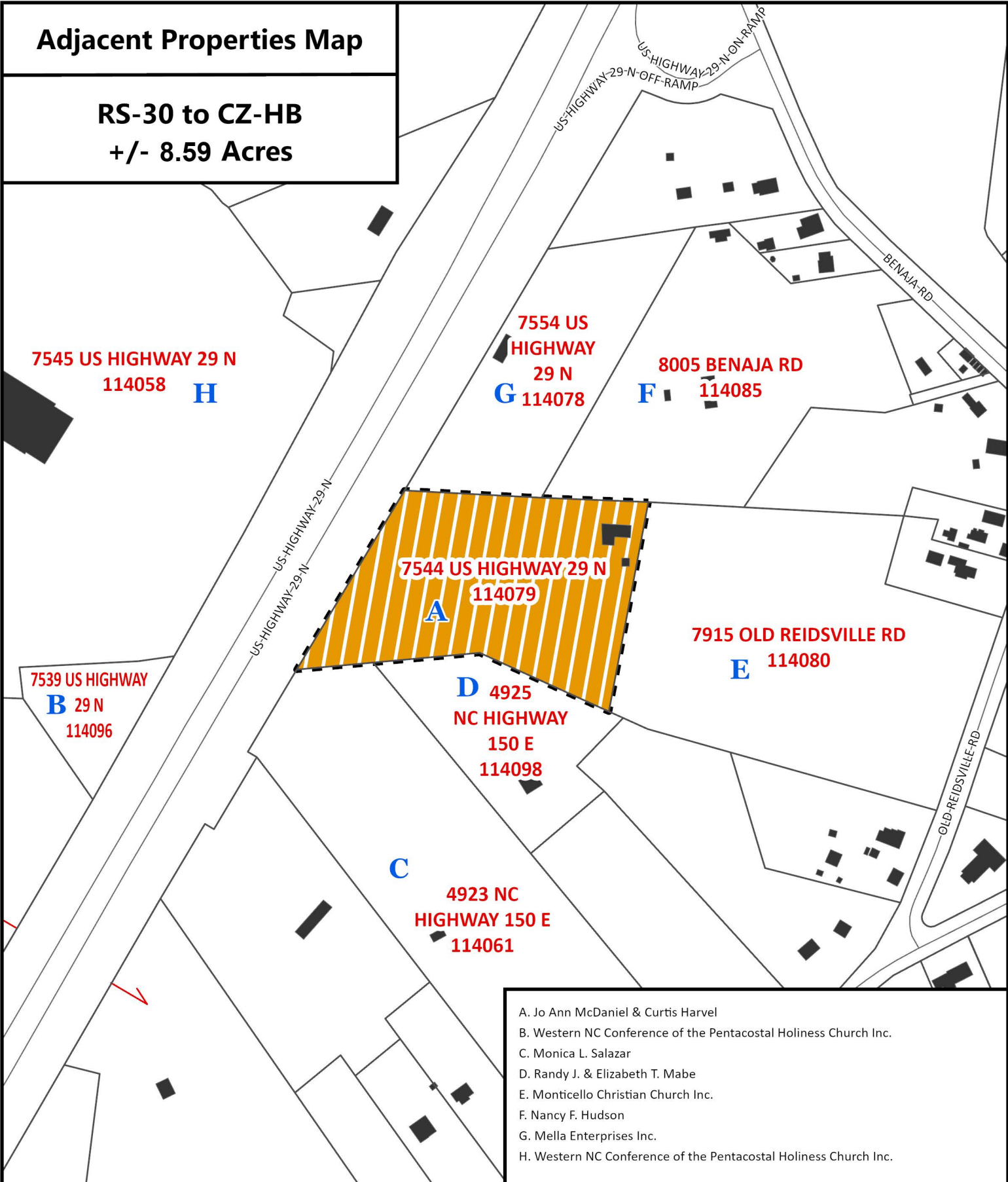
Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Northeast

FLUM Amendment Recommendation: The proposed rezoning is inconsistent with the current classification of Residential. If the request is approved, an amendment to the Retail/Restaurant classification will be required.

Adjacent Properties Map

RS-30 to CZ-HB
+/- 8.59 Acres



- A. Jo Ann McDaniel & Curtis Harvel
- B. Western NC Conference of the Pentacostal Holiness Church Inc.
- C. Monica L. Salazar
- D. Randy J. & Elizabeth T. Mabe
- E. Monticello Christian Church Inc.
- F. Nancy F. Hudson
- G. Mella Enterprises Inc.
- H. Western NC Conference of the Pentacostal Holiness Church Inc.



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-06-PLBD-00019

Case Area:

Parcel(s) - 114079
7544 Us Hwy 29 N



Scale: 1" = 300'

Aerial Map

**RS-30 to CZ-HB
+/- 8.59 Acres**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-05-PLBD-00019

Case Area:

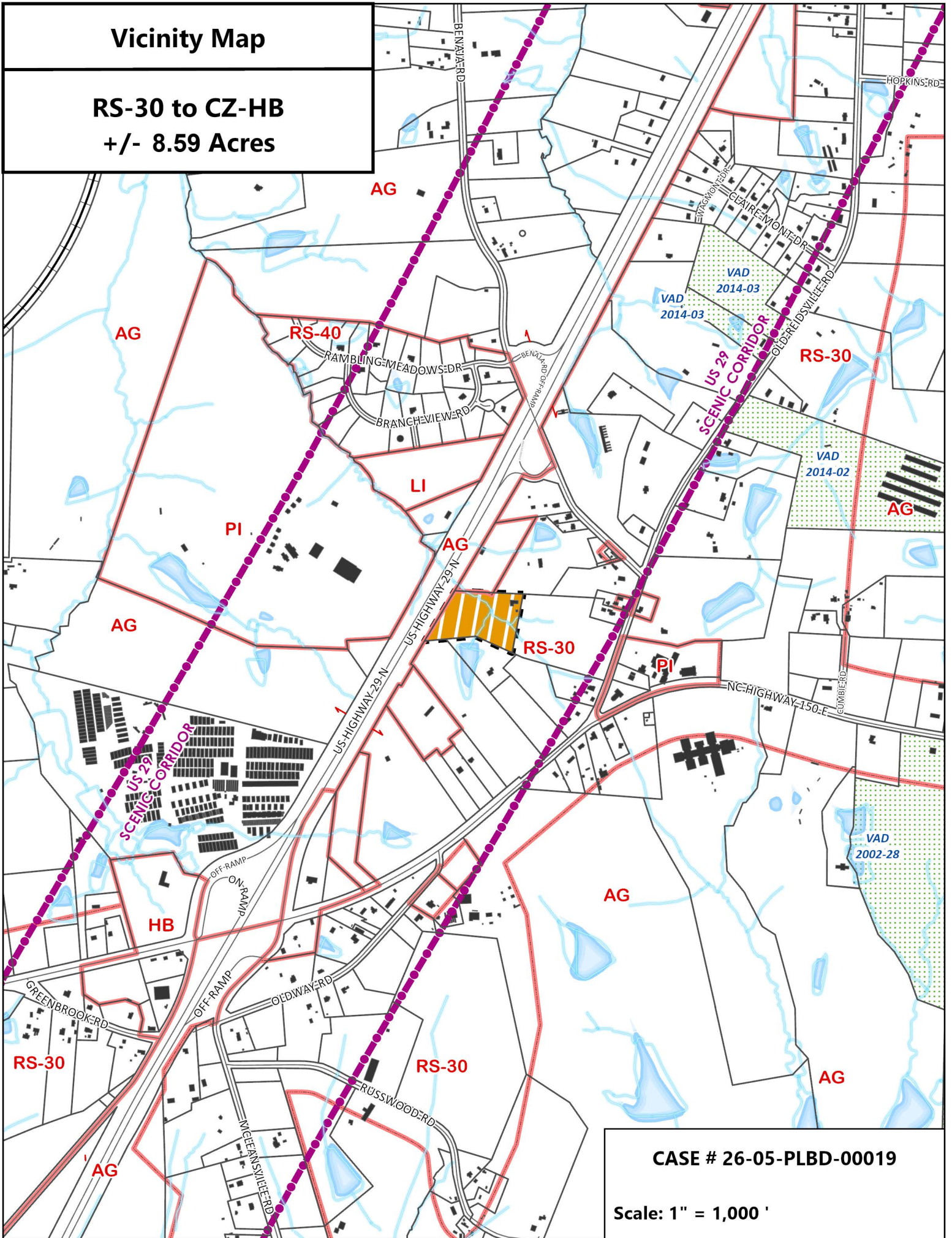
Parcel(s) - 114079
7544 US Hwy 29 N



Scale: 1" = 500'

