



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

June 11, 2025

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** April 23, 2025 and May 14, 2025
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**

None
- VII. New Business**

Non-Legislative Hearing Item(s)

A. Adopt Order to Approve Special Use Permit Case #24-09-PLBD-00094: 4327 S. Elm Eugene Street, Special Events Center

Information on **SPECIAL USE PERMIT CASE #24-09-PLBD-0094** heard at the November 13, 2024 Planning Board meeting can be viewed at the link below.

https://myguilford-my.sharepoint.com/:f:/g/personal/jbaptis_guilfordcountync_gov/EsKcNZ_FKT5Pp-eRrjXdh0BenWXzyrWjPAIdeUN-aRWOQ?e=uKZF4B

B. Comprehensive Plan Recommendation

- Guilford Comprehensive Plan
<https://designworkshop.box.com/s/qry63rwu9dqw17fs2o167st1hqp5lo4z>

- Guilford Planning Themes Summary
<https://designworkshop.box.com/s/3mfgvwwwjb7sbivu2ivvfocncgsj44g0>
- Planning Board Update Presentation
<https://designworkshop.box.com/s/sqrt0ip0niyzzm8ra9mzdvd0nf0eq6jma>

Legislative Hearing Item(s)

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

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

Information for **ROAD CLOSING CASE #25-02-PLBD-00110** can be viewed by scrolling to the June 11, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

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

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

This is a request to rezone the subject property from AG, Agricultural to RS-30, Residential.

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

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

Information for **REZONING CASE #25-05-PLBD-00121** can be viewed by scrolling to the June 11, 2025 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 #24-09-PLBD-00099: LANDSCAPE AND HORTICULTURE SERVICES, 2650 JANE EDWARDS ROAD, ZONED AG, AGRICULTURAL

Located at 2650 Jane Edwards Road (Guilford County Tax Parcel #143728 in Sumner Township) approximately 1,100 feet east of the intersection of Drake Road and Jane Edwards Road and comprises approximately 22.3 acres. The subject property is zoned AG, Agricultural.

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

Information for **SPECIAL USE PERMIT CASE #24-09-PLBD-00099** can be viewed by scrolling to the June 11, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Sketch 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.

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

Old County Courthouse – Commissioners' Meeting Room
301 W. Market Street, Greensboro, NC 27401

April 23, 2025

6:00 PM

Call to Order

Chairman Donnelly called the April 23, 2025, Guilford County Planning Board to order and asked for a roll call of members present.

I. Roll Call

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

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

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

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

II. Agenda Amendments

None

III. Approval of Minutes

None

IV. Rules and Procedures

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

Chair Donnelly added there would be an opportunity for public comment this evening and asked if anyone wished to speak on a matter, to please add their name and address to the sign-up sheet at the podium as well as also state their name and address for the record when they approach the podium.

At the conclusion of the public comment tonight, we do not anticipate that we will be taking any action on this comprehensive plan tonight. There is a tremendous amount of data that is being presented to us, and we want to make sure that everyone has time to digest

some of that and have the opportunity to ask any questions. He stated that there was still plenty of opportunities to comment. We've got some changes that have already been identified by the steering committee that can help decide. We have the opportunity to engage with this tonight and really look forward to the opportunity for each of us to get a sense of what these planning themes mean, what the future land use looks like and why it looks so different than it has. So this is really an opportunity for us to dig in with the resources here to help us understand how this will be a resource for the Community moving forward.

V. Continuance Requests

None

VI. Old Business

A. ADOPT ORDERS FOR SPECIAL USE PERMIT CASE #24-05-PLBD-00084: DUKE ENERGY SUBSTATION, 1872 ANDRES FARM ROAD (WITHDRAWN)

Mr. Mason stated the above property was annexed into the City of Greensboro and stated that the City of Greensboro simultaneously applied zoning to it on April 15th. As a result, the County no longer has any jurisdiction over it. Mr. Mason stated that Duke's counsel had also asked that those matters be withdrawn from tonight's agenda. No further action is needed by this Board on that item.

VII. New Business

A. Presentation: Guiding Guilford – Move Forward Together Comprehensive Plan (Design Workshop)

Mr. Mac Sims opened by stating that right now Guilford County is in a better position than it has been in a number of years. He stated that Guilford County has grown tremendously since the last comprehensive plan and that tonight's plan is being presented as the future of Guilford County.

Mr. Sims stated that the Planning Board went to all the communities and had some good meetings as well as some contentious meetings but that all of them make a difference in the community. He stated that the Planning Board listened more than they talked. He stated that they think they got good input, but that there would be some additional steps. He stated that he wanted the committee to pay particular attention and listen to what has come from this plan.

Mr. Sims stated that we are growing the best community in North Carolina for growth, and they are looking forward to the future. He then turned it over to Mr. Bell.

Mr. Bell introduced Jessica Garrow, Design Workshop, who presented the Comprehensive Plan. He stated that he wanted to commend the staff for all the work put into this plan and the time that they put forth.

Mr. Bell stated whether we're talking about housing, recreation, or the recent economic development announcements, the County's farm operations, protection of the County's natural resources, investment in County recreational resources or exploring the potential future needs of water and wastewater utility services across the County, that they welcomed everybody's input. He stated although it's the planning staff, there were folks behind this that really helped our communications team, our communications director including Board of Commissioner's staff and legal, and so we're really appreciative of that.

Mr. Bell then thanked Chairman Donnelly and Guy Gullick who served or is serving double duty both on the steering committee as well as on the Planning Board. He asked the members of the steering committee members that were present to stand to be recognized. Mr. Bell then turned the meeting over to Jessica.

Ms. Garrow introduced herself as a principal at Design Workshop and her colleague Brenna Leaffey who was hung up in traffic but would be there shortly.

Ms. Garrow stated that as she goes through the presentation to feel free to stop her at any point for questions.

Ms. Garrow began by giving an overview of the presentation. She introduced the plan and stated that Guiding Guilford is the name of the comprehensive plan. It is a visionary document looking at the future of Guilford County for the next 15 to 20 years. She stated that they did an analysis of where Guilford County is today to understand the crowd introspective, natural resources perspective, transportation, et cetera.

Ms. Garrow showed a slide of members of the steering committee and stated that these individuals spent a lot of time and effort with our team, the County team, with community engagement activities, really, to make sure that the plan that you're seeing tonight is reflective of what we've heard and what we know about the trends and what the future holds for the community.

In terms of process, there were a number of community engagement activities that started with community focus groups in the spring and into the fall of 2023. Then into the spring/summer of 2023, we did a really broad community wide survey, and that survey was out in the community for a little bit longer than they normally do because they wanted to make sure they were hearing from all sections, all geographic areas, all demographics of the County. From those community workshops they started working a lot more closely with the steering committee and working through iteration of the plan. They shared a draft of the plan during summer of 2024 and had a survey from that time period and some community engagement events and now are here today on adoption process.

The next slide illustrated some of the key statistics related to that community engagement.

She stated that 80 percent of folks that they heard from supported the plan's direction.

Ms. Garrow stated that they heard a lot of excitement around the theme and plan of preserving rural character and agricultural heritage. It was something that people identified as they were really concerned about throughout the process, what's happening for agricultural lands are working farms and our rural character. So we wanted to make sure that the plan reflected what those concerns were, but also in thinking about we are preserving those areas and being sure that that was in the plan.

There was an additional planning and use document that really pulled together the key themes within the plan and those are now incorporated into a new executive summary as well. It included additional information really clarifying the approach to rural preservation and the stand alone and the theme summary. There was a six-month process to update the future land use map relative to Summerfield de-annexation and they wanted to make sure that the document reflected that.

With regard to the pieces that are part of Guiding Guilford Plan, we included a definition section up front. There is some technical terms within the document to make sure that when people pick it up they can understand the way the document was created. There is a high-level executive summary that incorporates those planning theme pieces mentioned previously as well as an introduction. Then some more detail on the community engagement process is found in the appendices.

And then we go into context, that's mapping series and information on existing conditions, demographics, things like that. We have our future land use framework planning themes and then the appendices.

Next Ms. Garrow discussed the 7 planning needs that came from the community engagement and conversations with the steering committee. So first is community character, housing, resilient economy, diversified transportation, mobility, equitable services, protecting natural environment and green space, and then quality and context sensitive infrastructure.

Within each planning theme is a goal statement, that identifies what are the desired outcomes for implementation of land to that planning theme. As well as two to four policies for each kind of theme to get more specific direction, followed by action steps ranging from near-term actions to long term actions.

One of the pieces of feedback as part of our last steering committee meeting is adding some additional clarification for example, what do we mean by short term, mid-term, long term? What do we mean by investment?

The next goal area is Attainable Housing. This really focuses on both the creation of housing as well as the retention. We've had a lot of robust conversations about how as a County we're not going to be able to build ourselves out of the housing that we need to be thinking about and really actively pursuing retention of existing housing, that is deemed for both. Really importantly emphasizing safety, high quality, and sustainable design.

The next plan theme is Resilient Economy. This really focuses on the broad Guilford County economy. And so it says promote a healthy, sustainable economy that fosters partnerships, supports small businesses, incentivizes retention of farmland, and creates a background economy that will attract and retain both jobs, generate businesses and their employees. We have policies that are focused on the workforce as well as small businesses as well as thinking about the many different issues that are within Guilford County and wanted to make sure that their economy goes into the future.

The next theme is Diversified Transportation and Mobility. This theme in particular really focuses on coordination at a regional scale and predictable transportation. So this goal statement actually calls out some of those partnerships to coordinate with NCDOT transit and transportation planning organizations and local jurisdictions to facilitate safe and efficient transportation infrastructure that serves strategic areas of Guilford County with access to multiple modes of transportation.

Next planning theme is Equitable Services, so this really focuses on providing services throughout the County and wanting to make sure that those are available for all residents. This is really about those core services that have really great life and again related to specific facilities and partnerships.

Our sixth planning theme is Protective Natural Environment and Green Space. This goal area really focuses on both parks and open space, as well as our natural areas and thinking about things like storm water and soil conservation. In terms of policies, this also relates to working with partners to support conservation, preservation and protection efforts related to the natural environment.

The seventh planning theme area is Quality Context Sensitive Infrastructure. This whole statement states, create a resilient, coordinated, and high-quality infrastructure system that adapts to the changing needs of the community, and this takes a real broad look at infrastructure. So everything from water and wastewater to broadband, waste management and trash and recycling. And we have policies that are really specific to those different types of infrastructure.

Ms. Garrow then paused for questions.

Chair Donnelly stated that one of the things he would like to offer is it's great to be able to kind of be involved in this process. To be able to go back to the earlier meetings when we were talking with the community and see how the things that were brought up are on paper. And where folks had the opportunity to put different pieces on maps that helped create a picture of what were the priorities and focus areas for Guilford County. These are the themes that bubbled up and here is a picture of how the County has got to prioritize these moving forward with both specific action plans and relative priorities.

Chair Donnelly stated it's fun to sort of sit here at this point and be able to look back and see how those things came together to create what is really a living document that represents the input of so many people that had an opportunity to participate. So

it's really cool to see that from having been a part of this on the front end. Chair Donnelly stated that he would certainly welcome any initial reactions or questions from members of the Planning Board.

Mr. Craft stated that he would add that when we make motions currently, we make motions in the sense of a plan that's 20 years old. Soon we'll be making motions on a plan that is coming across more current and familiar to us. So I look forward to that. I also look forward to dealing with some of those conflicting goals, expanding water and sewer, and maintaining rural character. But -- and it's going to be a lot of opinions like that. But that's, you know, the nature of the document. So we've got a lot to consider.

Chair Donnelly asked if there were any other comments before Ms. Garrow continued. There were none.

Ms. Garrow stated that moving into the maps this is a really important aspect of the document because it talks about what future development patterns and preservation patterns should look like for the County. She stated the foundational aspect of the future land use map is our areas of stability and areas of change map. This map identifies areas to preserve, areas to enhance, and areas to transform. This was created by layering in a number of different inputs from latency conditions speaking about areas to preserve in terms of where are there really great soils? Where is there watershed? Where are the places that we really don't want to change from what they look like today, and then areas to enhance. And then finally areas to transform. These are places within the County that already have some momentum to see something different. They have access to different types of infrastructure and are areas where we might want to see more development to help address some of those planning things that we talked about in terms of economic development or housing diversity.

Mr. Craft inquired if the areas that currently have extra territorial jurisdiction [ETJ] were around Kernersville.

Mr. Bell responded, that was right. Actually, it would be High Point and thought there was one more.

Mr. Craft stated maybe Gibsonville or Burlington.

Mr. Bell responded and Jamestown.

Mr. Craft replied and Jamestown. He asked if that is Kernersville.

Mr. Bell replied he believed that was Kernersville.

Chair Donnelly wanted to clarify that we're used to working with a lot of these maps on paper, but this whole plan is going to be set up electronically. So we would have the opportunity to get in and look at a level of detail. It doesn't require us to have maps. While he recognized that this map here may be hard to read in detail because of its

primary existence online, we'll be able to get whatever level of detail we need. That will be a resource both for the planning staff and the community as well.

Mr. Craft stated, so the ETJ's won't change. And from our perspective, if we're rezoning something in that particular ETJ we can rezone it, but we have to take -- no, we do not rezone?

Mr. Bell replied that we don't, no.

Mr. Craft replied that we don't, okay.

Mr. Bell stated that you don't, no. Right. That the jurisdiction that has the ETJ or municipality, they have planning responsibilities.

Mr. Craft asked to confirm that it doesn't move onto us.

Mr. Bell stated that was correct.

Rev. Drumwright asked if it was a new entity or a new process?

Mr. Bell responded that typically what you'll see traditionally is that ETJ is considered deemed at some point in the future to be incorporated into town limits. Now, having said that, because of the changes made by the General Assembly a few years ago, it makes involuntary annexation more difficult than it used to be. Most of the annexations that you see now are done voluntarily, mainly the municipality has something to offer; it could be water or it could be sewer for example.

Ms. Garrow continued with her presentation showing a slide of the proposed future land use map. She stated that the maps show place types as well as activity centers. The circles that are on the map are different types of activity centers where we might see some more intense development thinking about an employment center. Then, these are places where it's appropriate to have a gas station or a corner store, rural crossroads.

The next slide covered futuristics. These were formed by rural stewardship principles and we incorporate many area buffers.