Vicinity Map

**RS-30 to CZ-HB
+/- 8.59 Acres**

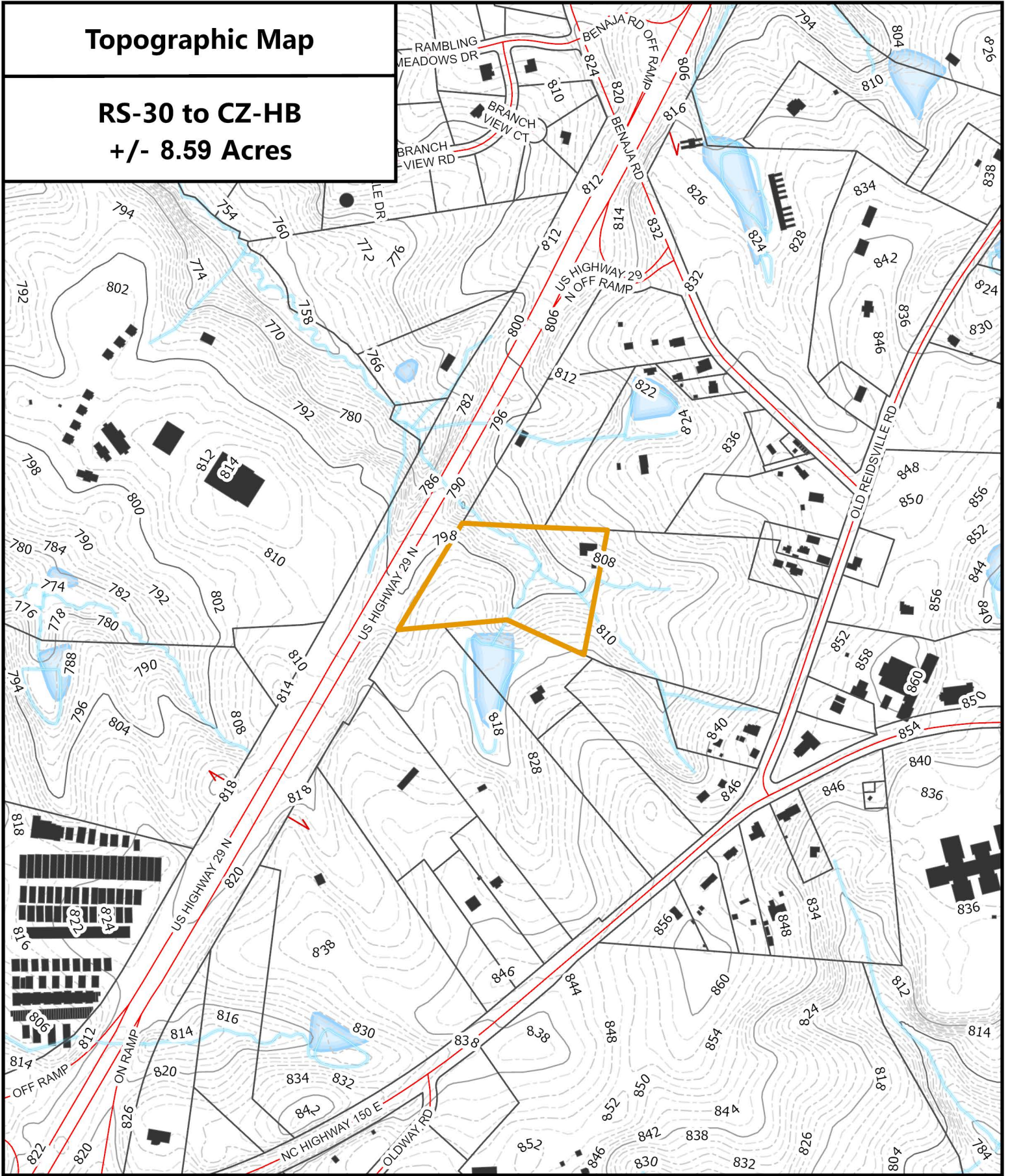


CASE # 26-05-PLBD-00019

Scale: 1" = 1,000'

Topographic Map

**RS-30 to CZ-HB
+/- 8.59 Acres**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-05-PLBD-00019

Case Area:

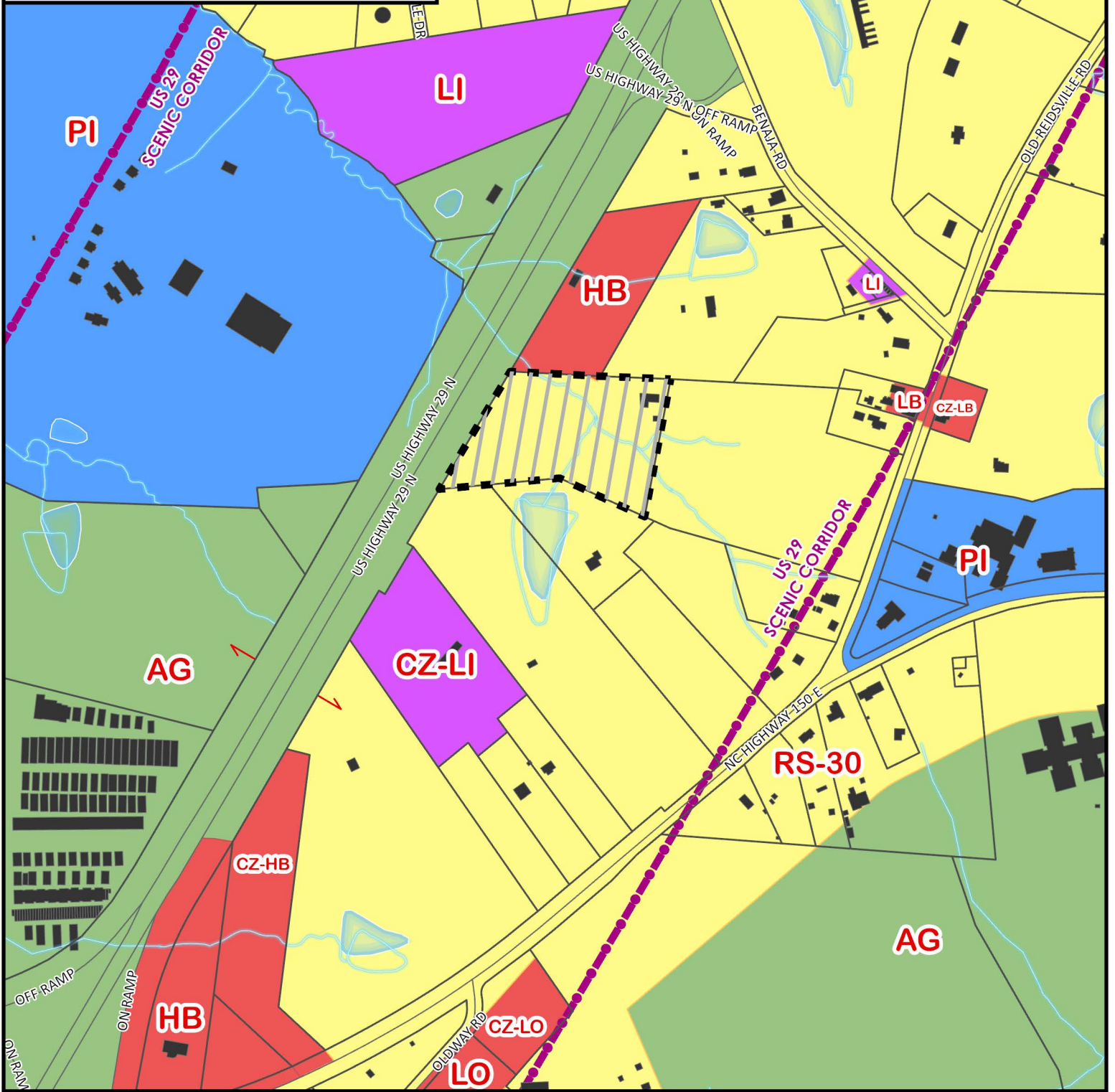
Parcel(s) - 114079
7544 US Hwy 29 N



Scale: 1" = 500'

Current Zoning Map

RS-30 to CZ-HB
+/- 8.59 Acres



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-05-PLBD-00019

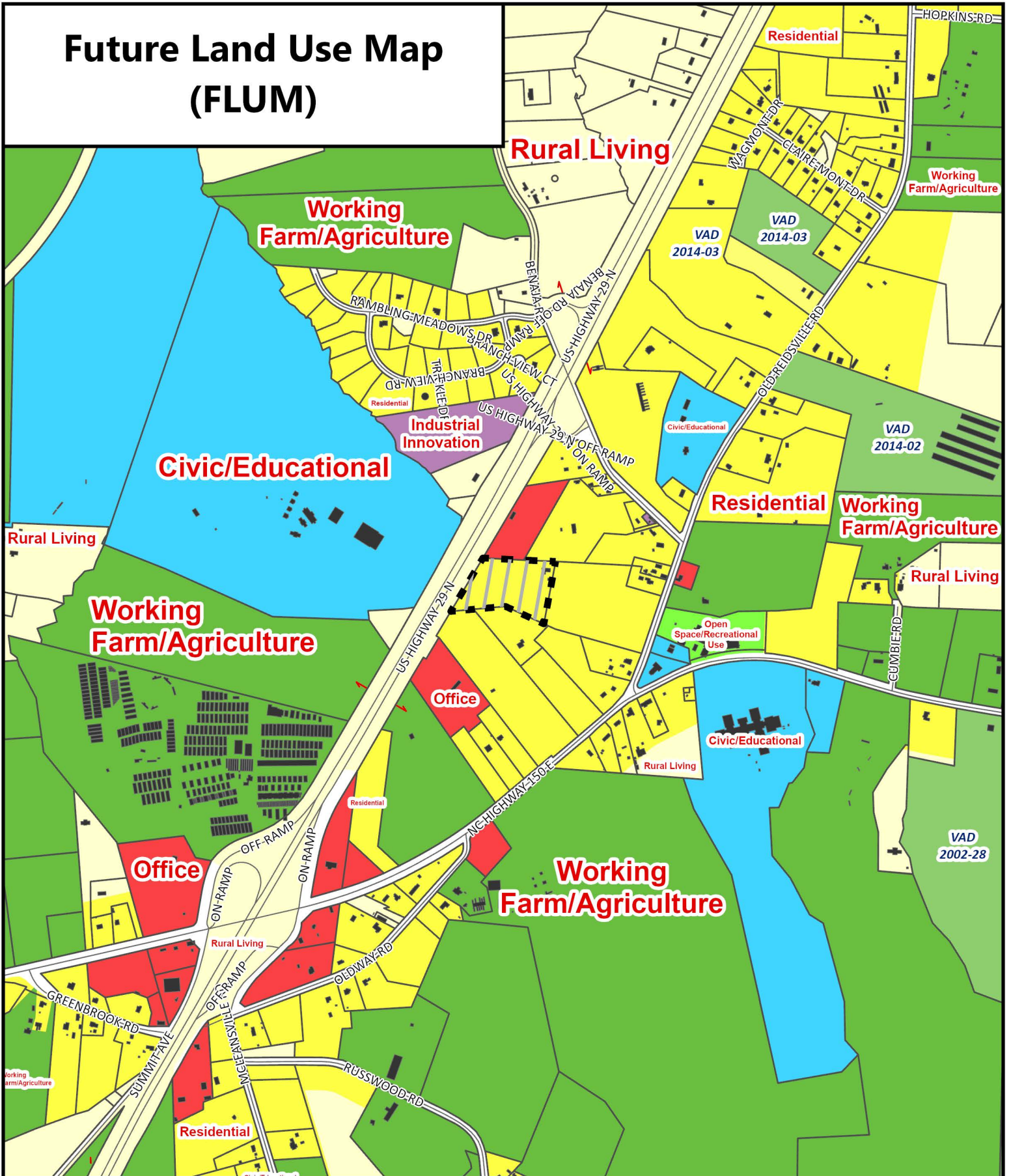
Case Area:

Parcel(s) - 114079
7544 US Hwy 29 N



Scale: 1" = 500'

Future Land Use Map (FLUM)



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-05-PLBD-00019

Case Area:

Parcel(s) - 114079
7544 US Hwy 29 N



Scale: 1" = 1,000'

114079



Zoom to

REID	114079
Owner	MCDANIEL, JO ANN; HARVEL, CURTIS
Address	7544 US HIGHWAY 29 N
Legal Description	8.59 AC FAUCETTE
FLUM	Residential
Zoning	HB, RS-30,
Scenic Corridors	US 29
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

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

**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 #26-05-PLBD-00019: RS-30,
RESIDENTIAL TO CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS:
7544 US HIGHWAY 29 NORTH**

**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 #114079 from **RS-30 to CZ-HB** because:

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

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

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

**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 #114079 from **RS-30 to CZ-HB** because:

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

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

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

**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 #114079 from **RS-30 to CZ-HB** because:

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

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

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

**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 #114079 from **RS-30 to CZ-HB** because:

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

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

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Special Use Permit
Application**

Date Submitted: 4/7/26 (original) Fee **\$526.00** Receipt # REC-032833-2026 Case Number 26-04-PLBD-00017
4/22/26 (revised) (includes \$26 recording fee)

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

Pursuant to Section 3.5.Q of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to authorize a Special Use Permit for the property described as being located at 7930 Bee Jay Road in Monroe Township; Being a total of: 26.33+/- **26.34 acres THM** acres. The property is in the AG-SUP Zoning District. The proposed use(s) is (are) Landscaping and Horticultural Services.

NICE

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 130235 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 a Special Use Permit is an entire parcel or parcels as shown on the Guilford County Tax Map.
- The property requested for a Special Use Permit 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 with dimensions and bearings.

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.

Check One: (Required)

- The applicant is the property owner(s)
- The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
- The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease to be submitted if the owner's signature is not provided (financial figures may be deleted).

Special Use Permit Requirements: (All Required)

- Site Plan.** A site plan illustrating conditions related to the request and compliance with applicable development standards must be attached for all Special Use Permit requests. Refer to Appendix 2, Map Standards of the Unified Development Ordinance (UDO).
- Special Use Conditions.** Development conditions may be provided, list on following page. Refer to uses as listed in Table 4-3-1 of the Guilford County Development Ordinance. If conditions are not proposed, indicate 'not applicable'.
- Review Factor.** Applicant must demonstrate that the review factors listed in section 3.5.Q.3(g) of the UDO are adequately addressed.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Special Use Permit
Application**

Please address the following and be prepared to present as sworn or affirmed testimony and evidence for the scheduled quasi-judicial hearing:

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

NCS 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 the following:

See Attached

NCS 3. The use, a _____, 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 the following:

See Attached

NCS 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 the following:

See Attached

NCS 5. The use will not substantially injure the value of adjoining or abutting property or the use is a public necessity. This is based on the following:

See Attached



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Special Use Permit
Application**

Development Conditions

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

1) See Attached

2)

3)

4)

5)

6)

7)

8)

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

A Special Use Permit Application must be signed by the current property owner(s).

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

Respectfully Submitted,

See attached

Property Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Nick Blackwood / Isaacson Sheridan

Owner / Representative / Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Nick Blackwood

804 Green Valley Rd, Ste 200

Greensboro NC 27408

nick@isaacsonsheridan.com

Additional sheets for conditions and signatures are available upon request.


Required documents must be attached to email after selecting submit.

ATTACHED

[signature page to Special Use Permit Application – 7930 Bee Jay Road]

Property Owner/Applicant Signature:

The Roots Properties, LLC

By: 
marcus vinroot (Jan 5, 2026 12:24:15 EST)

Name: Marcus Vinroot

Title: Managing Member

Mailing Address: PO Box 331
Browns Summit, NC 27214

Phone Number: 3366697193

Email Address: marcus.vinroot@greenvisionslandscape.com

GUILFORD COUNTY
PLANNING AND DEVELOPMENT

PLANNING BOARD
SPECIAL USE PERMIT
APPLICATION

7930 Bee Jay Road; Tax Parcel # 130235 (the "Property")

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 the following:**

The proposed development conditions mitigate potential impacts on adjacent property owners, largely mirroring existing conditions that govern the previously approved SUP. Applicant's proposed expansion of its existing landscaping/horticulture use at the Property, as conditioned, will not introduce any land use(s) that are potentially hazardous (with respect to the Watershed Critical Area), given that specific uses falling under the proposed "Landscape and Horticultural Services" use type and prohibited in the Watershed Critical Area, being "Lawn care, lawn fertilizing services, lawn spraying services, ornamental shrub and tree services with spraying" have been explicitly prohibited via development condition. The sole purpose of Applicant's current SUP request is to increase the Property's usable area and allow for reasonable growth of the existing landscaping business. The business has been functioning at the Property without interfering with neighboring property owners' use and enjoyment of their land, and the proposed expansion, as conditioned, will not result in any material impacts.

3. **The use, a Landscaping and Horticultural Services business, 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 the following:**

Applicant has adopted the recommendation of the County's Watershed/Stormwater Section Manager and planning staff in submitting a new development condition which does not govern the previously approved SUP. This newly proposed development condition explicitly prohibits certain landscaping/horticultural uses designated by the UDO as prohibited within the Watershed Critical Area. Applicant submits to the Board that approval of the current request will bring the Property's existing use, permitted pursuant to a previously approved SUP, into a higher degree of conformity with standards of the UDO.

The accompanying site plan was prepared pursuant to the UDO and meets all standards for the proposed use. The site plan will be reviewed by the County's Technical Review Committee to ensure full compliance with such UDO standards. The Board will be provided expert testimony on this finding at the hearing.

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 the following:**

Applicant has continuously operated its landscaping/horticulture business at the Property under a previously approved SUP issued in June of 2017. Applicant's existing business has resulted in no material adverse impacts on neighboring property owners, and the proposed development conditions submitted with the current application, which align with previously approved conditions, limit the (i) location of Applicant's proposed use within the Property, (ii) hours of operation, (iii) permissible land uses identified under the Landscaping and Horticultural Services use type category, and (iv) access to the Property's related facilities to non-retail/non-public traffic,

ATTACHED

which collectively ensure compatibility of the proposed use with the Property's neighboring AG zoning districts and rural characteristics of the surrounding area. The previously approved SUP suggests that the Property is generally suitable for Applicant's business, and the current application requests a moderate expansion of the permissible area of operation, indicating natural growth of the business. The Property, consisting of 26.3 acres (+/-), allows for Applicant's proposed expansion (combined square footage of existing and proposed buildings totals 12,548.9 square feet, or 0.28 acres) while maintaining the rural feel and characteristic of the surrounding area, particularly when considering the gross acreage of the Property in comparison to Applicant's utilized area.

Additionally, the proposed location of Applicant's expanded use at the Property lies within a "bowl," with the expanded use area lying approximately 35 below the grade of Bee Jay Road. This grade change, in addition to Applicant's preservation of extensive existing vegetation, ensures that the proposed expansion will result in minimal visual impact and preserve the rural characteristics of the area.

5. **The use will not substantially injure the value of adjoining or abutting property or the use is a public necessity. This is based on the following:**

Applicant's proposed expansion of the existing Special Use Permit governing the Property will not substantially injure the value of adjoining property, given that the area identified for such expansion is located at a low point of the Property obscured from view of the public right-of-way and adjacent properties, and the total acreage and undisturbed area of the Property is vast in comparison to the combined area of Applicant's current and proposed business operation on site. As conditioned, Applicant's proposed expansion of the existing Special Use Permit limits permitted use of the Property under the Landscaping and Horticulture Services use type category to those uses that have no material impact on neighboring property owners, considering the previously approved Special Use Permit. The Board will be provided with expert testimony on this finding at the hearing.

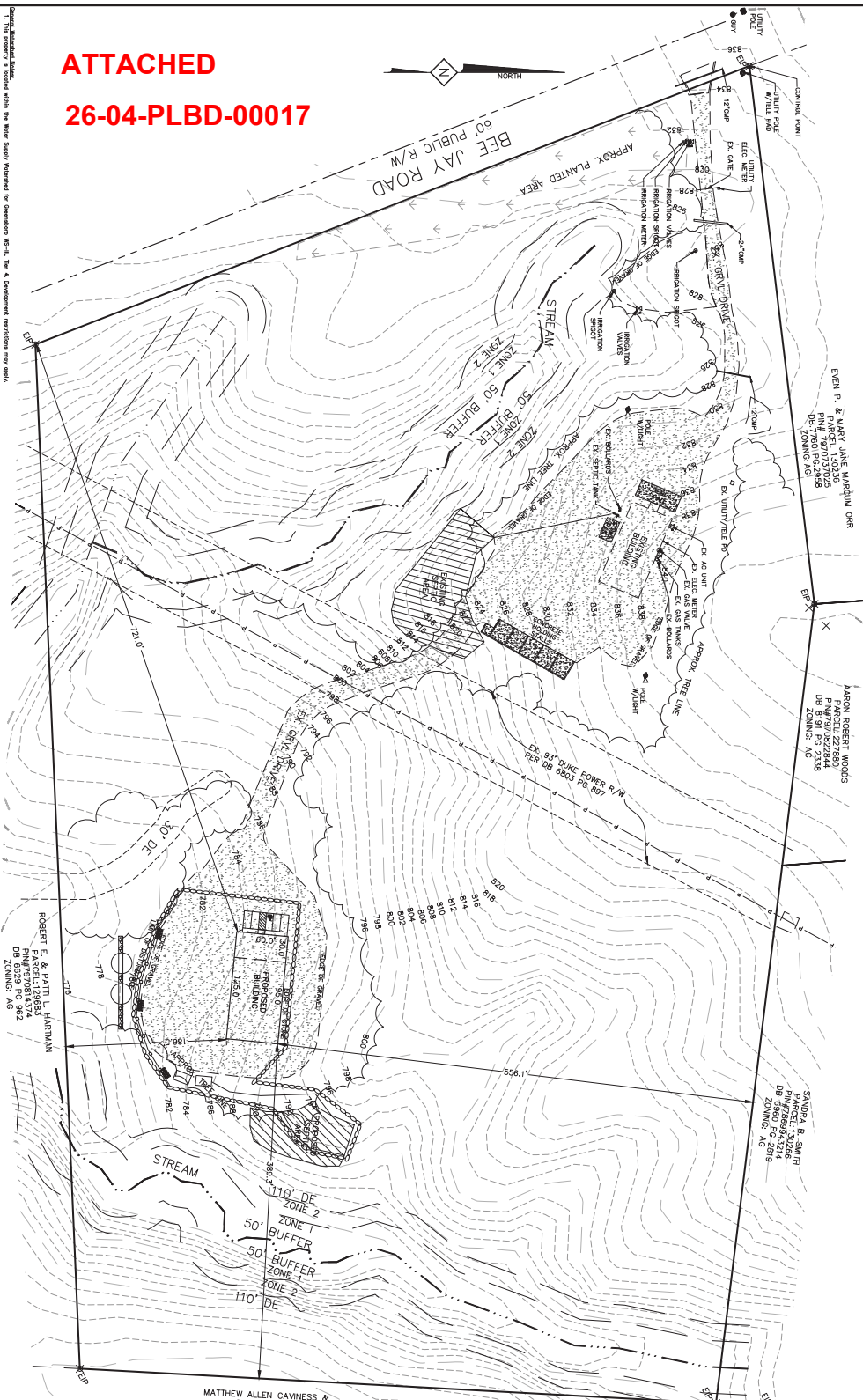
Note: Conditions 5 and 8 added per email from Nick Blackwood on 4-15-26. Condition 9 added per email from Nick Blackwood on 4-22-26.