Ms. Garrow made a note that she and Mr. Bell made a few slide shifts. That there are no different slides, but that this slide used to be on slide 28, and it's now 23. She stated that you can see that there's a few areas where we might see potential regional employment centers, but you see a lot more of the rural crossroads and the rural crossroads are typically on the eastern portion of the County where we have the best farmland, where we have some consistency and what we've heard from the community that we wanted to preserve the rural way of life. So for each place type, this is true for both activity centers as well as place types, there are some key characteristics, and we identify a character description for each. We have a specific type for water and wastewater, so it's really important because Guilford County does not have a water, wastewater provider. And so we wanted to make sure that we were

addressing that within the comprehensive plan within the future land use place type. And then you'll see at the bottom of the slide this is text that's pulled directly from the plan that is specific to the provision of water and wastewater and additionally identifies that well and septic are going to continue to happen. But there are opportunities and a real important need to collaborate and think about extension of utilities.

The other pieces of each place type identify the residential density that might occur there, and then primary land uses and then secondary supporting land uses.

The next slide identifies the new proposed place types. This just illustrates on the left-hand side things that are on the highest portion of the slide, those are the least intensive uses. Those are things where we're not going to be extending water and sewer infrastructure because it's our natural areas, it's parks and recreation and it's our working farmlands and agricultural areas. So really calling that out specifically. And then as you move down the slide and get more intense and that gets all the way to commercial uses and our industrial areas.

The next slide on the left is the map that you are probably familiar with which is the current map showing different small area plans. There are portions of the County that are not covered in the small area plan now and so as part of our transition into the new future land use map, we have different quadrants. We have four quadrants of the County and now every portion of the County is covered in the document and has a list of anticipated land uses. Again really importantly, we've heard so much of the theme about the importance of agriculture and working farms. We've called out specific place types and future land use information related to agriculture as well as commercial businesses that we need to have.

This is a graphic from the appendices. This is a crosswalk that we've done for all of the existing area plans and the land use classifications that are identified in that plan and how that relates to the proposed future land use types [including quadrant plans]. Ms. Garrow paused the presentation there for questions.

Mr. Bell stated he would like to add one of the differences they will see is in the current area plans we often would combine agricultural and rural residential areas. I attended a meeting on Monday of the Voluntary Agriculture Board (VAD), and one of the things that they were interested in is that they felt like the working farms or operating farms, were being sort of bunched together in a broader category with other types of uses – associated with rural living in rural areas of the County. So, one of the things that this does is it separates out the working farms and agriculture from the rural living. So, it really attempts to capture the rural working and operating farms versus folk that just want larger lots and they don't want to be in or close to your more urbanized areas.

Chair Donnelly stated that the big shift that's going to happen here is instead of having seven or eight area plans we now have four quadrants. Mr. Tew is going to take a moment and walk us through a little bit of how this will impact our work.

Mr. Tew stated he wanted to give a quick run through of the future land use map tool on the County's GIS. This will be a separate map from our usual online GIS map. It's

kind of more streamlined and certainly a more specific purpose of representing future land use map designations. You can see from the 30,000 foot view, the lines separating Guilford County into four quadrants. In the corner there is a search function. It's more designed for you to search by parcel number but you can search by address. I'll start with typing in the parcel number.

You can see the activity centers are identified on the map. As I zoom in on some of the parcels, you can start to see the future land use definition for different properties. If I were to go search for a specific parcel, it would bring up a view that basically tells you the future land use designation, but also things like what watershed it is in. Is it in a critical area? It will identify the zoning. But hopefully that gives you a reasonably good idea of how the County might use it. You could search for the parcel, bring it up, it will identify future land use designation and other data, and you can go from there. Thank you.

Chair Donnelly wanted to clarify that many of the areas on this map are a little greyed out. Those are areas that are in another jurisdiction not in the unincorporated area of the County, is that correct?

Mr. Tew responded that's exactly right. The map will only identify areas that are under Guilford County's jurisdiction, so unincorporated.

Mr. Stalder asked if it would give the future land use and still give the overall regular view as well?

Mr. Tew responded that he believed that is the plan.

Chair Donnelly responded Mr. Stalder you bring up a great point. One of the things that will be part of the implementation of this plan if it's adopted is the integration of the incorporated use where it can be incorporated and available to folks.

Mr. Bell stated that he knew in fact, once it's fully operational you will actually be able to still print out maps, or portions of the maps to still include in your packet. But again it is designed to be digital, but we will still be able to print out for example, particular parcel or parcels.

Mr. Tew continued the presentation, demonstrating that if you search by a parcel number or an ID, it will automatically bring up this pop-up and then once it loads, we'll have the information he referred to earlier. It will identify the owner, address things like that, but it will also identify the future land use designation. It will identify the watershed it's in. It will identify the watershed critical areas. Specific assorted buildings that are on the property as well as water, sewer boundaries, and growth tiers, for example, from the City of Greensboro. Basically, it will geolocate addresses, but it will not automatically bring up the information. You'll have to find the property you are looking for and then click on it.

Chair Donnelly asked if there were any other questions or comments for Mr. Tew? There were none.

Ms. Garrow stated that on a printed map for instance it is a little hard to see working farm lands and agriculture. How does that actually differentiate from the natural areas color? But when you zoom in, you can really see that and it's incredibly helpful. So, we're really excited about that piece of the tool.

With the different place types, each of the place types has a page that's dedicated to it. It has some character entry that is included as well as the description of what you might expect from each of those place types. We've got the same thing for the different center types. So kind of user friendly, but also as you're making and reviewing an application, you would be able to pull up a list of what you may be expecting with this type of place type.

Finally, we're really excited to hear your comments and questions. We do have some document adjustments based off of comments from the steering committee that we plan to pick up, but we wanted to have this meeting today to hear your comments and feedback before we make some of those adjustments and then we'll go into the adoption process. So, thanks for the time and we're happy to answer any questions.

Mr. Bell stated if you take a look at the presentation, one of the things you'll see in the housing section is a couple of pictures that have duplexes adjacent to single family units. So, what happens with onsite septic is the same for single family residences that has four bedrooms or a duplex that has two bedrooms each. Same size septic system.

There are some areas in the County that have developments like that. Duplexes, triplexes, and single-family homes integrated into the same neighborhood with the architecture looking very similar.

Chair Donnelly asked if there were any other questions or comments for Ms. Garrow before we open it up and invite some comments or questions from the public who are here tonight.

Dr. Bui asked how often updates need to be made?

Mr. Bell responded it's real time. For example, if you made a zoning decision on Wednesday night, usually by one week it's transitioned over to GIS where they put it in the work queue then it's real time. The reason he thinks it's important is because say you live in Ohio and you are interested in investing in Guilford County, the land use designation may be a factor as to what property or properties you decide to invest. So it's important to keep those up, which is a little more difficult on paper.

Chair Donnelly stated that Mr. Bell and commented that those of us who went through the orientation and received a copy of the area plans, some of those area plans there really is not a lot left anymore because of how development has occurred. So, this gave us an opportunity to stay current in real time but also to give us a dynamic tool for our decision-making.

Rev. Drumwright asked if there was anything about the comprehensive plan that changes the process of rezoning when it comes before us?

Mr. Bell replied, no. The process stays the same. It's just a different document source that will be referenced. The last update to the area plans was in 2016. You are talking about six to eight years worth of data prior to working with the Unified Development Ordinance (UDO) as well.

Mr. Little asked that moving forward as this is published to the website, if you want to look up place types or place names, are those defined on the website? For example, if I wanted to buy some property, a rural crossroad, and I don't know what that means, is that defined on the site or is that somewhere else?

Mr. Bell responded that the format we have now for our UDO is integrated. So, for example you can go to the County UDO, you can search through the ordinance, or you can search all the current ordinances. There is an opportunity there where it's more interactive so you can choose the particular area plans. So, you would be able to maneuver without ever leaving the site, and linked to some of that information in addition to a legend.

Chair Donnelly asked if there were any other questions or comments?

Mr. Craft asked if it would be possible to get a PDF of the entire document that you could note in and do yellow notations and send that back? He asked if it was a way to get some additional feedback? If it was something that some of the other members would be interested in doing?

Chair Donnelly stated he thinks that's a great question and turned it over to the consultants. Ms. Garrow responded there was a couple of different ways to do that. We can create an online live Adobe link that the group has access to and you can provide comments and see what other people are notating. We would then probably rely on the chair and staff to kind of consolidate that for us. What we often see is that we're going to get competing comments and so which comment do you take? How does that work? But that's one way we can do it. Or we have a comment log which is an Excel document essentially and you would write down the specific page number. This is my comment and then that enables us to track how we address the comment.

Mr. Craft asked if there was an estimated timeline on when we might see this again?

Mr. Bell responded this would be primarily a function of the Board. We all want to make sure you have an opportunity to digest it or an opportunity to feel like you have had time for a thorough review. I will tell you possibly the earliest would not be May. We do want to, within the next four months to get it to the Commissioners. They are required to have a public or legislative hearing. Whereas, you all are not, so we provided a public comment space for that this evening. I would say it's going to be a function of the Board. I would like to say maybe within the next 45 to 60 days at the latest.

Chair Donnelly stated he wondered if it would be reasonable, given that the information is out there now and we've gotten an orientation, to take the next week or 10 days, and maybe Mr. Craft, if you want to go through and get a sense of what kind of input is such that we can do it in Excel spreadsheet, we can do that. And then if somebody finds that there's some areas of greater concern, then we can go ahead and do that kind of a formal document. The other thing that will do is highlight where we may have different comments, even among us in terms of what's out there, so that we would need to reconcile amongst ourselves as opposed to something that is automatically going to get incorporated into the plan.

Mr. Craft responded the Commissioners probably won't want to see this in June, probably not until July at the soonest, which gives the Planning Board a little more time to look at it.

Chair Donnelly stated realistically to give folks a chance, it would be hard for the Board to try to take action in May which is really just a couple of weeks away. But June lines up well with taking it to the commissioners as well as giving us more time to work through that.

Mr. Bell stated there may be an interim presentation at a work session, so they may have some comments at that time and so we'll have to decide or they will have to decide how they want this presented to them prior to their formal adoption.

Chair Donnelly asked if there were any questions or comments before the Board opens for some public comment? Rev. Drumwright asked with regard to the attainable housing, who will oversee these processes to these policies, because it's a big charge.

Mr. Bell responded we would take the charge for the lead from the County commissioners and administration. There are a couple of initiatives that are ongoing now. For example, there is a transportation taskforce that is working now. There are a couple of other areas that were mentioned in the plan that have multi-jurisdictional representatives pulled together to address some other issues. How we would function? How the commissioners decided that they want to address it? Whether it needs resources? So, it kind of all depends. I think timing has a lot to do with it.

Rev. Drumwright responded he knows it was a huge subject with Summerfield and it's development with so much response from the community and developer. He expressed he's really interested in how it would work.

Mr. Bell responded good question because there are actually some initiatives occurring now as it relates to exploring the possibility of water, sewer, what options are available in that incorporated area, and so a lot of those are popular topics. It's a lot and at some point, you kind of get where something may or may not be feasible.

Chair Donnelly asked if it would be fair to say that if you think about how this moves forward, these policies become more official when they are adopted by the County commissioners.

Mr. Bell responded that's correct.

Chair Donnelly stated that what we are doing is articulating what we think is important, here are some ways to move forward. The County commissioners once they were to adopt this document, then they are in a position to decide whether it's internally County staff, or externally are to achieve these goals and this is how we are going to accomplish that. We really can't go too far down that avenue until we affirm that these are the priorities. Would you say that's fair?

Mr. Bell responded that's correct. Some of these issues cut across disciplines. So, what are the resources from one discipline to the next department verses the next? So again, sometimes it's easy because it's one single department. It may be the Planning Department for example but then it may be the Planning Department and other departments within the County that may have to weigh in on trying to address what's recommended.

Chair Donnelly asked if there were any other questions, comments? That he appreciated the engagement.

Mr. Craft stated he wants to add that he thinks a lot of what we're going to see are partnerships. Attainable housing is a very important primary worthy goal. A lot of that will probably depend on water and sewer to get density we need, which is not something you typically see in unincorporated areas. Everything in Greensboro is in Guilford County. Almost everything in High Point is in Guilford County. 75 percent of taxpayers for Guilford County come from the municipal areas. So, you probably should see Guilford County participating with other entities on some of these goals. A lot of this is not going to get done with Guilford County trying to do it by itself. We need to be aware of that and make sure that's incorporated in how some of these goals are moving forward.

Ms. Garrow stated it's a really important point and so we've incorporated that idea within the goal statements where appropriate as well as in the policy statements. That action tends to be more focused on what the County can or can't control, right? So there's not going to be other governmental entities, for instance listed in that action playbook because we can't force them to do something. But we can work in partnership. So, that's really the crux of the goal and policy statements.

Chair Donnelly asked if there was anything else? In terms of public comments, we don't have a formal public hearing before the panel, and agreed for a show of hands from folks here who have an interest in making some comment on the plan that's been presented.

Public Comment

Samuel Hawkins: 103 Breezeway Lane wanted to know if that real-time element is conjoined if you live in the City of Greensboro and the transitions that are taking place within the City. Is that something that is not presently in place or is it something that's perhaps down the pipe of when it would take effect?

Chair Donnelly replied I'll let Mr. Bell address the question.

Mr. Bell responded in terms of the changes to the plan or land use, where the timing is the same, really coincidental, simply because they have their own GIS Department, their own planning staff, and their own internal process for how those changes make their way from a board or council decision to the data provided to the public. And same thing here, for example, they meet on Wednesday of a particular week so sometimes those couple of days make a difference in terms of what the transaction time is to get the results available to the public.

Chair Donnelly asked at this point, whether those would be two separate services and databases; is that correct?

Mr. Bell responded that's correct. So what you'll find for example if you pull up a parcel from the County's GIS layer, you will see where the corporate lines are. You can see where an ETJ is, but you may not be able to see the jurisdictional zoning. You will see the County zoning. But in order to see for example the City of High Point or the city of Greensboro, you would access their database on their website.

Chair Donnelly asked if there was anyone else wishing to make comments this evening?

Mr. Craft asked so what's not changing is the UDO?

Mr. Bell responded that's correct. Right now.

Mr. Craft asked the zoning classifications?

Mr. Bell responded that's correct.

Chair Donnelly stated that's a good clarification, Mr. Craft. The two big pieces that affect our future are these policies that provide some guidance for us and the future land use map. There's an incredible level of detail and maps that give us information on what's going on in the County and I encourage you to take a look at that stuff, because it really does provide some insight into where things are growing and how things are changing. We all received a copy of that original comprehensive plan which is about 7 pages of facts. This is full of the maps that bring this to life in the most incredible way to see the data and look differently at how the community is developing and what future kinds of things are possible.

Rev. Drumwright asked if this at that link that they got in the email?

Chair Donnelly responded I believe it's the second link if I'm not mistaken; is that correct?