ATTACHED

Development Conditions – 7930 Bee Jay Road

1. Retail or public traffic shall not be permitted.
2. Hours of operation shall be limited to Monday through Saturday, 7:00 AM through 6:00 PM EST.
3. The subject property's existing mature tree canopy, as shown on the accompanying site plan, shall not be disturbed in connection with expansion of the Special Use Permit as provided on such site plan; provided, however, existing vegetation may be removed as reasonably required for installation, maintenance and/or repair of the proposed septic area shown on the site plan.
4. Lawn care, lawn fertilizing services, lawn spraying services, ornamental shrub and tree services with spraying shall not be permitted.
5. Uses under the Special Use Permit shall be limited to: Plant Installation (Landscaping); Irrigation System Installation; Hardscape Installation (i.e. pavers and stone); Outdoor low voltage night lightings.
6. There shall be no mixing, staging or storage of fertilizers or other harsh or hazardous chemicals associated with Landscape and Horticultural Services at the subject property.
7. The site plan submitted with this application is intended solely to provide a general illustration of the proposed area of Special Use Permit expansion. The site plan is not intended to limit the area of expansion to a specifically described outer boundary, or limit proposed improvements to certain dimensions. The expanded use area shall be located and configured in general conformity with that which is shown on the site plan.
8. Absent installation of a stormwater control measure, development shall not exceed twelve percent (12%) maximum built-upon area.
9. Washing of vehicles, equipment or containers used for the application or storage of fertilizers, pesticides or other harsh or hazardous chemicals associated with Landscape and Horticultural Services shall be prohibited at the subject property.

ATTACHED
26-04-PLBD-00017



PLANNING SCHEME - TYPE D

Understory trees	Copper myrtle	2
Understory shrubs	Blue mist shrub	9
Canopy trees & shrubs	Blue mist shrub	9

LEGEND

MANUAL BUILDING LINE	MA/BI
MINIMUM EROSION LINE	DE
MINIMUM FRONT SETBACK	SF
MINIMUM SIDE SETBACK	SS
MINIMUM REAR SETBACK	RS
MINIMUM BUILDING COVERAGE	BC
MINIMUM LOT AREA	LA
MINIMUM LOT WIDTH	LW
MINIMUM FRONT SETBACK (LOCAL AND 15 FT.)	FR
MINIMUM SIDE SETBACK	SS
MINIMUM REAR SETBACK	RS
MINIMUM BUILDING COVERAGE	BC

EROSION CONTROL LEGEND

SILT FENCE	SF
STONE OUTLET	SO
GRASS STRIP	GS
VEGETATION	VE
TRIPLE CHECK POWER LINE	TC

SITE NOTES

1. PARCEL NUMBER: 100235
2. ZONING: AG-1/15-SIP
3. ZONING: AG-1/15-SIP
4. FIRM FLOOR MAP: 1710797000, ZONE X, EFFECTIVE
5. PROPERTY SERVED BY ON-SITE SEPTIC AND WELL
6. EROSION CONTROL MEASURES TO BE INSTALLED AS SHOWN ON THE SITE PLAN.
7. BUILDING AREA: 248 AC (10.28)
8. EROD. (NET) BUA = 0.00 AC (0.00)
9. TOTAL BUA = 248 AC (10.28)

ON-SITE DRAINAGE REQUIREMENTS

1. 1800 SF = 0.075 AC (3.28)
2. 5000 SF = 0.227 AC (10.12)
3. 7500 SF TOTAL SF
4. 1800 SF / 0.075 AC = 3 PARKING SPACES
5. 5000 SF / 0.227 AC = 22 PARKING SPACES
6. TOTAL PARKING SPACES = 29
7. TOTAL FLOORING SPACES = 5
8. TOTAL FLOORING SPACES = 5
9. TOTAL FLOORING SPACES = 5

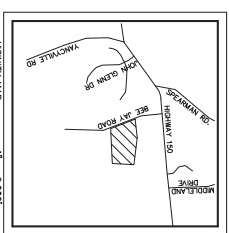
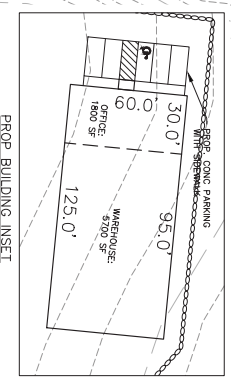
SPECIAL USE PLAN PERMIT SKETCH

7930 BEE JAY ROAD
THE ROOTS PROPERTIES, LLC
BRONKS SUITE 100 NORTH OGDONNA, 2724
WARRICK TOWNSHIP, OGDONNA, OHIO 43074

DATE: 2026-04-30 SCALE: 1"=30'

502 CROSSCREEK RD
KEMENSAULE, NC 27264
(336) 275-9826
HCH@HUGHCREEDSPACES.COM

PO BOX 2726
KEMENSAULE, NC 27264
FIRM LICENSE #C-0551



CONSTRUCTION NOTES

1. OBTAIN SITE PLAN APPROVAL FROM OGDONNA COUNTY. OBTAIN NCCO CERTIFICATE OF COMPLIANCE.
2. INSTALL TEMPORARY MEASURES BEFORE DISTURBING LAND. CLEAR & GRUB ONLY AS SHOWN ON THE SITE PLAN.
3. MAINTAIN EROSION CONTROL MEASURES THROUGHOUT GRADING PROCESS.
4. COMPLETE BUILDING CONSTRUCTION, INSTALL SEPTIC SYSTEM AND UTILITIES.
5. AFTER ALL AREAS ARE STABILIZED, REMOVE TEMPORARY EROSION CONTROL MEASURES.

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
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9. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

CONSTRUCTION SCHEDULE

1. INITIAL TEMPORARY MEASURES BEFORE DISTURBING LAND. CLEAR & GRUB ONLY AS SHOWN ON THE SITE PLAN.

2. COMPLETE BUILDING CONSTRUCTION, INSTALL SEPTIC SYSTEM AND UTILITIES.

3. AFTER ALL AREAS ARE STABILIZED, REMOVE TEMPORARY EROSION CONTROL MEASURES.

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Limited Liability Company

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- [Print an Amended a Annual Report form](#)

Legal name: The Roots Properties, LLC

Secretary of State Identification Number (SOSID): 1939454

Status: Current-Active

Citizenship: Domestic

Date formed: 1/21/2020

Registered agent: [Steven W Worrell](#)

Registered Office address

1510 Battleground Avenue
Greensboro, NC 27408

Registered Mailing address

1510 Battleground Avenue
Greensboro, NC 27408

Mailing address

7930 Beejay Drive
Browns Summit, NC 27214

Principal Office address

7930 Beejay Drive
Browns Summit, NC 27214

Company officials

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

- **Managing Member**

[Marcus I Vinroot](#)

PO Box 331
Browns Summit NC 27214

- **Managing Member**

[Sherri J Vinroot](#)

PO Box 331
Browns Summit NC 27214

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



Contact Us

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

North Carolina Secretary of State's Office

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

Property Information

The subject property is located at 7930 Bee Jay Rd, Browns Summit, NC 27214 (Guilford County Tax Parcel #130235 in Monroe Township), approximately 1,000 feet southeast of the intersection of Bee Jay Road and NC Highway 150 East, and comprises 26.34 acres.

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

Nature of the Request

This is a request to amend the subject property’s current Special Use Permit for Landscape and Horticultural Services (ref. Case #17-05-GCPL-02276), subject to the submitted site plan and the following conditions offered by the applicant:

Current Conditions	Proposed Conditions
1. Not for retail or public traffic.	1. Retail or public traffic shall not be permitted.
2. Hours limited to Monday-Saturday, 7:00 AM-6:00 PM.	2. Hours of operation shall be limited to Monday through Saturday, 7:00 AM through 6:00 PM EST.
3. Existing buffer to remain.	3. The subject property’s existing mature tree canopy, as shown on the accompanying site plan, shall not be disturbed in connection with expansion of the Special Use Permit as provided on such site plan; provided, however, existing vegetation may be removed as reasonably required for installation, maintenance and/or repair of the proposed septic area shown on the site plan.
	4. Lawn care, lawn fertilizing services, lawn spraying services, ornamental shrub and tree services with spraying shall not be permitted.
4. Uses limited to: Plant Installation (Landscaping), Irrigation System Installation, Hardscape Installation (pavers & stone), Outdoor low voltage night lightings.	5. Uses under the Special Use Permit shall be limited to: Plant Installation (Landscaping); Irrigation System Installation; Hardscape Installation (i.e. pavers and stone); Outdoor low voltage night lightings.
	6. There shall be no mixing, staging or storage of fertilizers or other harsh or hazardous chemicals associated with Landscape and Horticultural Services at the subject property.

	7. The site plan submitted with this application is intended solely to provide a general illustration of the proposed area of Special Use Permit expansion. The site plan is not intended to limit the area of expansion to a specifically described outer boundary, or limit proposed improvements to certain dimensions. The expanded use area shall be located and configured in general conformity with that which is shown on the site plan.
	8. Absent installation of a stormwater control measure, development shall not exceed twelve percent (12%) maximum built-upon area.
	9. Washing of vehicles, equipment or containers used for the application or storage of fertilizers, pesticides or other harsh or hazardous chemicals associated with Landscape and Horticultural Services shall be prohibited at the subject property.

Character of the Area

The vicinity of the subject property predominantly consists of agricultural and residential uses on properties zoned AG, Agricultural.

Existing Land Use(s) on the Property: Landscape and Horticultural Services

Surrounding Uses:

North: Agricultural and Residential
 South: Undeveloped and Residential
 East: Agricultural
 West: Agricultural and Residential

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

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

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Northeast

Distance from Fire Station: 0.4 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

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

Transportation:

Existing Conditions: Bee Jay Road is classified as a Collector Street under the adopted Thoroughfare and Collector Street Plan. NCDOT does not provide the Annual Average Daily Traffic (AADT) for Bee Jay Road. NC Highway 150 East, which provides the only entry to Bee Jay Road, is classified as a Major Thoroughfare and has an AADT of 4,452 vehicles per the 2025 NCDOT traffic count.

Proposed Improvements: There are currently no known proposed road improvements in the area. Any new development would be subject to NCDOT review and must obtain any required approvals.

Projected Traffic Generation: Not available

Environmental Assessment

Topography: Per the NRCS Web Soil Survey, topography on site ranges from gently sloping to moderately steep and steep.

Regulated Floodplain: No regulated floodplains exist on the property per FIRM #3710797000J effective 7/3/2007.

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

Streams: There are mapped wetlands on site per USGS Topo Quad and Soil Survey Maps.

Watershed: Greensboro (Reedy Fork) WS-III, Watershed Critical Area Tier 4

Future Land Use Map/Comprehensive Plan

Future Land Use Map (FLUM) Classification: Residential (NE Quadrant)

Review Factors: Unified Development Ordinance Subsection 3.5.Q.3.g

Per Unified Development Ordinance (UDO) Subsection 3.5.Q.3.g, the applicant must demonstrate that the following review factors have been adequately addressed:

1. Circulation: Number and location of access points to the property and the proposed structures and uses, with particular reference to automotive, pedestrian safety, traffic flow and control, and access in case of emergency. **The submitted site plan shows that access will continue to be from Bee Jay Road. The applicant will need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, during the formal site plan review process.**

2. Parking and Loading: Location of off-street parking and loading areas. **Parking for Landscape and Horticultural Services is subject to UDO Table 6-1-1: Parking Requirements. Landscape and Horticultural Services would be classified as "Other" under the Business, Professional & Personal Services use category, requiring one parking space per 600 square feet of gross floor area. Parking requirements will be addressed during the formal site plan review process.**
3. Service Entrances and Areas: Locations of refuse and service areas with adequate access for services vehicles. **Locations of services areas will be reviewed to ensure adequate access for all service vehicles during the formal site plan review process per UDO Subsection 6.1. The applicant will also need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, during the formal site plan review process.**
4. Lighting: Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other property in the area. **A lighting plan, if required, will be reviewed during the formal site plan review process in accordance with UDO Subsection 6.3.**
5. Utilities: Location and availability of utilities (public or private). **The Guilford County Environmental Health Division will regulate septic evaluation during the formal site plan review process. The existence/location of utility easements will also be reviewed by staff during the formal site plan review.**
6. Open Spaces: Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable). **County staff will review landscape requirements during the formal site plan review process per UDO Subsection 6.2.**
7. Environmental Protection: Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space and other natural features. **Environmental regulations will be administered by the Guilford County Watershed/Stormwater Section during the formal site plan review process per UDO Subsection 9.**
8. Landscaping, Buffering & Screening: Installation of landscaping, fencing or berming for the purpose of buffering and screening where necessary to provide visual screening where appropriate. **Landscape buffer and street planting yard requirements will be addressed during the formal site plan review process per UDO Subsection 6.2.**
9. Effect on Nearby Properties: Effects of the proposed use on nearby properties, including, but not limited to, the effects of noise, odor, lighting, and traffic. **A lighting plan, if required, will be reviewed during the formal site plan review process in accordance with UDO Subsection 6.3. The applicant will also need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, which would cover traffic flow and safety concerns.**
10. Compatibility: The general compatibility with nearby properties, including but not limited to the scale, design, and use in relationship to other properties. **Adjacent properties are predominantly agricultural and residential. Any landscape buffering and screening requirements will be addressed during the formal site plan review process per UDO Subsection 6.2.**

Staff Comments

Per UDO Subsection 3.5.Q.3.f: Required Findings, the Special Use Permit shall be granted when each of the following Findings of Fact have been made by the Planning Board, based on competent, material, and substantial evidence in the record:

1. The proposed use is represented by an "S" in the column for the district in which it is located in UDO Table 4.3-1: Permitted Use Schedule;
2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted;
3. That the use meets all required conditions and specifications;
4. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
5. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs.

After reviewing the application and site plan submitted for this request, staff offers the following for consideration by the Planning Board:

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



SUBMITTAL SUMMARY REPORT (26-04-PLBD-00017) FOR GUILFORD COUNTY

PERMIT ADDRESS: 7930 BEE JAY RD
BROWNS SUMMIT, NC 27214 **PARCEL:** 130235

APPLICATION DATE: 04/09/2026 **SQUARE FEET:** 0 **DESCRIPTION:** Request to amend existing Special Use Permit Case #17-05-GCPL-02276 for Landscaping and Horticultural Services on the property. This request proposes to update the sketch plan and conditions associated with the Special Use Permit for Landscape and Horticultural Services.

EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Nick Blackwood		
Owner	Marcus Vinroot		7988 WITTY RD SUMMERFIELD, NC 27358

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Sketch Plan Review v.1	04/10/2026	05/01/2026	04/29/2026	Revise & Re-Submit
Sketch Plan Review v.2	05/11/2026	05/26/2026		Review Completed
Staff Review v.1				Not Received

SUBMITTAL DETAILS

Sketch Plan Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building/Inspections) <i>Comments</i>	Tonya Hodgin	05/01/2026	04/13/2026	Review Completed
1) Provide the following for Site Plan review. All site accessibility including accessible applicable routes, accessible parking and signage, access aisles, walks, ramps and curb ramps are to meet all North Carolina Accessibility Codes including NC Building Codes, ICC A117.1, NCGS 20-37.6 and NCDOT Manual on Uniform Traffic Control Devices (MUTCD). Show all applicable designs and details. Provide Occupancy Classification. 2) Approved Site Plan required prior to submittal for Commercial Building Permits.				
Environmental Health Review (Environmental Health) <i>Comments</i>	Brandon Bergkamp	05/01/2026	04/21/2026	Revise & Re-Submit
-All applicable applications (1 application for existing septic check) and fees need to be completed and submitted/paid to EH. Contact EH (336)-641-7613 for guidance. -Existing septic permits may require reissuance based on changes in proposed site conditions. Submit all updated site plans and proposals to EH with applicable application to reissue septic permits. - BJB 4/21/26				
Environmental Services Review (Solid Waste) <i>Comments</i>	Bonnie Ware	05/01/2026	04/20/2026	Review Completed
No active Water or Sewer accounts for this site.				
Fire Review (Fire Marshal)	Tim McNeil	05/01/2026	04/14/2026	Review Completed
GIS-Addressing (GIS-Addressing) <i>Comments</i>	Melissa Jones	05/01/2026	04/29/2026	Review Completed
The proposed building will be addressed when a site plan is submitted.				
Planning (Planning/Zoning) <i>Comments</i>	Avery Tew	05/01/2026	04/21/2026	Review Completed
Advisory Comment: Note that approval of this sketch plan as part of the Special Use Permit application does not constitute approval of the proposed work. Formal site plan approval will be required.				
Soil Erosion Review (Soil Erosion) <i>Comments</i>	Kristi Cheek	05/01/2026	04/14/2026	Review Completed
The disturbed area is reflected as 0.99 acres. A grading permit is required for land disturbance of one acre or greater. The limits of disturbance appear to cut through the proposed septic area. If this entire area will be disturbed, the limits of disturbance needs to be revised to encompass and not interfere with the septic area, and a grading permit package submitted to the Soil Erosion Control Section for review.				
Watershed Review (Watershed) <i>Comments</i>	Brent Gatlin	05/01/2026	04/19/2026	Revise & Re-Submit

SUBMITTAL SUMMARY REPORT (26-04-PLBD-00017)

SUP Application & Sketch Plan:

1. The following condition is recommended for inclusion on the SUP application in order for the Watershed Section to support staff recommendation to the Planning Board for approval of the SUP:
 - a. Washing of vehicles, equipment, or containers used for the application or storage of fertilizers, pesticides or other harsh or hazardous chemicals associated with Landscape and Horticultural Services shall be prohibited at the subject property.
2. Floodplain reference note to include the correct effective date of 7/3/2007 on the SUP Sketch Plan.
3. The Deed Restriction – Restrictive Covenant note can be deleted from the SUP Sketch Plan

Advisory Comments for owner info and future required submissions:

4. Water Supply Watershed = Greensboro (Reedy Fork) WS-III, Watershed Critical Area Tier 4
 - a. Max Allowable BUA (low density development) = 12%
 - b. Max Allowable BUA (high density development) = 40% (SCM required; public sewer connection required)
 - c. Gravel areas are considered BUA (impervious).
 - d. Based on the reported BUA info on the SUP Sketch Plan, the site will be low-density development.
 - e. There is unpermitted BUA on the property. A Site Plan submission is required for review and approval of the unpermitted BUA and any proposed BUA. The Site Plan must include all existing and proposed BUA, and must demonstrate that the site will remain at or below 12% BUA to achieve low-density development status (no SCM required).
5. See UDO 9.3.F, Table
6. Below items will be required with future Site Plan submission:
 - a. Submit a Watershed Development Plan (WDP) including Stormwater Conveyance System calculations with the Site Plan submission. Complete & provide the WDP checklist with submission: <https://www.guilfordcountync.gov/media/618/download?attachment>
 - i. Include BUA data and Project Density calculations on the Site Plan and Watershed Development Plan and results on the Guilford County Site Plan Cover Sheet – Stormwater Management / Watershed Protection section. Sign/seal Cover Sheet and Site Plan set when submitted.
 - b. Stream & Wetland Report prepared by an environmental consultant to identify all streams & wetlands on the property.