Mr. Bell responded yes, sir. So yes, that came out to you electronically.

Rev. Drumwright replied yes, I saw dozens of pages.

Mr. Bell responded but you also have the planning theme summary feature intended to take the cookie or the pie and split it up so it's more digestible than going through about 270 pages. You can see at least what the plan themes and initiatives are that are being recommended.

Rev. Drumwright stated he had a question about the recent employment centers.

Ms. Garrow replied that's going to be in the future land use section that starts on page 100. One of the things that we talk about and are still working through in terms of final adjustments to the plan document is that we may want to bring those sheets forward into the planning theme summary so it's not just the themes that we are showing but also the future land use map and each of those future land use classifications. Just to make that document a little bit more complete and the quick hit if you will.

Chair Donnelly stated last call for any folks who have come out tonight. He thanked everyone for coming out and hearing the presentation and if there are particular questions or concerns, and invited all to reach out to staff or Board members.

Chair Donnelly stated he was closing the public comment portion of the meeting and coming back to Board members and asked if there were any summary comments or observations that they would like to share at this point.

Rev. Drumwright stated he just wanted to thank the Planning Board and all of the consultant work that has gone into this. It seems like a new path forward and layout inclusive of residential citizen input.

Chair Donnelly asked members of the Board if they had anything?

Mr. Stalder stated yes, on top of what Rev. Drumwright said, he just wanted to thank the steering committee. He's worked with a lot of steering committees on a lot of projects, and it sounds like this was the way more engaged than any of those other guys and commented the steering committee for doing a great job.

Chair Donnelly stated once again, he would like to thank Mac Sims for chairing this committee and really appreciate the work that has been put in by Leslie and his staff, a couple of whom have moved on at this time. Their work is really reflected in this document and to both Brenna and Jessica from Design Workshop. He really appreciated the emphasis that has been made to make sure this was something that was inclusive and there were opportunities to provide input. He looks forward to sharing this with the Commissioners.

Mr. Bell responded, he would just like to thank Mr. Sims, the chairman, and the steering committee.

Chair Donnelly asked if there were any final comments from the consultants partners.

Ms. Garrow replied, no. That's a lot of information to get through. We look forward to the next steps as well.

VIII. Other Business

None

IX. Closing

Discussion

Mr. Craft asked how's our May meeting look?

Chair Donnelly asked how's our May meeting look? Mr. Bell, if you want to summarize how our May meeting looks? Or Mr. Bass, if you're going to do that?

Mr. Bass responded we have a site meeting for the road closing case, two rezoning cases, and a special use permit.

Chair Donnelly stated okay. Very good. Thank you, Mr. Bass. Anything else? All right.

Meeting was adjourned at 7:20 p.m.

(Insert Color Paper)

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

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

May 14, 2025

6:00 PM

Call to Order

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

I. Roll Call

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

James Donnelly, Chair; Guy Gullick; Dr. Nho Thi Bui; Cara Buchanan and Sam Stalder

The following members were absent from this meeting:

David Craft, Vice Chair; Jason Little; Ryan Alston; and Rev. Gregory Drumwright

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

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

II. Agenda Amendments

Oliver Bass stated that staff is asking that the hearing on Special Use Permit Case #24-09-PLBD-00099 be rescheduled to June 11, 2025.

Mr. Stalder moved to reschedule the Special Use Permit, Case #24-09-PLBD-00099, to June 11, 2025, seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

III. Approval of Minutes: April 09, 2025

Chair Donnelly stated that he forwarded a few minor corrections to Mr. Bass. Mr. Bass stated that he would update the changes, as noted.

Mr. Gullick moved to approve the April 9, 2025, minutes, as amended, seconded by Ms. Buchanan. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

IV. Rules and Procedure

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

V. Continuance Requests

None

VI. Old Business

None

VII. New Business

Non-Legislative Hearing Item(s)

A. RESOLUTION OF INTENT TO CLOSE A PUBLIC ROAD CASE #25-02-PLBD-00110: AT&T DRIVE. (PUBLIC HEARING TO BE HELD JUNE 2025)

Oliver Bass presented a Resolution of Intent to schedule a public hearing for June 11, 2025, to close AT&T Drive which fronts Guilford County Tax Parcels #84848, #84849, #84845 in Morehead/Gilmer Township and #116800 in Jefferson Township and runs south from Millstream Road approximately 0.59 miles, terminating at Mt. Hope Church Road right-of-way.

Oliver Bass stated that this is a Resolution of Intent to close a public road, AT&T Drive, Case #25-02-PLBD-00110. A petition signed by all adjacent property owners has been submitted. The hearing date on the proposed closing is requested for June 11, 2025. The road has been abandoned by the NC DOT.

Mr. Gullick moved to hold a public hearing for this item on June 11, 2025, as presented by staff, seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

Legislative Hearing Item(s)

A. RESOLUTION TO CLOSE A PUBLIC ROAD CASE #25-03-PLBD-00115: BISHOP ROAD (APPROVED)

Oliver Bass stated that this is a request to adopt a Resolution to Close and remove from dedication a portion of Bishop Road which fronts Guilford County

Tax Parcels #141884, #141874, and #141896 in Sumner Township and runs 0.11 miles east from the S. Holden Road intersection, terminating at the western margin of the US Highway 220 S right-of-way.

Mr. Bass stated that a petition was filed, pursuant to G.S. 153A-241, Chapter 282 of the 1979 Session Laws, and Chapter 59 of the 1981 Session Laws, requesting that the Board close a public road. Pursuant to a resolution of intent to close said road adopted by the Board on April 9, 2025. An Electronic Notice was published on the Guilford County Website that a hearing would be held concerning said petition on May 14, 2025, at 6:00 PM in the Old County Courthouse – Carolyn Q. Coleman Conference Room, 301 W. Market Street, Greensboro, NC 27401. It appears that all owners of property adjoining said road have signed the petition or have been notified of the closing. Mr. Bass stated that it appears that no individual owning property in the vicinity of the road or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress.

Chair Donnelly opened the Public Hearing and asked if anyone wishing to speak in favor of this case, to please come forward, sign in and stated their name and address for the record.

Mike Fox, 400 Bellemeade St, attorney representing the adjacent property owners, stated that this road was essentially dead-ended when new U.S. 421 was expanded and the same property owner owns both sides and wanted a little more flexibility.

There being no one to speak further on this issue, the Public Hearing was closed by acclamation. The Board members were asked for either a discussion or a motion.

Mr. Gullick moved to adopt and enter into the record the adopted Resolution Road Closing Case #25-03-PLBD-00115, seconded by Mr. Stalder. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

B. CONDITIONAL REZONING CASE #25-04-PLBD-00118: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL TO CZ-LI AMENDED, CONDITIONAL ZONINGLIGHT INDUSTRIAL AMENDED: 1008 AND 1016 NC HIGHWAY 62 E. (APPROVED)

Avery Tew stated that the property is located at 1008 and 1016 NC Highway 62 E (Guilford County Tax Parcels #132843 and #132892 in Fentress Township) at the corner of the intersection of NC Highway 62 E and Mason Road and comprises approximately 4.69 acres.

Mr. Tew stated that this is a request to conditionally rezone the subject properties from CZ-LI, Conditional Zoning – Light Industrial (Reference Case #25-03-PLBD-00118, 1008 and 1016 NC. Hwy 62 East. The current zoning is CZ-LI, Conditional Zoning – Light Industrial, with the following conditions.

Current Use Conditions: (1) Utility Company Office; (2) Utility Equipment and Storage Yards; Proposed Additional Use Conditions:(3) Office (General); (4) Wholesale Trade -Light; (5) Equipment Rental and Leasing (with Outside Storage); (6) Warehouse (General Storage, Enclosed). Development Conditions: None offered. The proposed rezoning is consistent with the Southern Area Plan recommendation of Light Industrial. Therefore, if the request is approved, no land use plan amendment will be required. The subject properties are located at 1008 and 1016 NC Highway 62 East (Guilford County Tax Parcels #132843 and #132892 in Fentress Township), approximately 500 feet west of the intersection of NC Highway 62 East and Appomattox Road, and comprise approximately 4.69 acres in total. There is no history of denied cases.

This is a request to conditionally rezone the subject properties from CZ-LI, Conditional Zoning – Light Industrial (Reference Case #25-03-PLBD-00116, approved April 9, 2025), to CZ-LI Amended, Conditional Zoning – Light Industrial Amended, with the following conditions:

Current Use Conditions: (1) Utility Company Office; (2) Utility Equipment and Storage Yards;

Proposed Additional Use Conditions:(3) Office (General); (4) Wholesale Trade - Light; (5) Equipment Rental and Leasing (with Outside Storage); (6) Warehouse (General Storage, Enclosed).

No Development Conditions offered.

In the vicinity of the subject properties are predominantly residential and agricultural land uses with significant commercial and industrial development extending east along NC Highway 62 E and Old Climax Road. Parcel #132843 is used as a Utility Company Office. Parcel #132892 has a single-family house. Property to the north is residential and commercial; to the south is residential and agricultural; to the east is residential; and to the west is residential. There are no inventoried historic resources located on or adjacent to the subject properties. No cemeteries are shown to be located on or adjacent to the subject properties, but efforts should be made to rule out potential grave sites. There are no anticipated impact on public schools. The subject parcel is in the Climax Fire District and the nearest fire station is 0.6 miles. The area is on private septic systems and wells. NC Highway 62 E is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily

traffic for NC Highway 62 E is 4,200 vehicles per the 2022 North Carolina Department of Transportation traffic count. There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit. The topography of the properties is gently and moderately sloping. There is no regulated floodplain on the properties per FIRM Map No. 3710778800J, effective 01/02/2008. There are no mapped wetlands on the properties per the National Wetland Inventory. There are no mapped streams on the properties per the USGS Topographic Map. Both properties are almost entirely within the Lake Mackintosh (Big Alamance Creek) WS-IV, General Watershed Area. A tiny sliver of 1008 NC Highway 62 E is within the Polecat Creek WS-III, General Watershed Area.

The subject parcels are in the Southern Area Plan. The Plan Recommendation is Light Industrial. The Light Industrial designation is intended to recognize land depicted as Industrial on the original plan or land currently zoned Light Industrial (LI) that is or could be developed under the LI standards of the Guilford County Development Ordinance. The requested rezoning is consistent with the Southern Area Plan recommendation of Light Industrial. The requested rezoning is consistent with Policy 1.1.1, Policy 1.4.3 and Objective 1.5 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state:

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

The request to rezone the subject property is from CZ-LI to CZ-LI Amended is reasonable because there is significant commercial and industrial development just east of the subject properties along NC Highway 62 E and Old Climax Road. The proposed rezoning would permit an existing local business to continue its operations, and the subject properties also have direct road frontage on a major thoroughfare capable of providing sufficient transportation infrastructure for the business. The proposed rezoning includes several additional permitted uses to allow flexible use of the properties. The requested CZ-LI zoning district would also require a Type A Planting Yard, with a minimum average width of 50 feet, as a landscape buffer between the subject properties and adjacent residentially-zoned properties. Staff recommends approval as the proposed rezoning is consistent with the Southern Area Plan recommendation of Light Industrial. Therefore, if the request is approved, no land use plan amendment will be required.

Chair Donnelly opened the Public Hearing and asked if anyone wishing to speak in favor of this case, to please come forward, sign in and stated their name and address for the record. No one came forward to speak on this matter. There being no one to speak on this issue, the Public Hearing was closed by acclamation. The Board members were asked for either discussion or a motion.

Chair Donnelly stated that the property owner was present at the initial hearing and had conversations concerning the request.

Mr. Gullick moved to approve the zoning map amendment for Case# 25-04-PLBD-00118 from CZ-LI to CZ-LI Amended Tax Parcel #132843 and #132892 because the request is consistent with the Southern Area Plan recommendation of Light Industrial, the requested rezoning is consistent with Policy #1.1.1, 1.4.3 and Objective #1.5 of the Future Land Use element of the Guilford County Comprehensive Plan. Entered into the record is the reference of Policy 1.1.1, Policy 1.4.3 and Objective 1.5. The request to rezone the subject property from CZ-LI to CZ-LI Amended is reasonable because there is significant commercial and industrial development just east of the subject properties along NC Highway 62 E and Old Climax Road. The proposed rezoning would permit an existing local business to continue its operations, and the subject properties also have direct road frontage on a major thoroughfare capable of providing sufficient transportation infrastructure for the business. The proposed rezoning includes several additional permitted uses to allow flexible use of the properties. The requested CZ-LI zoning district would also require a Type A Planting Yard, with a minimum average width of 50 feet, as a landscape buffer between the subject properties and adjacent residentially zoned properties, seconded by Ms. Buchanan.

The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

C. REZONING CASE #25-03-PLBD-00112: AG, AGRICULTURAL TO RS-30, RESIDENTIAL: 5546 MURPHY ROAD (APPROVED)

Avery Tew stated the property is located at 5546 Murphy Road (Guilford County Tax Parcel #147509 in Bruce Township), approximately 2,000 feet west of the intersection of US Highway 158 and Murphy Road, and comprises approximately 10 acres. The subject parcel is bisected by the Guilford-Rockingham County line such that approximately 1.23 acres is located in Rockingham County and the remaining 8.78 acres is located in Guilford County. This is a request to rezone the portion of the subject property located in Guilford County from AG, Agricultural, to RS-30, Residential.

There is no history of denied cases. This request is to rezone the portion of the subject property located in Guilford County from AG, Agricultural, to RS-30,

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

In the vicinity of the subject property, it is predominantly residential and the existing property is undeveloped. The property to the north is undeveloped or agricultural in Rockingham County; to the south is residential; to the east is residential and to the west is residential. There are no inventoried historic resources located on or adjacent to the subject property. No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out potential grave sites.

The Fire Protection District is Summerfield and the fire station is 4.3 miles away. Water and sewer services are provided by private septic systems and wells.

Murphy Road is classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic of Murphy Road is not provided by the North Carolina Department of Transportation. There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

The Topography is moderately and steeply sloping. There is no regulated floodplain on the property per FIRM Map No. 3710793100J, effective 6/18/2007. There are no mapped wetlands on the property per the National Wetland Inventory. There are no mapped streams on the property per the USGS Topographic Quadrangle Map or the Guilford County Soil Survey Map. The northern portion of the property is located in the Reidsville WS-III General Watershed Area; the southern portion of the property is located in the NPDES non-water supply watershed area.

The Land Use Plan is under the Northwest Area Plan and the Plan Recommendation is AG Rural Residential. The AG Rural Residential designation is intended to recognize land currently zoned, or recommended for future agricultural and residential. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts.

The requested rezoning is consistent with the Northwest Area Plan recommendation of AG Rural Residential. The requested rezoning is consistent with Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state: Policy 1.1.1 – “Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations.”; and Policy 1.4.3 which states –“ Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.” The request to rezone the subject property from AG, Agricultural, to RS-30, Residential, is reasonable because most of the surrounding area is zoned residential. Specifically, directly west of the subject property is a subdivision zoned RS-30 and to the east are properties zoned RS-40. The proposed RS-30 zoning district is also recognized as consistent with the future land use recommendation of AG Rural Residential in the Northwest Area Plan.

Staff recommends approval because the proposed rezoning is consistent with the Northwest Area Plan recommendation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required.

Chair Donnelly opened the Public Hearing and asked if anyone wishing to speak in favor of this case, to please come forward, sign in and state their name and address for the record.

Brent Sievers, 4196 Mendenhall Oaks Pkwy, High Point, NC, representing the applicant, stated that the property is located directly east of the existing subdivision, which is zoned RS-30 and directly north of the Rockingham County line. The proposed development will fit in very well with the existing. He is really just here to field any questions. The Rockingham County zoning is RS, which is compatible and the same as RS-30.

There being no others to speak on this issue, the Public Hearing was closed by acclamation. The Board members were asked for either a discussion or a motion.

Ms. Buchanan moved that in the case of #25-03-PLBD-00112, 5546 Murphy Road, to approve the Zoning Map Amendment, for property located on Guilford County Tax Parcel #147509, from AG to RS-30 because the amendment is consistent and reflects the Northwest Area Plan recommendation of AG, Rural Residential and is also consistent with Policies 1.1.1 and 1.4.3, of the Future Land Use element. Policy 1.1.1 states, “Planning staff will continue to utilize the Future Land Uses depicted on the citizen-based area plans in conjunction with the rezoning guidance matrix as the basis for land use and policy recommendations”, and Policy 1.4.3 states, “Reference adopted land use plans and the recommended uses and densities, intensities, when applicable in conjunction with rezoning staff reports presented to the Planning Board”.

This amendment is reasonable because it fills a need for housing in the area, follows the residential theme of the area, is consistent, and reflects the recommendation of the Northwest Area Plan for AG, Rural Residential. Seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

D. REZONING CASE #25-04-PLBD-00117: AG, AGRICULTURAL TO RS-30, RESIDENTIAL: 4163 DICKS MILL ROAD.(APPROVED)

Avery Tew stated that the property is located at 4163 Dicks Mill Road (Guilford County Tax Parcel #119887 in Jefferson Township), approximately 1,800 feet south of the intersection of Huffine Mill Road and Dicks Mill Road and comprises approximately 20 acres.

Mr. Tew stated that this is a request to rezone the property from AG, Agricultural to RS-30, Residential. The proposed rezoning is generally consistent with the Guilford County Northwest Area Plan recommendation of AG Rural Residential. If the request is approved, an amendment to the Northeast Area Plan will not be required. The subject property is located at 4163 Dicks Mill Road (Guilford County Tax Parcel #119887 in Jefferson Township), approximately 1,800 feet south of the intersection of Huffine Mill Road and Dicks Mill Road, and comprises approximately 20 acres. There is no history of denied cases.

This is a request to rezone the subject property from AG, Agricultural, to RS-30, Residential. The AG, Agricultural District is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales – “agritourism” – may be permitted. The minimum lot size of this district is 40,000 square feet. The RS-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.

In the immediate vicinity there is AG zoning which primarily consists of agricultural and rural residential uses and undeveloped land. However, there are significant clusters of RS-30 zoning within about a half-mile to the east, south, west and northwest. There are also RS-40 zoned properties a little farther out to the north and northeast. The existing land use on the property is undeveloped. To the north is rural residential and undeveloped land; to the south is rural residential and undeveloped; to the east is rural residential and to the west is rural residential and agricultural.

There are no inventoried historic resources located on or adjacent to the subject property. No cemeteries are shown to be located on or adjacent to the

subject property, but efforts should be made to rule out the potential for unknown grave sites. Fire Protection District is McLeansville, the nearest station is 1.4 miles from the property. Water and sewer services are by private septic systems and wells. Dicks Mill Road is classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan. The Annual Average Daily Traffic for Dicks Mill Road is not provided by NCDOT. There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit. Based on information from the USDA Guilford County Soil Survey, the subject property has gently to strongly sloping topography.

There is no regulated floodplain on the subject property. There are regulated wetlands on the subject property. There are no buffered streams on the subject property. The subject property is within the NPDES Phase 2 non-water supply watershed area. The property is under the Northeast Area Plan, and the Plan Recommendation is AG Rural Residential. The AG Rural Residential designation is intended to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer, with densities not to exceed two (2) units per acre. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance. Higher densities may be appropriate as determined by the Guilford County Residential Rezoning Matrix.

The requested rezoning is consistent with the Northeast Area Plan recommendation of AG Rural Residential and is consistent with the Comprehensive Plan because the requested rezoning is consistent with Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan which states:

- Policy 1.1.1 states, "Planning staff will continue to utilize the future land uses depicted on citizen based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations."
- Policy 1.4.3 states, "Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board."

The request to rezone the subject property from AG to RS-30 is reasonable because there is widespread RS-30 and RS-40 zoning within about a half-mile radius in all directions from the subject property. In addition, permitting a greater degree of residential development on the subject property may benefit the

surrounding community by providing more housing opportunities. Finally, the proposed RS-30 zoning is consistent with the future land use recommendation of AG Rural Residential in the Northeast Area Plan. Staff recommends approval of this request. The proposed rezoning is consistent with the Northeast Area Plan recommendation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required.

Chair Donnelly opened the Public Hearing and invited any speakers to come forward, state their name and address and sign in.

Scott Krusell, 1104 Aspen Drive, Cary, NC, stated that he will be the Engineer of Record for this project. The property is located at 4106 Dicks Mill Road, and is approximately 20 acres and 1 mile from the city limits of Greensboro. The property is currently zoned AG and they are proposing RS-30 zoning. They are looking at a density of about 0.9 dwelling units per acre, which is pretty low for RS-30 development. A sketch plan was shown for more information. There was a neighborhood meeting and this map was shown there and at the TRC meeting. The neighborhood meeting was well attended with about 15 people attending. They asked good questions and there was a good discussion. They hope to be able to save a lot of the trees on these lots.

Leslie Bell stated that since this is a conventional rezoning, the Board should consider all of the uses allowed in the requested zoning district. There is nothing that holds them to this particular sketch plan presented.

Shaun Cummings, 716 S.5th St., Mebane, NC, stated that they were before the Board a couple of months ago for a different project, John Washington, and in that case, they asked for an RS-20 zoning, which was approved. In this request, they are requesting RS-30-sized lots as they want to be able to do 100-foot-wide lots. They hope to show that they are not developers just trying to get the smallest lots in their subdivisions. This is a good example of the RS-30 with an RS-40 width which is 150 feet. The houses will average about 2,400 to 3,000 square feet. Shaun Cummings stated that there would be an HOA for these properties because there will be some off-site septic. HOA also gives some protection to the residents in the community and generally provides for a better development.

Scott Krusell returned to the speaker's stand and stated that he would summarize by saying that the slides showed the different soils on the properties, and sewer for the development would be standard septic systems.

Jay Gann, 108 Knollwood Dr., Greensboro, NC, stated that he is not necessarily opposed, but he has a few questions. He owns Lot "E" in this development shown on the maps provided. He wanted to know what is the notice period for rezoning the properties. Leslie Bell stated that it is no less than 10 days and no more than 25 days. Mr. Gann asked about the notification

process. Mr. Bell stated that for an owner who is not an adjacent property owner, that owner is notified by the signs placed on the property concerning the Public Hearing. Adjacent property owners are notified via US mail and notices are posted on the County website. Mr. Gann stated that the developers have been very kind and they cannot stop progress, but he wants the Board to understand that all this land in this area are legacy landowners and land has been passed down through the years to heirs. They have made previous complaints about the sewage plant in the nearby area and it still smells bad to this day. He hopes to protect these legacy landowners. He also has concerns about the speed limit on the road and feels that there needs to be a turning lane going into the proposed new development.

There being no other speakers on this matter, the Public Hearing was closed by acclamation. The Board members were asked for either discussion or a motion.

Discussion

Mr. Gullick stated that he likes the large lots and lower density of this neighborhood and thinks that is a real positive. He would like for it to have some conditions on it where the Planning Board would have some more control of uses but he is in favor of this request. Ms. Buchanan stated that due to the soil and topography, it would be difficult to obtain more density on these properties. Mr. Stalder stated that he thinks along those same lines and there is no other RS-20 in the area and doesn't think any more density would be appropriate in that area.

Ms. Buchanan moved to approve Case #25-04-PLBD-00117, located on Guilford County Tax Parcel #119887 from AG to RS-30. This amendment is consistent with applicable plans and reflects the Northeast Area Plan recommendation of AG – Rural Residential and is also consistent with Policy 1.1.1 and 1.4.3 of the Future Land Use Element which states, “Policy 1.1.1 – Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations. Policy 1.4.3 – references adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board. This amendment is also reasonable because it fulfills a housing need in the area and it also follows the general theme of the area with widespread RS-30 and RS-40 zoning within the general vicinity and is also consistent with the Future Land Use recommendation of AG – Rural Residential in the Northeast Area Plan. Seconded by Mr. Gullick. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Bui, Stalder, Buchanan. Nays: None.)

Evidentiary Hearing Item(s)**A. SPECIAL USE PERMIT CASE #24-09-PLBD-00099: LANDSCAPE AND HORTICULTURE SERVICES, 2650 JANE EDWARDS ROAD, ZONED AG, AGRICULTURAL. (MOVED TO JUNE 2025 MEETING)**

Located at 2650 Jane Edwards Road (Guilford County Tax Parcel #143728 in Sumner Township) approximately 1,100 feet east of the intersection of Edwards Road and comprises approximately 22.3 acres. The subject property is zoned AG, Agricultural.

VIII. Other Business**A. Comprehensive Plan Update**

Leslie Bell stated that he forwarded the log sheets for comment via email and also handed out hard copies for Board member use that was discussed at the Special Meeting when the Comprehensive Plan was presented to log in the comments given. He asked that Board members respond before May 23rd. if possible. It is tentatively on the June agenda for approval.

IX. Adjourn

There being no further business before the Board, the meeting adjourned at 7:27 p.m.

The next scheduled meeting is to be held June 11, 2025, at 6:00 p.m.

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

ORDER APPROVING A SPECIAL USE PERMIT

On November 13, 2024, the Guilford County Planning Board met and held an Evidentiary Hearing to consider the following application:

BACKGROUND

Case Number: 24-09-PLBD-00094

Property Owner/Applicant: James F. Sheppard ("Applicant")

Request: This request is to consider granting a Special Use Permit for a Special Event Center (Special Event Venue) subject to the submitted Sketch Site Plan along with the following proposed conditions: 1) The cabin structures located on the property shall be available for short-term rental only for guests associated with an event at the property; 2) No cabin rentals shall exceed thirty (30) days in duration.

Property Location: Located at 4327 S. Elm-Eugene Street in Sumner and Fentress Townships, Guilford County Tax Parcel #142922, approximately 1400 feet south of the intersection of Ritters Lake Road, comprising approximately 18.2 acres. Approximately 10.46 acres lie within Guilford County's zoning jurisdiction and are subject to this request. The remaining approximately 7.95 acres lie within the Pleasant Garden town limits. The subject parcel is zoned AG.

Tax Parcel Number(s): 142922

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

Surrounding Uses: North: Industrial
South: Agricultural and Rural Residential
East: Residential and vacant parcel
West: Vacant industrial (Zoned CD-LI by Greensboro)

The Application was submitted to Guilford County Planning and Development on September 11, 2024, and appeared before the Guilford County Planning Board on November 13, 2024.

The applicant is requesting consideration to grant a Special Use Permit (SUP) for a Special Event Center (Special Event Venue).

The requested action is consistent with the recommendation of the Southern Area Plan. The AG Rural Residential Land Use Classification is intended to accommodate agricultural uses, large-lot residential developments, and low-density residential subdivisions not connected to public water and sewer with densities generally up to two (2) dwelling units per acre. Anticipated land uses are those permitted in the Agricultural (AG) zoning district, including but not limited to, institutional and recreational uses, as determined by the Guilford County Unified Development Ordinance (UDO). Special Event Venues are permitted in the AG zoning district with a Special Use Permit pursuant to the UDO Section 3.5.Q. and subject to the development standards under Section 5.6.M.

SECTION 1 – FINDINGS: Having heard all the evidence and arguments presented at its regular meeting on November 13, 2024, the Planning Board determines that subject to the conditions imposed below, the following findings are made:

1. A written application was submitted and **is** complete in all material respects.
2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

The use is well-placed on this site where it does not impose on nearby uses, and does not interrupt residential uses. It is properly scaled for the large acreage to manage its own impacts. It is designed, engineered and will be built in conformance with all applicable requirements of County and State, which exist for public health and safety. The Technical Review process will ensure the same.

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

This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following: The provided site plan was prepared pursuant to Guilford County Unified Development Ordinance and meets all standards required for this use. The site plan will be reviewed by the TRC to ensure full compliance with all requirements of such Ordinance. The Board was provided expert testimony at the finding of this 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 sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

The use is specifically matched to the property based on physical and environmental characteristics and its historical use is significant to the community. The location of the property on a major thoroughfare and adjoining commercial uses acknowledges that the highest and best use for the property is non-residential, and that it can handle some intensity. This use preserves the rural nature and feel of the site as designated in the Small Area Plan applicable to this location.

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

The use is predicated on the natural environment of the property as well as the property's historical origins. The applicant presented appraisal data to support no diminishment in value. the applicant presented appraisal data to support no diminishment in value.

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

1. To the extent that any of the forgoing Findings constitute or contain conclusions of law, they are incorporated herein by reference.
2. The Applicant met its burden of proving, by the greater weight of competent, material, and substantial evidence, its entitlement to the requested Special Use Permit under the requirements of the UDO, specifically including UDO Section 3.5.Q.

Following the Evidentiary Hearing, upon motion duly made and seconded, the Planning Board approved the Application by a 9-0 vote of all members present (Ayes: Donnelly; Alston; Gullick; Craft; Stalder; Drumwright; Bui; Little and Buchanan. Nays: None.)