REVIEW SESSION FILES: 26-04-PLBD-00017 Application.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Brent Gatlin	THIS APPLICATION HAS BEEN REPLACED BY APPLICATION REVISED ON 4/15/26. SEE REVISED APPLICATION.	04/19/2026 8:55 pm	26-04-PLBD-00017 Application.pdf	1
Brent Gatlin	1.The following condition is recommended for inclusion on the SUP application in order for the Watershed Section to support staff recommendation to the Planning Board for approval of the SUP: a. Washing of vehicles, equipment, or containers used for the application or storage of fertilizers, pesticides or other harsh or hazardous chemicals associated with Landscape and Horticultural Services shall be prohibited at the subject property.	04/19/2026 9:50 pm	26-04-PLBD-00017 Application.pdf	7

Sketch Plan Review v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building/Inspections) <i>Comments</i>	Tonya Hodgins No Comments. TH 5-13-26	05/26/2026	05/13/2026	Review Completed
Environmental Health Review (Environmental Health) <i>Comments</i>	Brandon Bergkamp Disturbance noted within septic area is to account for installation of septic system. No modification to permits or approved areas needed at this time. Appears to be traffic overtop existing system, would recommend diverting traffic around existing system to avoid damage. - BJB-5/28/26	06/02/2026	05/28/2026	Review Completed
Fire Review (Fire Marshal)	Tim McNeil	05/26/2026	05/14/2026	Review Completed
Planning (Planning/Zoning)	Avery Tew	05/26/2026	05/14/2026	Review Completed
Soil Erosion Review (Soil Erosion)	Kristi Cheek	06/02/2026	05/21/2026	Review Completed
Watershed Review (Watershed) <i>Comments</i>	Brent Gatlin	06/02/2026	05/19/2026	Review Completed

SUBMITTAL SUMMARY REPORT (26-04-PLBD-00017)

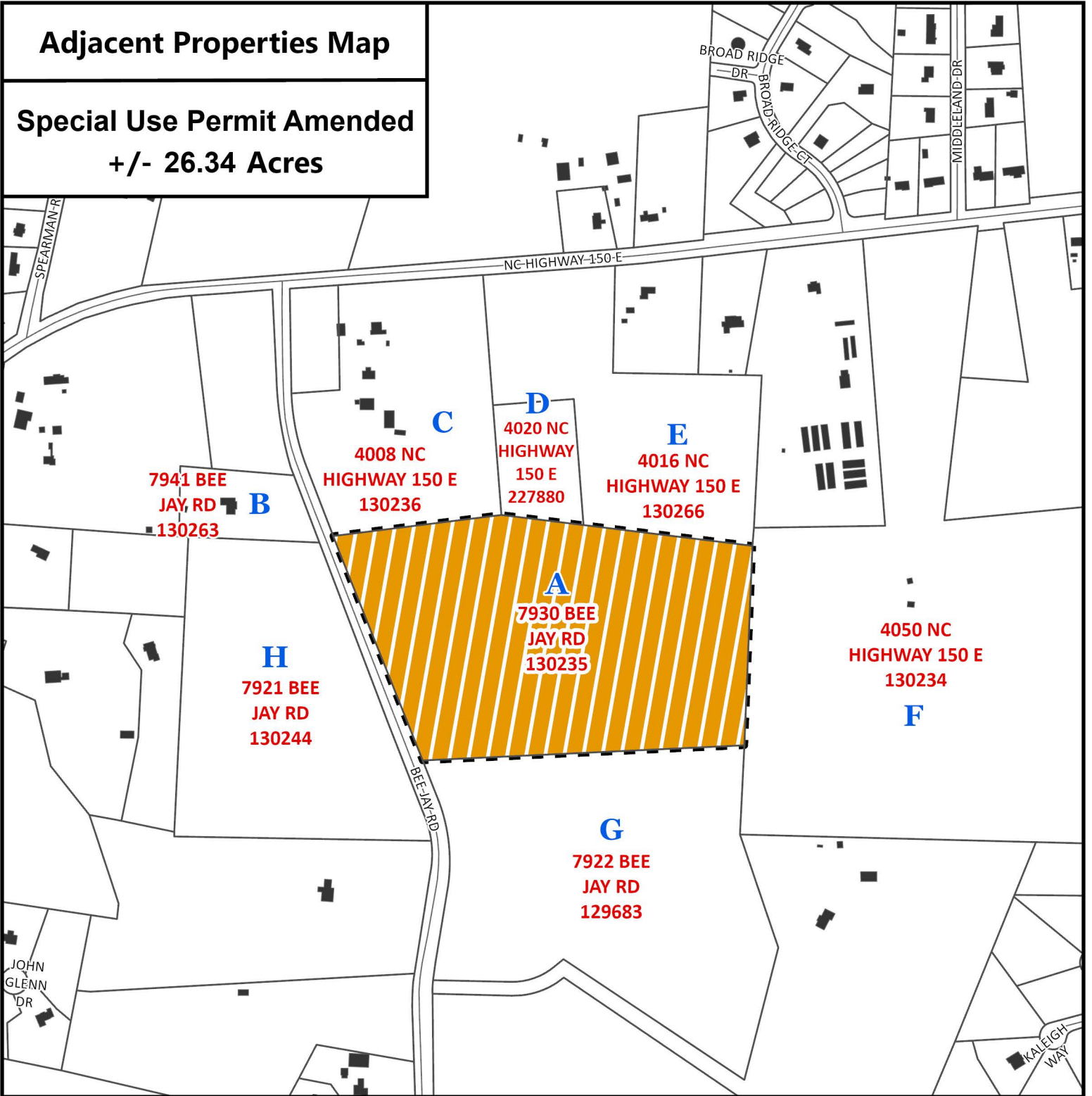
Condition added to Sketch Plan as previously requested.

Advisory Comments for owner info and future required submissions:



1. Water Supply Watershed = Greensboro (Reedy Fork) WS-III, Watershed Critical Area Tier 4
 - a. Max Allowable BUA (low density development) = 12%
 - b. Max Allowable BUA (high density development) = 40% (SCM required; public sewer connection required)
 - c. Gravel areas are considered BUA (impervious).
 - d. Based on the reported BUA info on the SUP Sketch Plan, the site will be low-density development.
 - e. There is unpermitted BUA on the property. A Site Plan submission is required for review and approval of the unpermitted BUA and any proposed BUA. The Site Plan must include all existing and proposed BUA, and must demonstrate that the site will remain at or below 12% BUA to achieve low-density development status (no SCM required).
 2. See UDO 9.3.F, Table
 3. Below items will be required with future Site Plan submission:
 - a. Submit a Watershed Development Plan (WDP) including Stormwater Conveyance System calculations with the Site Plan submission. Complete & provide the WDP checklist with submission: <https://www.guilfordcountync.gov/media/618/download?attachment>
 - i. Include BUA data and Project Density calculations on the Site Plan and Watershed Development Plan and results on the Guilford County Site Plan Cover Sheet – Stormwater Management / Watershed Protection section. Sign/seal Cover Sheet and Site Plan set when submitted.
 - b. Stream & Wetland Report prepared by an environmental consultant to identify all streams & wetlands on the property.
-

Adjacent Properties Map

Special Use Permit Amended
+/- 26.34 Acres

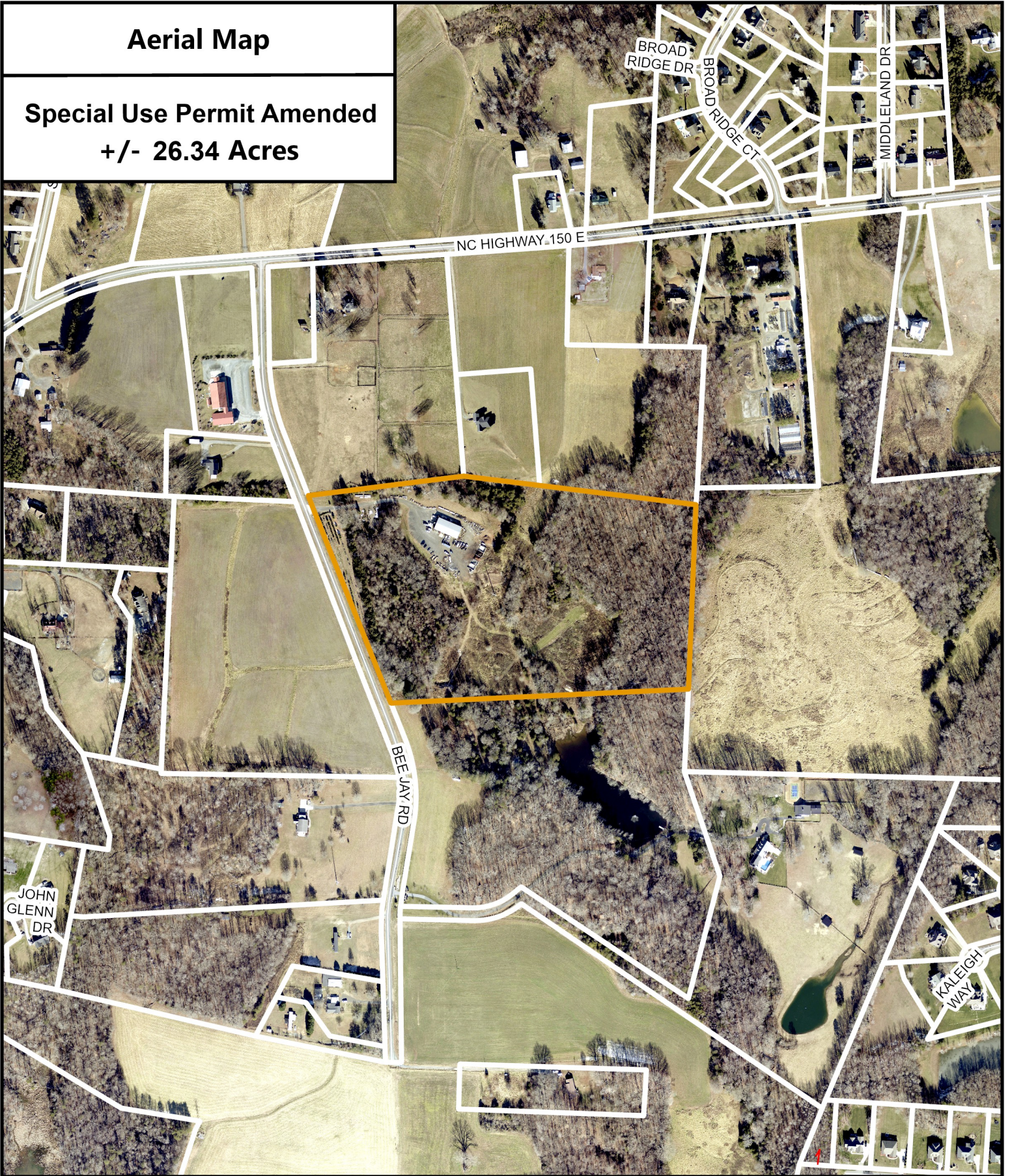


- | | | |
|--------------------------------|--|------------------------------------|
| A. THE ROOTS PROPERTIES LLC | E. SMITH, SANDRA B | H. BOWMAN, JERRY D; BOWMAN, BRENDA |
| B. GOFF, RACHEL BOWMAN | F. CAVINESS, MATTHEW ALLEN; | K; BOWMAN, MISTY D; BOWMAN, |
| C. ORR, EVAN P; ORR, MARY JANE | KNIGHT, CAROL PHIBBS | TAMMY L |
| MARCUM | G. HARTMAN, ROBERT E; HARTMAN, PATTI L | |
| D. WOODS, AARON ROBERT | | |