Therefore, on the basis of all the foregoing, it is ORDERED that the Application for a Special Use Permit for Special Event Venue is granted, subject to the following:

1. The development of the parcel shall comply with all regulations as specified in the Guilford County UDO.
2. The development shall proceed in conformity with all amended plans and design features submitted as part of the Special Use Permit Application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of plan and design features by the TRC illustrating conditions related to the request and applicable development standards.
4. The following conditions apply:
 - a. The cabin structures located on the property shall be available for short-term rental only for guests associated with an event at the property.
 - b. No cabin rentals shall exceed thirty (30) days in duration.
 - c. An evaluation of the existing conditions and stability of the existing ponds and dams must be conducted and described in a signed/sealed report prepared by a professional engineer with recommendations for repair and maintenance included in the report. The report must be completed and all necessary permits and approvals for repairs and maintenance must be obtained prior to Site Plan approval. The following will be required prior to the issuance of TCO or CO:
 - i. Pond and dam repairs must be complete, and the area stabilized.
 - ii. An Operation & Maintenance Plan for the ponds and dams must be prepared for use by the owner.
 - d. Prior to Site Plan approval, submit to NCDEQ Dam Safety a Jurisdictional Determination/Hazard Classification Request for the existing dams, and provide copy of NCDEQ's determination indicating if the existing dams will be subject to the Dam Safety Law of 1967 (as amended).
 - e. The ending time for events offered shall be 11:00 p.m.
5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use again be permitted.

ORDER APPROVED BY THE GUILFORD COUNTY PLANNING BOARD ON this the 11th day of June 2025 as follows (N.C. Gen. Stat. 160D-406(i)):

James Donnelly, Chairman ☐ Approved ☐ Not Approved _____
Signature

David Craft, Vice Chair ☐ Approved ☐ Not Approved _____
Signature

Ryan Alston, Member ☐ Approved ☐ Not Approved _____
Signature

Guy Gullick, Member ☐ Approved ☐ Not Approved _____
Signature

Sam Stalder, Member ☐ Approved ☐ Not Approved _____
Signature

Cara Buchanan, Member ☐ Approved ☐ Not Approved _____
Signature

Dr. Nho Thi Bui, Member ☐ Approved ☐ Not Approved _____
Signature

Rev. Gregory Drumwright, Member ☐ Approved ☐ Not Approved _____
Signature

Jason Little, Member ☐ Approved ☐ Not Approved _____
Signature

SO ORDERED, this 11th day of June 2025.

James Donnelly, Chair
Guilford County Planning Board

Witness

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

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

Date: _____

Jessie H Baptist, Notary Public

My commission expires: _____

Official Seal

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Road Closing
Petition**

Date Submitted: 02/20/2025 REC-023566-2025 Fee \$381.00 Receipt # _____ Case Number 25-02-PLBD-00110
(includes \$26 recording fee)

Pursuant to Section 2-4 of the Unified Development Ordinance (UDO), the undersigned, being the owner(s) of property abutting said road, or a portion thereof, described below request(s) that said road be closed and removed from dedication. The road is presently known as AT & T Drive Secondary Road# 3176 in Morehead Township, and running South from Millstream Road Secondary Rd# 3143 and terminating at Mt. Hope Church Road Secondary Rd# 3045. (Provide a legal description of said road or portion thereof and attach a map or sketch.)

Please check one of the following:

- ☐ The road has been dedicated but is unopened
☒ The road is open and is a part of the State Secondary Road System. **State Maintenance must be abandoned before the public hearing can be held. Contact NCDOT at 336-487-0100 for abandonment procedures.**
☐ The road is open and is not part of the State Secondary Road System

According to North Carolina General Statute 153A-241 the Planning Board may close the road if the closing of said road is not contrary to the public interest and no individual or other party owning property adjoining the road or in the vicinity of said road, will be deprived of reasonable means of ingress or egress to their property. Any person aggrieved by the closing of said public road may appeal the Planning Boards decision to the Board of Commissioners within 30 days, if none, decision is final. Refer to the Road Closing Bulletin for more information.

Petitioners:

Name	Address
1. <u>Millstream Road, LLC</u>	<u>5460 Millstream Road, McLeansville, NC 27301</u>
2. <u>CCC Development Partners, LLC</u>	<u>5440 Millstream Road, Greensboro, NC</u>
3. <u>CN Investors, LLC</u>	<u>5450 Millstream Road, McLeansville, NC 27301</u>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

Additional sheets for petitioners are available upon request.

YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

Submitted By: Jennifer N. Fountain, Esq. 804 Green Valley Rd., Suite 200 Greensboro, NC 27408 (336) 609-5136 jennifer@isaacsonsheridan.com
Contact Name Address Contact Phone # & Email

IN WITNESS WHEREOF, the Petitioners have executed this Road Closing Petition for
AT & T Drive as of the day and date above written.

MILLSTREAM ROAD, LLC,
a North Carolina limited liability company

By: Chris Dunbar

Name: Chris Dunbar

Title: Manager

CCC DEVELOPMENT PARTNERS, LLC,
a North Carolina limited liability company

By: Chris Dunbar

Name: Chris Dunbar

Title: Manager

CN INVESTORS, LLC,
a North Carolina limited liability company

By: [Signature]

Name: JAMES ANTHONY

Title: MANAGER

Guilford County, NC



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

Map Scale
1 inch = 1000 feet
12/4/2024

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Legal name: CCC Development Partners, LLC

Secretary of State Identification Number (SOSID): 1327423

Status: Current-Active

Citizenship: Domestic

Date formed: 7/11/2013

Registered agent: [Desmond G Sheridan](#)

Principal office address

5826 Samet Dr. Ste 105
High Point, NC 27265

mailing address

5826 Samet Drive, Suite 105
High Point, NC 27265

Registered office address

804 Green Valley Road, Suite 200
Greensboro, NC 27408

Registered mailing address

804 Green Valley Road, Suite 200
Greensboro, NC 27408

Company officials

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

- **Manager**

[Christopher T Dunbar](#)

5826 Samet Drive 105
High Point NC 27265

- **Manager**

[David H. Griffin, Jr.](#)

4700 Hilltop Road
Greensboro NC 27407

- **Manager**

[Thomas W. Townes](#)

P.O. Box 49579
Greensboro NC 27419

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5:00 pm



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Legal name: CN INVESTORS, LLC

Secretary of State Identification Number (SOSID): 0362948

Status: Current-Active

Citizenship: Domestic

Date formed: 2/17/1995

Registered agent: [James I Anthony](#)

mailing address

1201 Edwards Mill Rd, Ste 300
Raleigh, NC 27607

Principal office address

1201 Edwards Mill Rd, Ste 300
Raleigh, NC 27607

Registered office address

1201 Edwards Mill Rd, Ste 300
Raleigh, NC 27607

Registered mailing address

1201 Edwards Mill Rd, Ste 300
Raleigh, NC 27607

Company officials

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

- **Member/Manager**

[James I Anthony, Jr](#)

1201 Edwards Mill Rd Ste 300
Raleigh NC 27607-0810

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Legal name: MILLSTREAM ROAD, LLC

Secretary of State Identification Number (SOSID): 1741571

Status: Current-Active

Citizenship: Domestic

Date formed: 8/21/2018

Registered agent: [Desmond G Sheridan](#)

mailing address

5826 Samet Drive Suite 105
High Point, NC 27265

Principal office address

5826 Samet Drive Suite 105
High Point, NC 27265

Registered office address

804 Green Valley Road, Suite 200
Greensboro, NC 27408

Registered mailing address

804 Green Valley Road, Suite 200
Greensboro, NC 27408

Company officials

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

- **Manager**

[Christopher T Dunbar](#)

5826 Samet Drive, Suite 105
High Point NC 27265

- **Manager**

[Thomas W Townes](#)

628 Green Valley Road, Suite 202
Greensboro NC 27408

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**ADOPTED RESOLUTION
CLOSING AND REMOVING FROM DEDICATION
A PUBLIC ROAD**

ROAD CLOSING CASE #25-02-PLBD-00110: AT&T DRIVE

WHEREAS, a petition was filed, pursuant to G.S. 153A-241, Chapter 282 of the 1979 Session Laws, and Chapter 59 of the 1981 Session Laws, requesting that the Board close a public road.

WHEREAS, pursuant to a resolution of intent to close said road adopted by this Board on May 14, 2025, an Electronic Notice was published on the Guilford County Website that a hearing would be held concerning said petition on June 11, 2025, at 6:00 PM in the Old County Courthouse – Carolyn Q. Coleman Conference Room, 301 W. Market Street, Greensboro, NC 27401.

WHEREAS, it appears that all owners of property adjoining said road have signed the petition or have been notified of the closing thereof; and

WHEREAS, after inquiry by the Chairman, all interested persons were provided an opportunity to be heard on the request contained in the petition; and

WHEREAS, after all interested persons were heard, it appears to the satisfaction of this Board that the removal of said road from dedication is not contrary to the public interest and that no individual owning property in the vicinity of the road or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The following described road is hereby closed and removed from dedication from public use: AT&T Drive which fronts Guilford County Tax Parcels #84848, #84849, #84845 in Morehead/Gilmer Township and #116800 in Jefferson Township and runs south from Millstream Road approximately 0.59 miles, terminating at Mt. Hope Church Road right-of-way.
2. A certified copy of this resolution, together with a copy of the published notice of this hearing, is hereby ordered recorded in the Office of the Register of Deeds of Guilford County, North Carolina.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE GUILFORD COUNTY PLANNING BOARD AT A REGULAR MEETING HELD ON JUNE 11, 2025.

J. Leslie Bell

J. Leslie Bell, AICP
Guilford County Planning & Development Director

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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

DATE: March 11, 2025
TO: Wright R. Archer, III, PE
Division Engineer
Division 7
FROM: Erin Lesh, GISP
Supervisor, Spatial Data Operations Group
Geographic Information Systems Unit
SUBJECT: 2025 District 2 Road System Changes

The GIS Unit's Spatial Data Operations Group has been authorized to make the changes indicated below to the state road system. We request that you update the related maps and files in your offices and install appropriate road number signs, if necessary. If our system changes do not conform to the actual conditions in the field, please return this memorandum with recommendations.

Document Number	County	Approval Date
Guilford_2025_03_53140	GUILFORD	03/06/2025

Questions or comments about changes should be referred to the GIS Help Desk at GISHelp@ncdot.gov.

Thank you for your assistance.

EAL

cc: BSIP
Bridge Maintenance
Division Right of Way
IMG
Pavement Management
Permit Unit
State Road Maintenance
Traffic Engineering
Traffic Surveys

MAILING ADDRESS:
NC DEPARTMENT OF TRANSPORTATION
GEOGRAPHIC INFORMATION SYSTEMS UNIT
1521 MAIL SERVICE CENTER
RALEIGH, NC 27699-1521

Telephone: (919) 707-2165
FAX: 919-707-2210
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

LOCATION:
1020 BIRCH RIDGE DR
RALEIGH, NC 27610

2025 Road System Changes

Petition Name: Guilford_2025_03_53140
Date: 03/06/2025
County: GUILFORD

Additions

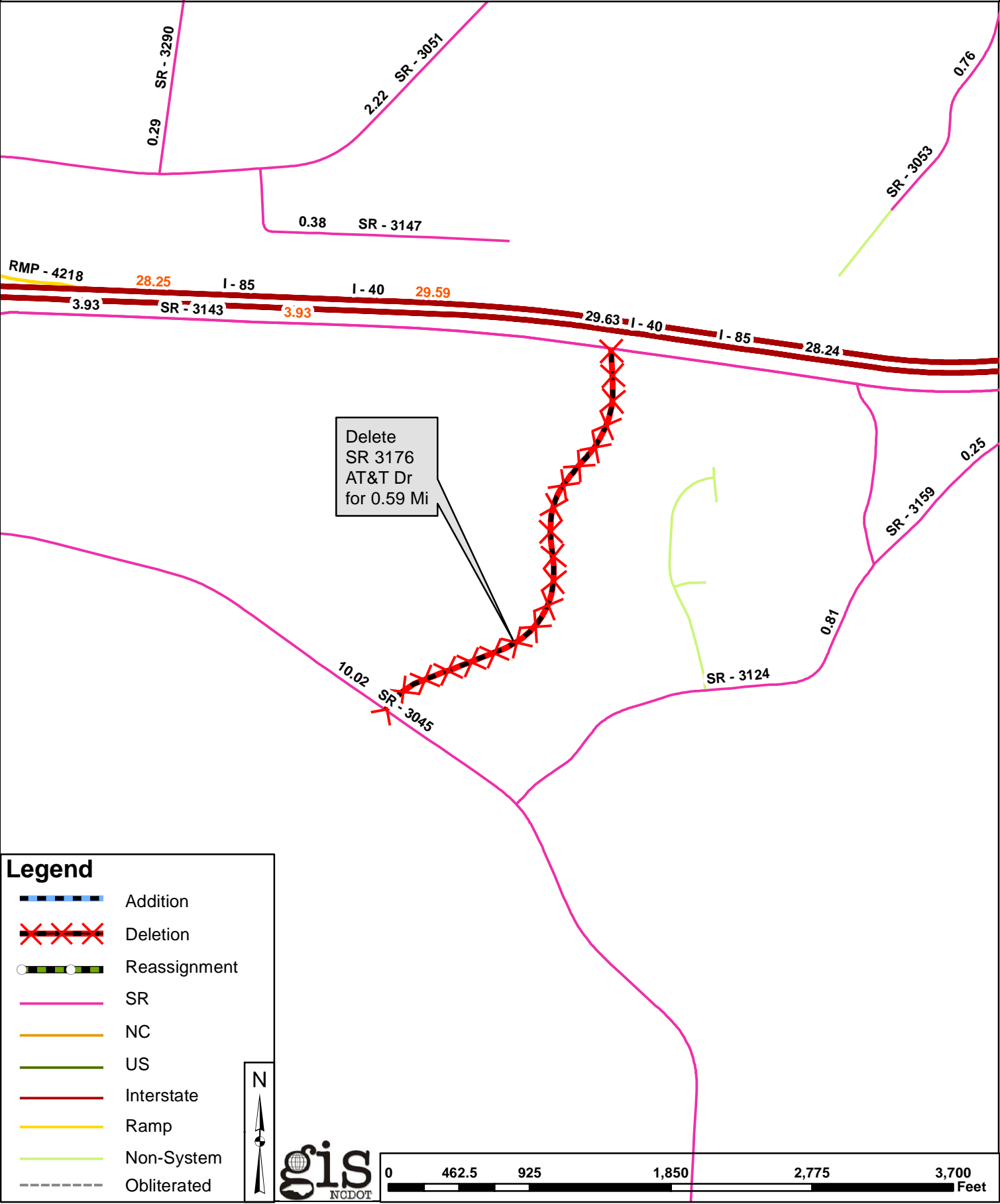
Route	Street Name	Mileage	Map
None			

Deletions

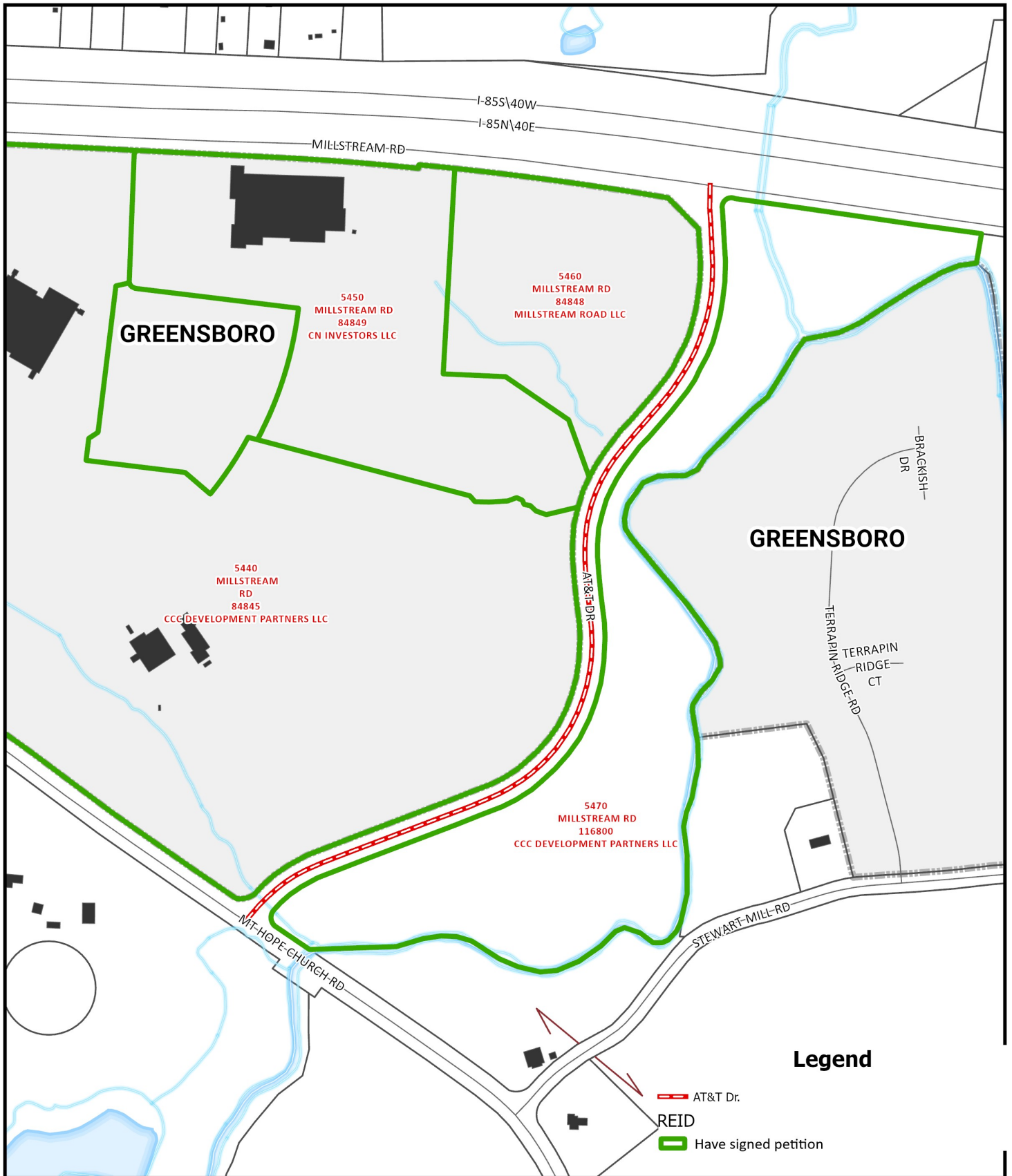
Route	Street Name	Mileage	Map
SR 3176	AT&T DR	0.59	

Reassignments

Existing Route	New Route	Street Name	Mileage	Map
None				



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Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-02-PLBD-00110

Case Area:

Existing AT&T Dr.



Scale: 1" = 400'



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-02-PLBD-00110

Case Area:
Existing AT&T Dr.



Scale: 1" = 400'



SUBMITTAL SUMMARY REPORT (25-02-PLBD-00110) FOR GUILFORD COUNTY

PERMIT ADDRESS:**PARCEL:****APPLICATION DATE:** 02/21/2025**SQUARE FEET:** 0**DESCRIPTION:** Closing of AT&T Drive**EXPIRATION DATE:****VALUATION:** \$0.00**CONTACTS****NAME****COMPANY****ADDRESS**

Applicant

JENNIFER FOUNTAIN

ISAACSON SHERIDAN

804 GREEN VALLEY RD 200
GREENSBORO, NC 27408**SUBMITTAL****STARTED****DUE****COMPLETE****STATUS**

TRC Review v.1

02/24/2025

03/17/2025

In Review

Staff Review v.1

Not Received

SUBMITTAL DETAILS**TRC Review v.1**

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building Code Review (Building/Inspections)	Matthew Crawford	03/17/2025	02/24/2025	Review Completed
Environmental Health Review (Environmental Health)	Joe Valdez	03/17/2025		In Review
Environmental Services Review (Solid Waste)	Lorelei Elkins	03/17/2025	02/24/2025	Review Completed
<i>Comments</i>	No Comments			
Fire Review (Fire Marshal)	Tim McNeil	03/17/2025	02/26/2025	Review Completed
GIS-Addressing (GIS-Addressing)	Melissa Jones	03/17/2025	02/26/2025	Review Completed
<i>Comments</i>	No comments			
NCDOT Review (Planning/Zoning)	Avery Tew	03/17/2025	03/03/2025	Review Completed
<i>Comments</i>	Per Ernie Wilson: "I have checked the submittal for abandonment on the maintenance on this road (SR 3176) and it has not been approved by the NCDOT Board of Transportation at this time. It has been submitted and should be on the agenda for the next Board of Transportation Meeting. There shouldn't be an issue with this, but I would recommend no abandonment of R/W until NCDOT has officially removed this road from the state-maintenance system."			
Soil Erosion Review (Soil Erosion)		03/17/2025	02/28/2025	Review Completed
<i>Comments</i>	Reviewed by K. Cheek. No erosion control plans available at this time.			
Watershed Review (Watershed)	Brent Gatlin	03/17/2025	02/27/2025	Review Completed
<i>Comments</i>	No objections			
Zoning (Planning/Zoning)	Oliver Bass	03/17/2025	03/04/2025	Review Completed
<i>Comments</i>	No comment			

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(Insert Color Paper)



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Rezoning Application

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

Date Submitted: 05/06/2025 Receipt # REC-025358-2025 Case Number 25-05-PLBD-00121

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the AG zoning district to the RS 30 zoning district. Said property is located 8415 Fairgrove Church Rd. in Monroe Township; Being a total of: 1.73 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 128430

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Check One:

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

Check One:

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

Check One:

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

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

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

Submitted by

John D indsay
04/14/2025, 03:31:15 PM EDT
 Property Owner Signature
Joh vid indsay
 Name
805 oney en oo
 Mailing Address
e o o, NC 27409
 City, State and Zip Code
336 402 d indsay@e ensbo oaa.com
 Phone Number Email Address

Tammy Roberts
 Representative/Applicant Signature (if applicable)
Tammy Roberts
 Name
7500 Longhorn Dr
 Mailing Address
Greensboro, NC 27455
 City, State and Zip Code
336-423-7930 TRoberts@dd
 Phone Number Email Address
w1cloud.com

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

STATE OF NORTH CAROLINA

File No.

25E000886-400

Guilford County

In The General Court Of Justice
Superior Court Division
Before The Clerk

IN THE MATTER OF THE ESTATE OF:

Name

Karen Huff Shinn

LETTERS

ADMINISTRATION

G.S. 28A-6-1; 28A-6-3; 28A-11-1; 36C-2-209

The Court in the exercise of its jurisdiction of the probate of wills and the administration of estates, and upon application of the fiduciary, has adjudged legally sufficient the qualification of the fiduciary named below and orders that Letters be issued in the above estate.

The fiduciary is fully authorized by the laws of North Carolina to receive and administer all of the assets belonging to the estate, and these Letters are issued to attest to that authority and to certify that it is now in full force and effect.

Witness my hand and the Seal of the Superior Court.

Name, Address, And Title Of Fiduciary/Fiduciaries

John David Lindsay
5805 Stoney Glen Loop
Greensboro NC 27409
Administrator

CLERK OF SUPERIOR COURT
GUILFORD COUNTY



SEAL

Date Of Qualification

03/31/2025

Clerk Of Superior Court

LISA Y JOHNSON-TONKINS

EX OFFICIO JUDGE OF PROBATE

Date Of Issuance

03/31/2025

Signature

Dawn Watlington

☐ Deputy CSC

☒ Assistant CSC

☐ Clerk Of Superior Court

NOTE: This letter is not valid without the official seal of the Clerk of Superior Court.

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

Property Information

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

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

Nature of the Request

This is a request to rezone the subject property from AG, Agricultural, to RS-30, Residential.

District Descriptions:

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

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

Character of the Area

The vicinity of the subject property is predominantly agricultural and residential.

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

Surrounding Uses:

North: Agricultural and rural residential
South: Residential
East: Residential
West: Residential

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

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

Infrastructure and Community Facilities

Public School Facilities: No anticipated impact

Emergency Response:

Fire Protection District: Northeast FPSD

Distance from Fire Station: Approximately 2.4 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Fairgrove Church Road is classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The Annual Average Daily Traffic for Fairgrove Church Road is 800 vehicles per the 2022 NCDOT traffic count.

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

Projected Traffic Generation: Not available

Environmental Assessment

Topography: The topography for this parcel is gently sloping to strongly sloping per the USDA Soil Survey.

Regulated Floodplain: There is no regulated floodplain on the property per FIRM map #3710798000J with effective date 6/17/2007.

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

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

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

Consistency: Land Use Plan & Comprehensive Plan

Land Use Plan: Northern Lakes Area Plan

Plan Recommendation: AG Rural Residential

The **AG Rural Residential** designation is intended to accommodate agricultural (AG) uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer with densities not to exceed two (2) units per acre. Large major residential subdivisions in the AG Rural Residential area should incorporate into their design a minimum of two (2) policies recommended by this plan. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance. Higher densities may be appropriate as determined by the Guilford County Residential Rezoning Matrix.

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

Comprehensive Plan

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

- Policy 1.1.1 – Planning staff will continue to utilize the future land uses depicted on citizen based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations.
- Policy 1.4.3 – Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.

Reasonableness

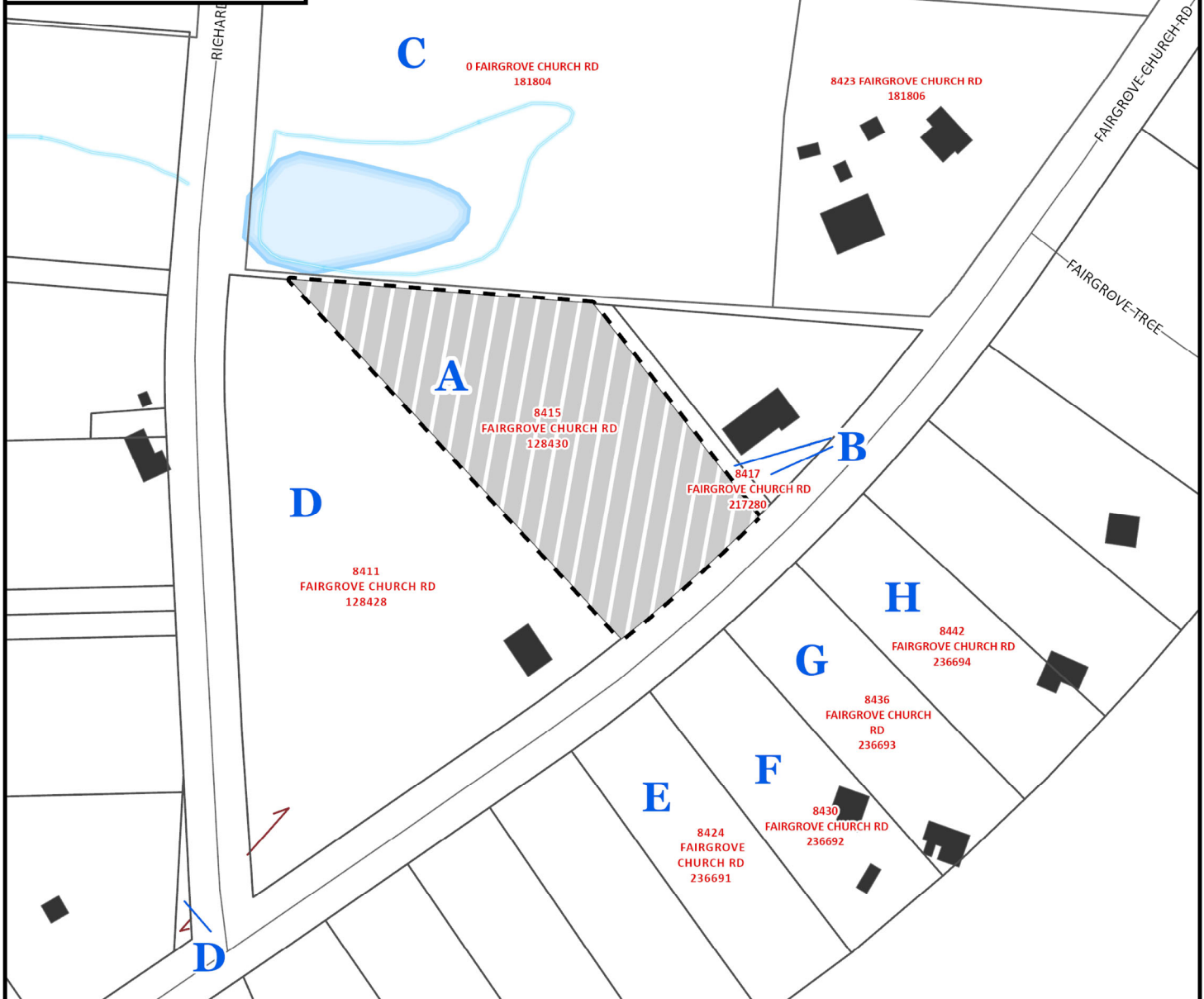
The request to rezone the subject property from AG to RS-30 is reasonable because there are large tracts of land zoned RS-30 just across Fairgrove Church Road from the subject property. The proposed RS-30 zoning district is also recognized as consistent with the future land use recommendation of AG Rural Residential within the Northern Lakes Area Plan.