 <p>Planning & Development Department</p>	<p>Jurisdiction: GUILFORD COUNTY</p>	<p>Case Number: 26-04-PLBD-00017</p>	<p>Case Area: Parcel(s) - 130235 7930 Bee Jay Rd.</p>	 <p>Scale: 1" = 500'</p>
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Aerial Map

Special Use Permit Amended
+/- 26.34 Acres



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-04-PLBD-00017

Case Area:

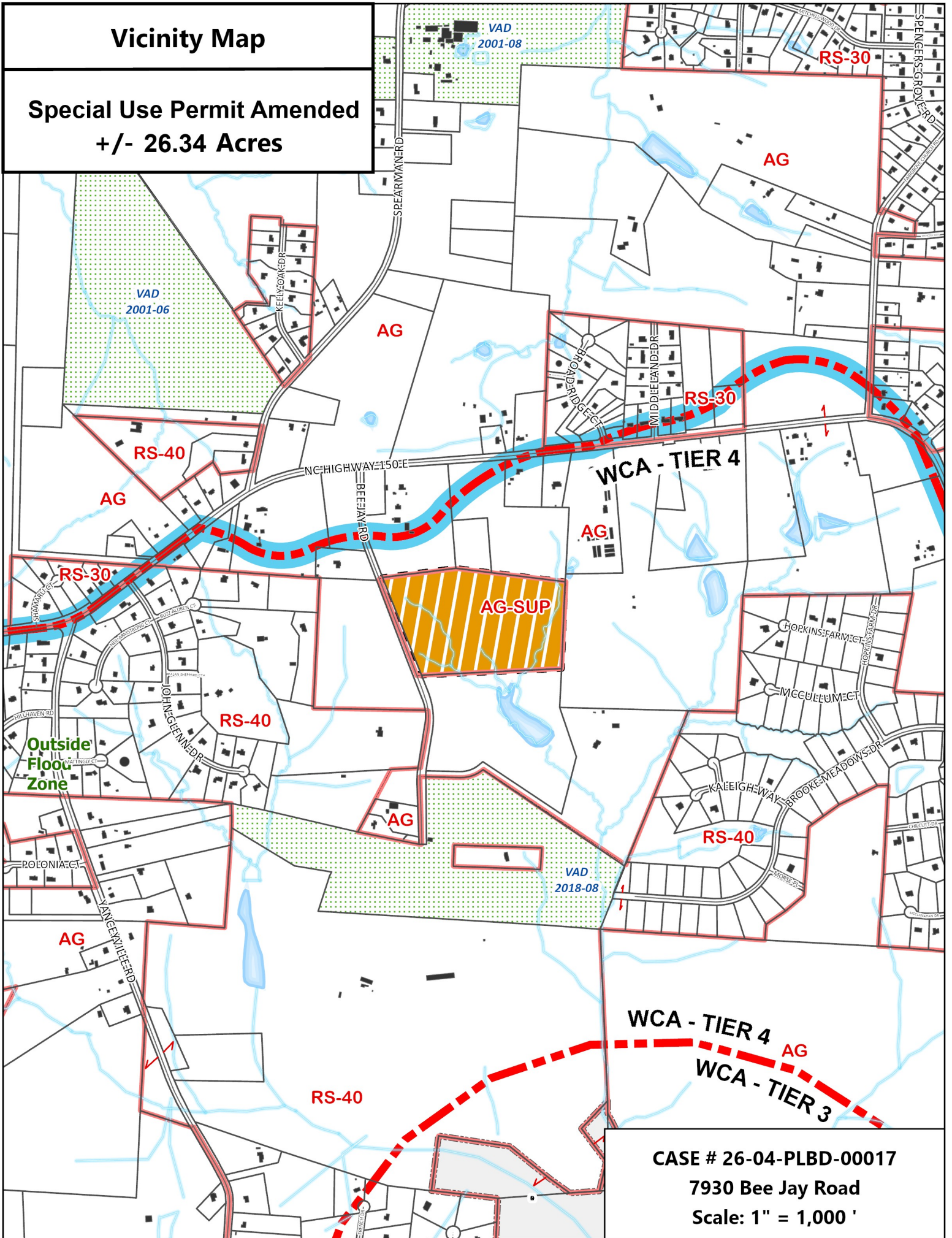
Parcel(s) - 130235
7930 Bee Jay Rd.



Scale: 1" = 500'

Vicinity Map

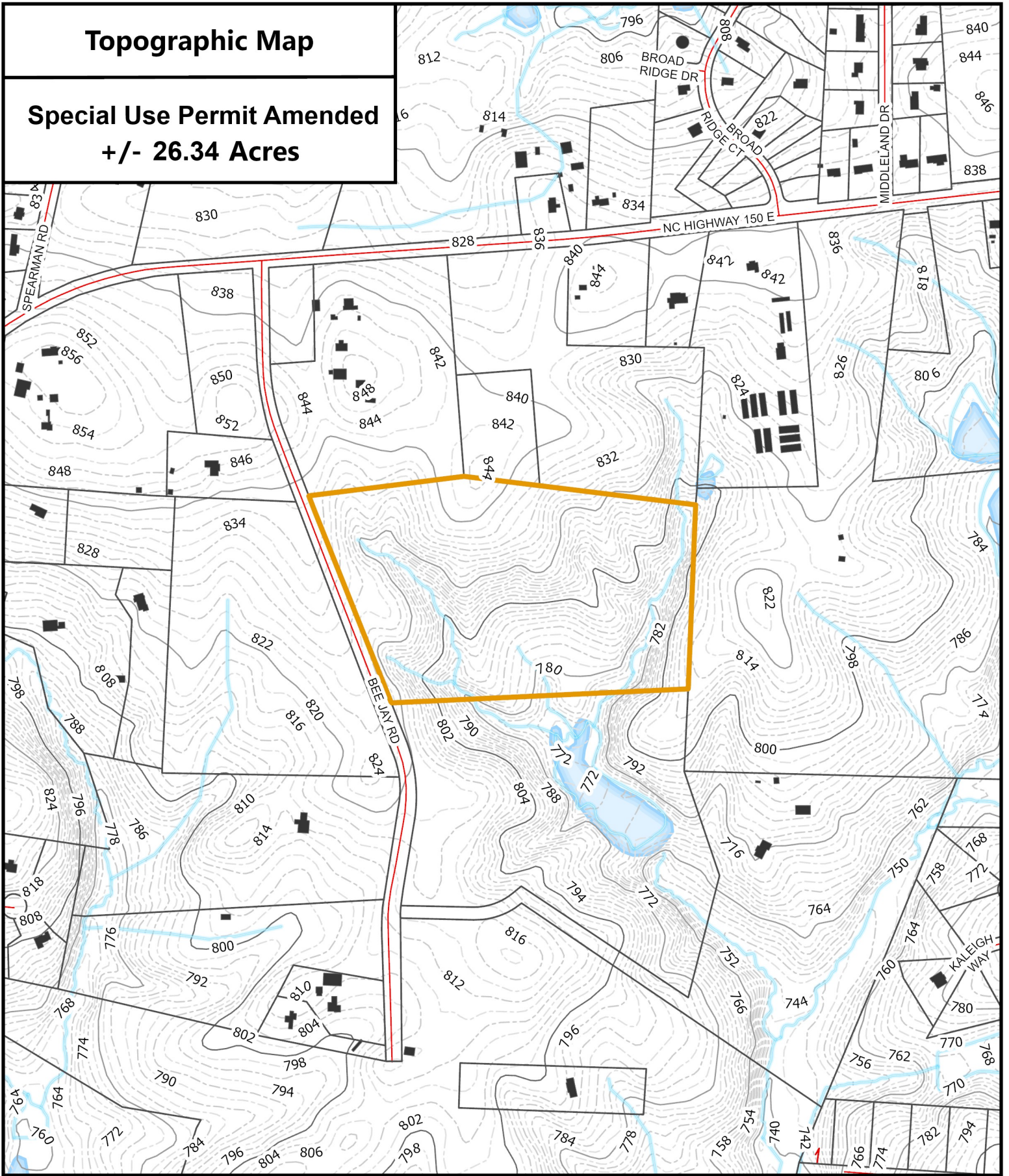
Special Use Permit Amended
+/- 26.34 Acres



CASE # 26-04-PLBD-00017
7930 Bee Jay Road
Scale: 1" = 1,000'

Topographic Map

**Special Use Permit Amended
+/- 26.34 Acres**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-04-PLBD-00017

Case Area:

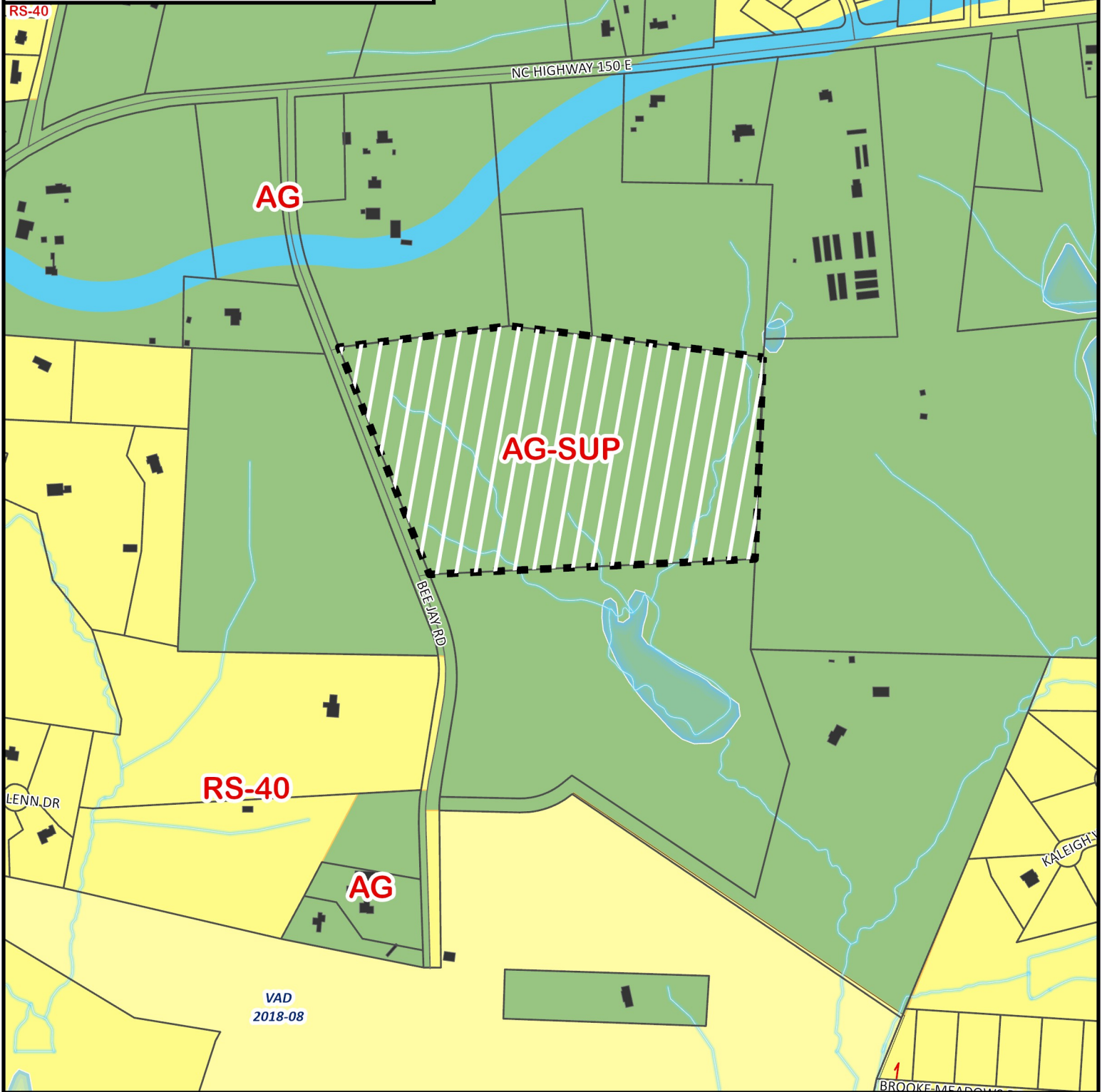
Parcel(s) - 130235
7930 Bee Jay Rd.



Scale: 1" = 500'

Current Zoning Map

Special Use Permit Amended
+/- 26.34 Acres



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-04-PLBD-00017

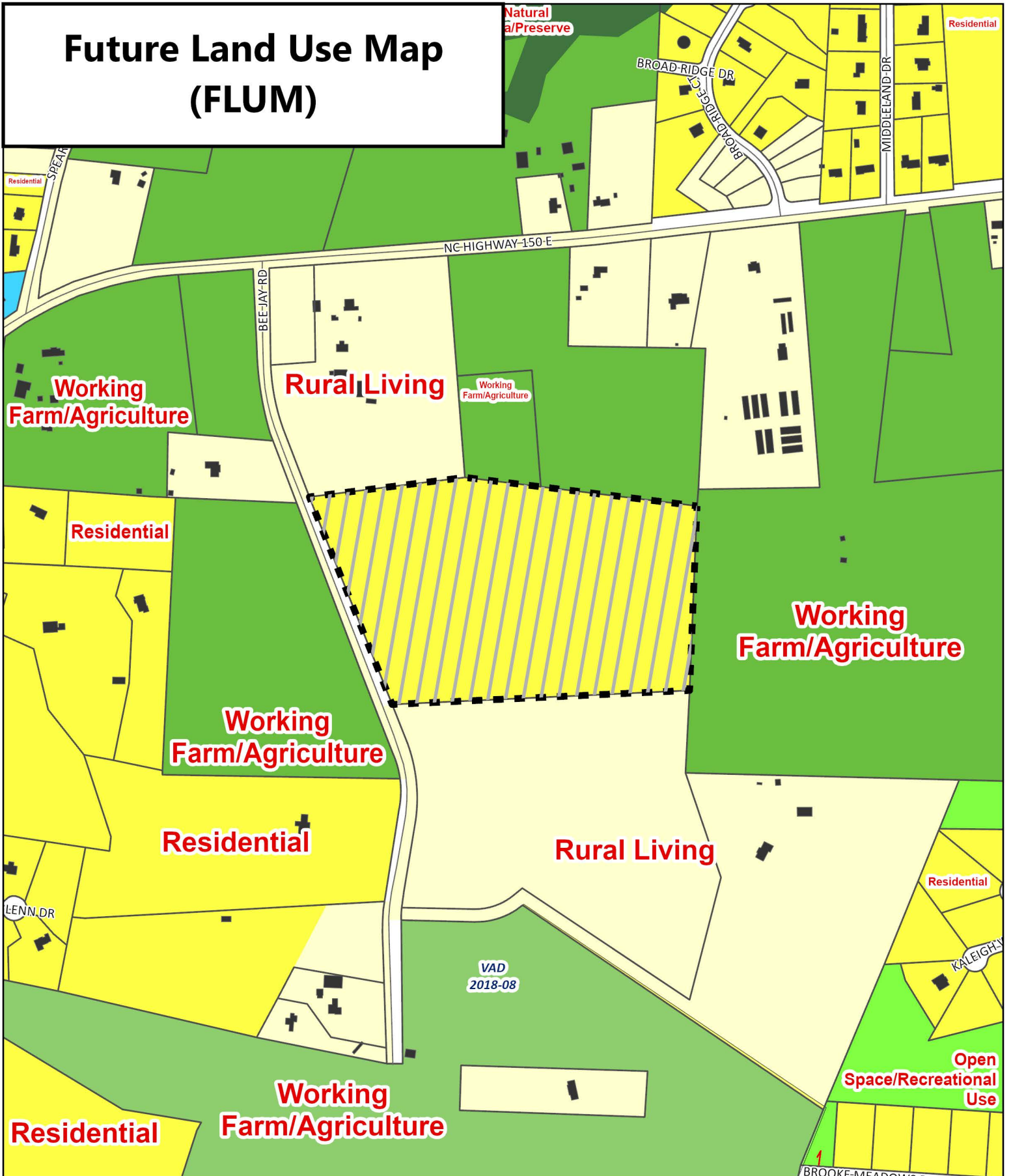
Case Area:

Parcel(s) - 130235
7930 Bee Jay Rd.



Scale: 1" = 500'

Future Land Use Map (FLUM)



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-04-PLBD-00017

Case Area:

Parcel(s) - 130235
7930 Bee Jay Rd.



Scale: 1" = 500'

130235



Zoom to

REID	130235
Owner	THE ROOTS PROPERTIES LLC
Address	7930 BEE JAY RD
Legal Description	26.34 BOWMAN BK2750-496 NC150
FLUM	Residential
Zoning	RS-40,
Scenic Corridors	
Watershed	GREENSBORO
WCA Tier Levels	Tier4
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

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

**GUILFORD COUNTY PLANNING BOARD
ORDER (GRANTING/DENYING) A SPECIAL USE PERMIT**

The Guilford County Planning Board, having held an Evidentiary Hearing on June 10, 2026, to consider a request to amend the current Special Use Permit for Landscape and Horticultural Services on the property at 7930 Bee Jay Rd, Browns Summit, NC 27214 (Guilford County Tax Parcel #130235 in Monroe Township), in accordance with the submitted site plan and the following proposed conditions:

1. Retail or public traffic shall not be permitted.
2. Hours of operation shall be limited to Monday through Saturday, 7:00 AM through 6:00 PM EST.
3. The subject property's existing mature tree canopy, as shown on the accompanying site plan, shall not be disturbed in connection with expansion of the Special Use Permit as provided on such site plan; provided, however, existing vegetation may be removed as reasonably required for installation, maintenance and/or repair of the proposed septic area shown on the site plan.
4. Lawn care, lawn fertilizing services, lawn spraying services, ornamental shrub and tree services with spraying shall not be permitted.
5. Uses under the Special Use Permit shall be limited to: Plant Installation (Landscaping); Irrigation System Installation; Hardscape Installation (i.e. pavers and stone); Outdoor low voltage night lightings.
6. There shall be no mixing, staging or storage of fertilizers or other harsh or hazardous chemicals associated with Landscape and Horticultural Services at the subject property.
7. The site plan submitted with this application is intended solely to provide a general illustration of the proposed area of Special Use Permit expansion. The site plan is not intended to limit the area of expansion to a specifically described outer boundary, or limit proposed improvements to certain dimensions. The expanded use area shall be located and configured in general conformity with that which is shown on the site plan.
8. Absent installation of a stormwater control measure, development shall not exceed twelve percent (12%) maximum built-upon area.
9. Washing of vehicles, equipment or containers used for the application or storage of fertilizers, pesticides or other harsh or hazardous chemicals associated with Landscape and Horticultural Services shall be prohibited at the subject property.

Having heard all of the evidence and arguments presented at the Evidentiary Hearing, the Board makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

1. It is the Board's CONCLUSION that the proposed use **[is/is not]** represented by an "S" in the column for the district in which it is located in Unified Development Ordinance (UDO) Table 4.3-1: Permitted Use Schedule. This conclusion is based on the following FINDINGS OF FACT:

2. It is the Board's CONCLUSION that the use **[will/will not]** materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based the following FINDINGS OF FACT:

3. It is the Board's CONCLUSION that the use **[does/does not]** meet all required conditions and specifications. This conclusion is based on the following FINDINGS OF FACT:

4. It is the Board's CONCLUSION that the use **[will/will not]** substantially injure the value of adjoining or abutting property, or that the use **[is/is not]** a public necessity. This conclusion is based on the following FINDINGS OF FACT:

5. It is the Board's CONCLUSION that the location and character of the use, if developed according to the plan submitted, **[will/will not]** be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs: This conclusion is based on the following FINDINGS OF FACT:

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 **[denied/granted]** subject to the following:

1. The development of the parcel shall comply with all regulations as specified in the UDO.
2. The development shall proceed in conformity with all plans and conditions attached to the Special Use Permit application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of the formal site plan and design features by the Planning & Development Director or designee after receiving comments from the Technical Review Committee, identifying conditions related to the request and applicable development standards. The formal site plan must comply with applicable development standards contained in the UDO and meet the requirements outlined in Appendix 2: Map Standards.
4. The development shall proceed in accordance with any added conditions, if applicable.
5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed.

Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted.

6. This motion also directs staff to draft a proposed order reflecting these findings and conclusions and such other findings and conclusions as may be consistent with the Board's decision and supported by the evidence and the law, for the Board's consideration at its next meeting.

DRAFT