Staff Comments

Staff Recommendation: Approval

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

AG to RS-30
+/- 1.73 acres



A. Karen L. Shinn
 B. Michael Allan Cowles
 C. Bobby Joe Roberts Jr. & Patricia Roberts
 D. Samuel Frink, Stephen Ivy, Marci Ivy, Jolynda Ivy,
 Doris Mitchell-Gonzales, Bernice Mitchell, Ray Anthony
 Whitsett, Reginald Whitsett, Roderick T. Whitsett, Milton
 Richardson, Clifton Richardson, Alice Faye Hand-Kaine,
 Joyce Marie Hand, Renee I. Rozier & Carmen Rita Hand

E. Jeffrey L. & Kelly A. Digby
 F. M&J Developers Inc
 G. Christie Pearson
 H. Ramon Antonio Polanco Jr. & Casandra Polanco



Planning & Development
 Department

Jurisdiction:
 GUILFORD COUNTY

Case Number:
 25-05-PLBD-00121

Case Area:
 Parcel - 128430
 8415 Fairgrove Church Rd



Scale: 1" = 150'

AG to RS-30
+/- 1.73 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

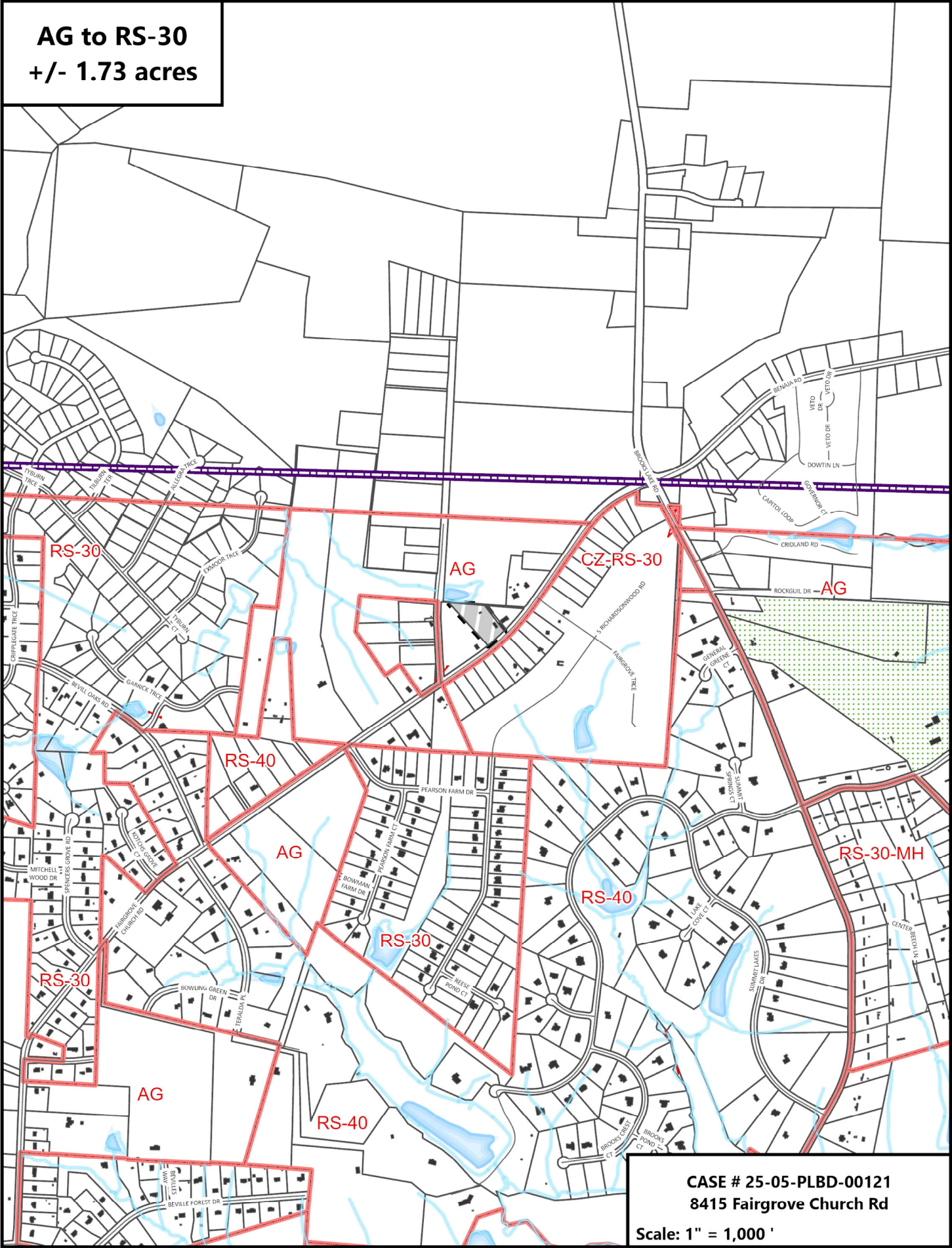
Case Number:
25-05-PLBD-00121

Case Area:
Parcel - 128430
8415 Fairgrove Church Rd



Scale: 1" = 150'

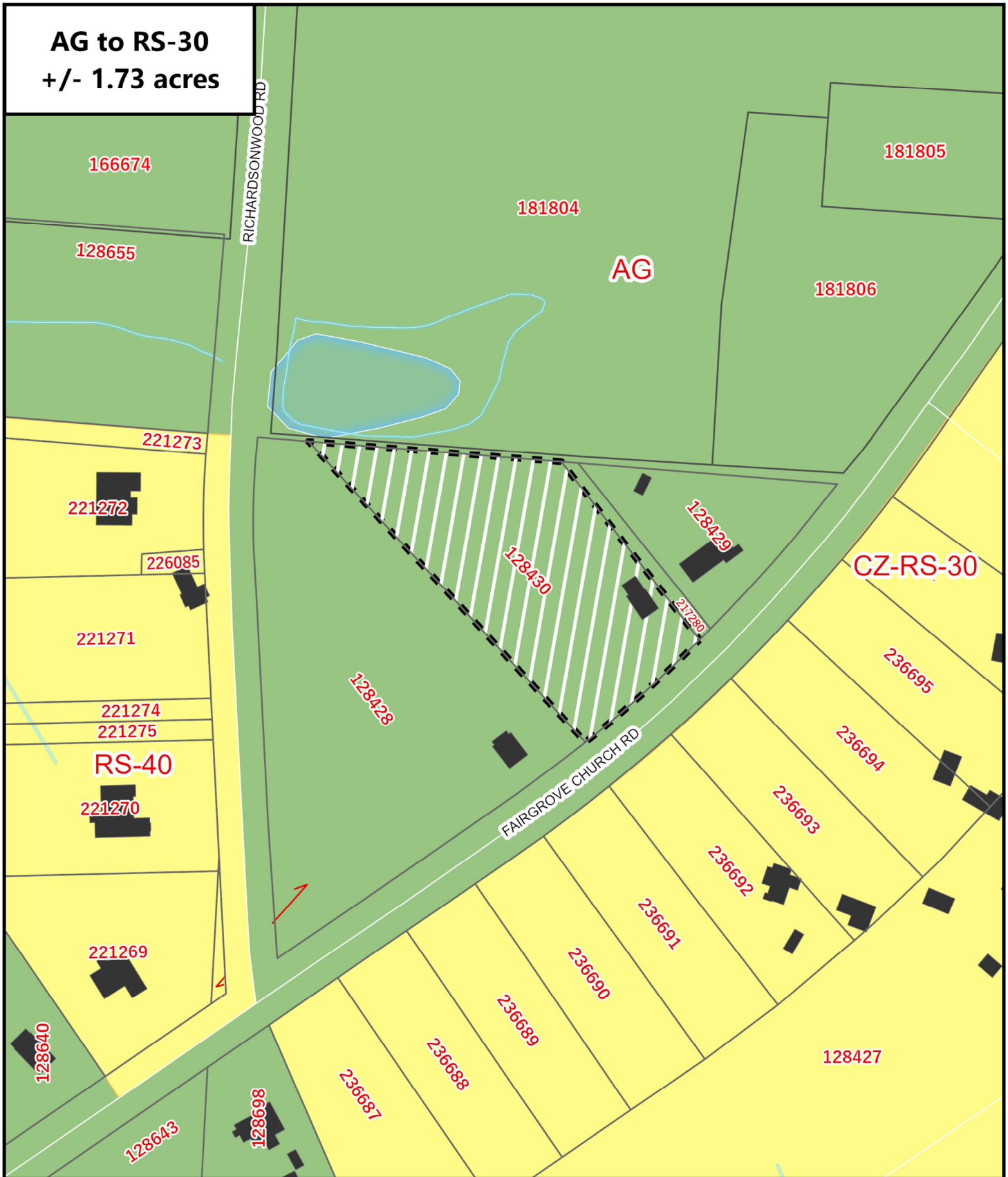
**AG to RS-30
+/- 1.73 acres**



CASE # 25-05-PLBD-00121
8415 Fairgrove Church Rd
Scale: 1" = 1,000 '

Scale: 1" = 1,000 '

AG to RS-30
+/- 1.73 acres



Planning & Development
 Department

Jurisdiction:
 GUILFORD COUNTY

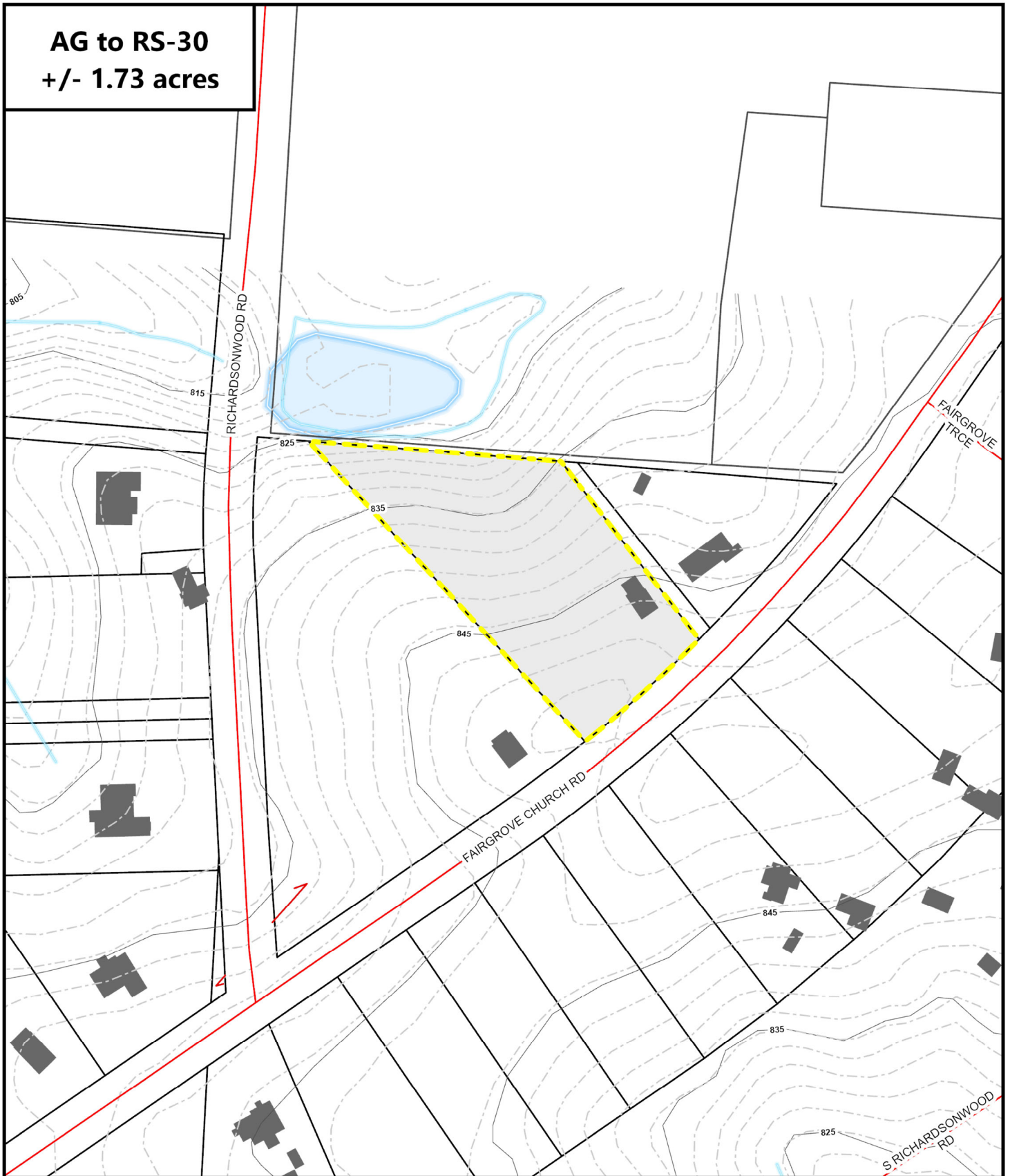
Case Number:
 25-05-PLBD-00121

Case Area:
 Parcel - 128430
 8415 Fairgrove Church Rd



Scale: 1" = 150'

AG to RS-30
+/- 1.73 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-05-PLBD-00121

Case Area:
Parcel - 128430
8415 Fairgrove Church Rd



Scale: 1" = 150'

**REZONING CASE #25-05-PLBD-00121: AG, AGRICULTURAL, TO RS-30,
RESIDENTIAL: 8415 FAIRGROVE CHURCH ROAD**

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

DECISION MATRIX

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

**REZONING CASE #25-05-PLBD-00121: AG, AGRICULTURAL, TO RS-30,
RESIDENTIAL: 8415 FAIRGROVE CHURCH ROAD**

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #128430 from **AG to RS-30** because:

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

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

**REZONING CASE #25-05-PLBD-00121: AG, AGRICULTURAL, TO RS-30,
RESIDENTIAL: 8415 FAIRGROVE CHURCH 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 #128430 from **AG to RS-30** because:

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

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

**REZONING CASE #25-05-PLBD-00121: AG, AGRICULTURAL, TO RS-30,
RESIDENTIAL: 8415 FAIRGROVE CHURCH 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 #128430 from **AG to RS-30** because:

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

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

**REZONING CASE #25-05-PLBD-00121: AG, AGRICULTURAL, TO RS-30,
RESIDENTIAL: 8415 FAIRGROVE CHURCH 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 #128430 from **AG to RS-30** because:

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

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

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(Insert Color Paper)



Guilford County
Planning and Development

Planning Board
Special Use Permit
Application

Date Submitted: 09/30/2025 Fee \$526.00 Receipt # REC-020503-2024 Case Number 24-09-PLBD-00099
(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 2650 Jane Edwards Rd, Greensboro, NC 27406 in Greensboro Township; Being a total of: 22.3 acres. The property is in the AG Zoning District. The proposed use(s) is (are) Residential & Landscape and Horticulture Services.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>143728</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 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.

☒ 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:

Please refer to the Special Use Permit Application Addendum submitted with this application.

☒ 3. The use, a Landscape & Horticulture 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:

Please refer to the Special Use Permit Application Addendum submitted with this application.

☒ 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:

Please refer to the Special Use Permit Application Addendum submitted with this application.

☒ 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:

Please refer to the Special Use Permit Application Addendum submitted with this application.



**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) The Landscape and Horticulture Services Business will only operate between 7:00 AM and 7:00 PM.
- 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,



Property Owner Signature
Randy McKinnon

Name
2650 Jane Edwards road

Mailing Address
Greensboro NC 27406

City, State and Zip Code
336-409-7300 Carolinagreenlawncare@yahoo.com

Phone Number Email Address



Owner/ Representative/ Applicant Signature (if applicable)
La-Deidre D. Matthews

Name
101 S. Tryon Street

Mailing Address
Charlotte, NC 28280

City, State and Zip Code
704-384-2606

Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

Required documents must be attached to email after selecting submit.

2650 Jane Edwards Road, Greensboro, NC 27406
Special Use Permit Application Addendum
Submitted September 18, 2024
Revised March 4, 2025

The subject parcel encompasses approximately 23 acres and is located at 2650 Jane Edwards Road, Greensboro, NC 27406, within Guilford County's Agricultural ("AG") zoning district. The property is currently used for both residential purposes and as the operational base for Carolina Green Lawn Care. Pursuant to Table 4.3-1 of the Guilford County Unified Development Ordinance ("UDO"), Landscape and Horticulture Services is a permitted use in the AG zoning district subject to the issuance of a special use permit. In support of the special use permit application, the applicant shows the following:

The Special Use Permit shall be granted when each of the following Findings of Fact have been made by the Planning Board:

- i. The proposed use is represented by an "S" in the column for the district in which it is located in Subsec. 4 – Zoning Districts (Table of Permitted Uses).***

Pursuant to UDO, Table 4.3-1, Landscape and Horticulture Services is a permitted use in the AG zoning district subject to the issuance of a special use permit.

- ii. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted.***

The proposed use will not materially endanger public health or safety if located as planned and developed according to the submitted proposal. The subject property spans 23.30 acres, of which less than 2 acres have been developed. The existing structures—a residence in the northwest portion and a storage facility in the northeast—have been in use since December 2023 and January 2024, respectively, without any incidents or threats to the health or safety of nearby property owners. The business utilizes a 100 x 40 fully enclosed structure with a 20' lean located on the northeast portion of the property for storage. Machinery and equipment are stored within the enclosed structure, while items such as seed, fertilizer, lime, and ice melt are stored underneath the lean.

The surrounding area consists of single-family residences to the north, east, and south, with vacant, wooded land to the west. The subject-property's considerable size and strategic location provide a natural buffer between the business operations and the general public. Additionally, ingress and egress are efficiently managed via Jane Edwards Road, located at the southern boundary of the property is restricted from public access, ensuring that the physical activities associated with the landscaping business pose no danger to public health, safety, or welfare. Regarding traffic impact, the proposed use is anticipated to generate approximately 22 vehicle trips per day, including 7 company trucks and 10 to 15 employee vehicles.

iii. That the use meets all required conditions and specifications.

The proposed use meets all required conditions and specifications as outlined in the Guilford County Unified Development Ordinance (“UDO”). The business utilizes a 100’ x 40 fully enclosed structure with a 20’ lean located on the northeast portion of the property for storage,’ and both this structure and the residential dwelling are positioned to meet or exceed the required setbacks from all property lines. The applicant stores up to 500 gallons of diesel and 1,000 gallons of regular gas within a fenced area. Gas cans stored inside the structure are kept in a fireproof box. The development also adheres to regulations regarding lot coverage, with less than 2 acres of the 23.30-acre property developed.

iv. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

The proposed use will not substantially injure the value of adjoining or abutting properties, nor is it expected to have any adverse impact on the surrounding community. The applicant is not seeking to expand the current operation but merely to continue using the property in the same manner it has been utilized since January 2024, during which time there have been no reports of diminished property values or negative effects on neighboring properties.

The existing business operates within a small portion of the property, with less than 2 acres developed. This low intensity of use, coupled with the property's large size, ensures that the business is well-buffered from neighboring residences.

Surrounding the subject property are single-family residences to the north, east, and south, and vacant, wooded land to the west. The presence of these natural buffers, combined with the established setbacks and careful site planning, helps maintain the rural character of the area and ensures that the proposed use remains harmonious with the surrounding neighborhood.

Moreover, the proposed use does not generate significant noise, traffic, or other disturbances that could negatively affect property values. With less than 25 vehicle trips expected daily, the traffic impact is negligible and consistent with the low-density nature of the area.

Alternatively, should the use be considered in the context of public necessity, the service provided by the business—landscape and horticulture services—is essential to maintaining the aesthetics and environmental health of the local community. By supporting local landscapes, the business contributes to the overall well-being of the community and the preservation of property values.

- v. ***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.***

The location and character of the proposed use, as developed according to the submitted plan, will be in harmony with the surrounding area and in general conformity with the development plans of the jurisdiction and its environs. First, it has already been legislatively determined that the proposed use is acceptable in the AG zoning district subject to a special use permit. The AG zoning designation is one that supports low-density, rural land uses compatible with the character of the surrounding area. The property encompasses 23.3 acres, with less than 2 acres currently developed for residential and business purposes. The existing residence and the structure utilized by Carolina Green Lawn Care have coexisted with the neighboring single-family residences and vacant, wooded land for since the beginning of 2024 without any disruption to the area's rural ambiance.

The proposed use, which involves the continued operation of a Landscape and Horticulture Services business, aligns with the agricultural and low-density residential nature of the surrounding area. The business is modest in scale and operates in a manner that preserves the rural character of the property. The physical separation of the business operations from the general public, achieved through substantial setbacks and buffer yards, ensures minimal visual or auditory impact on adjacent properties.

The applicant shall demonstrate that the review factors listed below have been adequality 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 subject property has a single access point from Jane Edwards Road, located toward the southern boundary, which provides safe and efficient ingress and egress for vehicles. The existing gravel driveway is designed to accommodate both residential and business traffic without impeding the flow of traffic on the main road. The business traffic merely consists of the 7 company trucks as well as employee vehicles; customers do not typically visit the site. The low volume of traffic generated by the proposed use ensures that pedestrian safety and traffic flow remain unaffected. Additionally, the access point is sufficiently wide to allow for emergency vehicle entry, ensuring compliance with safety standards.

2. ***Parking and Loading: Location of off-street parking and loading areas.***

Off-street parking is provided on the northeast portion of the property, adjacent to the business structure. The parking area is designed to accommodate both employee and occasional visitor

vehicles without encroaching on adjacent properties. The loading area for supplies such as lime and fertilizer is also located within this section, ensuring that all loading and unloading activities occur on-site, away from public view and without disrupting traffic flow on Jane Edwards Road.

3. Service Entrances and Areas: Locations of refuse and service areas with adequate access for services vehicles.

The refuse and service areas are located within a trailer on the northeast portion of the property, close to the business structure, and are easily accessible for service vehicles. These areas are screened from the main road and neighboring properties, ensuring that they do not detract from the property's rural character. The service areas are designed to handle the business's operational needs efficiently, including waste disposal and supply deliveries, without impacting surrounding properties.

4. Lighting: Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other property in the area.

There is no lighting installed on the driveway or within the commercial building located at 2650 Jane Edwards Road. Business operations are typically conducted between 8:00 AM and 4:00 PM, occasionally extending to 6:00 PM. Given the limited operational hours and natural daylight during these times, the need for artificial lighting is minimized.

The commercial building, used solely for storage purposes, does not have an electrical supply. However, there are solar lights installed on the back door of the building to provide minimal illumination for safety purposes during the rare occasions when operations extend into the evening. These solar lights are designed to be low-impact, ensuring that they do not contribute to light spillage, glare, or disruption to motorist or pedestrian traffic. The absence of extensive lighting infrastructure ensures that the property remains compatible with surrounding areas, avoiding unnecessary light pollution and maintaining the area's current aesthetic and functional balance.

5. Utilities: Location and availability of utilities (public or private).

The commercial portion of the subject property is serviced by a frost-free hydrant, which provides access to water. This hydrant is strategically placed to ensure reliable water access as needed. Sanitary facilities are provided via a porta john, which is maintained and serviced on a weekly basis by Waste Way Services. This arrangement effectively meets the utility needs of the property without the necessity for permanent infrastructure, aligning with the property's current usage as a storage facility.

6. Open Spaces: Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable).

The property maintains significant open space, with the majority of the 23.3 acres remaining undeveloped. Existing trees in many areas have been preserved, contributing to the property's aesthetic appeal and environmental sustainability. These open spaces also serve as a natural buffer between the business operations and neighboring properties, enhancing privacy and reducing potential visual impacts.

7. Environmental Protection: Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space and other natural features

The business operations are confined to a small portion of the property, minimizing any disturbance to the natural environment.

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.

Given the large size of the 23.3-acre site, with development confined to less than 2 acres, the majority of the property remains undeveloped and heavily wooded. This natural vegetation serves as an effective buffer, reducing the need for additional fencing or berms.

The business is strategically located towards the northeast portion of the property, away from Jane Edwards Road, which further minimizes visual impact. Existing trees and natural landscaping provide sufficient screening around the business area, maintaining the rural character of the property and ensuring privacy for adjacent properties. Additionally, berms have been installed to separate the residential portion of the property from the landscape business portion

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.

The proposed use is not expected to have any negative effects on nearby properties. The business operates quietly, with minimal noise, odor, or lighting that could impact neighboring residences. The low volume of traffic generated by the use ensures that there will be no significant increase in traffic congestion or safety concerns on Jane Edwards Road.

10. Compatibility: The general compatibility with nearby properties, including but not limited to the scale, design, and use in relationship to other properties.

The proposed use is compatible with nearby properties in terms of scale, design, and function. The business is small in scale and operates in a manner consistent with the agricultural and rural residential character of the area. The structures on the property are designed to blend with the surrounding landscape, and the use of the land is harmonious with the neighboring single-family

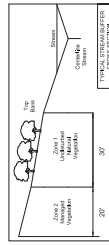
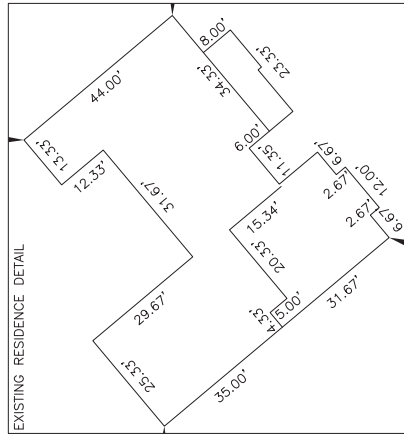
residences and undeveloped land. The business's continued operation will not disrupt the existing character of the area and will remain in keeping with the community's overall development plan.

<p>SKETCH PLAN FOR SUP</p> <p>CAROLINE GREEN LAWN CARE / MCKINNON</p>	<p>PROJECT LOCATION: COUNTY: GUILFORD TOWNSHIP: SUMNER</p> <p>PROPERTY OWNER INFORMATION: RANDY AND REBECCA MCKINNON 3650 JANE EDWARDS RD GREENSBORO, NC 27408</p>
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NO.	DATE	PER GULFOOD COUNTY PLANNING	REVISION NOTE
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THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.



- LEGEND**
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| ● | = SET IRON PIN |
| ⊙ | = COMPUTED POINT |
| △ | = STONE/ROCK |
| ⊗ | = OVERHEAD UTILITY POLE |
| ⊕ | = TRANSFORMER |
| ⊖ | = ELECTRIC CONNECTION |
| ⊞ | = COMMUNICATIONS |
| ⊟ | = CHORD |
| R/W | = RIGHT OF WAY |
| P.B. | = PLAT BOOK |
| D.B. | = DEED BOOK |
| P.C. | = PAGE |



SUBMITTAL SUMMARY REPORT (24-09-PLBD-00099) FOR GUILFORD COUNTY

PERMIT ADDRESS: 2650 JANE EDWARDS RD
GREENSBORO, NC 27406

PARCEL: 143728

APPLICATION DATE: 09/30/2024

SQUARE FEET: 0

DESCRIPTION: Special Use Permit for Landscape and Horticultural Services operation on AG zoned property.

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	La-Deidre Matthews		101 S Tryon Street Suite 1700 Suite 1700 Charlotte, NC 28280
Attorney	La-Deidre Matthews		101 S Tryon Street Suite 1700 Suite 1700 Charlotte, NC 28280
Owner	Randy McKinnon		2650 Jane Edwards Rd Greensboro, NC 27406

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Sketch Plan Review v.1	10/08/2024	10/29/2024	01/15/2025	Revise & Re-Submit
Sketch Plan Review v.2	03/06/2025	03/20/2025	03/21/2025	Review Completed
Staff Review v.1	03/21/2025	03/21/2025	03/21/2025	Review Completed

SUBMITTAL DETAILS

Sketch Plan Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building/Inspections)	Tonya Hodgins	10/29/2024	10/22/2024	Review Completed
<i>Comments</i>	Applicant will need to apply for a Commercial Building Permit after Site Plan approval. TH 10-22-24			
Environmental Health Review (Environmental Health)	Joe Valdez	10/29/2024	01/15/2025	In Review
<i>Comments</i>	If structure utilizes septic, permits must be submitted for commercial use.			
Environmental Services Review (Solid Waste)	Lorelei Elkins	10/29/2024	10/10/2024	Review Completed
Fire Review (Fire Marshal)	Michael Townsend	10/29/2024	10/15/2024	Review Completed
<i>Comments</i>	The owner will need to apply for the appropriate permits to use the building for commercial operation. A tank permit is also required for use. Please contact Guilford County Fire Marshal's Office for further discussion. 336-641-7565			
GIS-Addressing (GIS-Addressing)	Melissa Jones	10/29/2024	10/25/2024	Review Completed
<i>Comments</i>	No address change needed.			
Planning (Planning/Zoning)	Avery Tew	10/29/2024	10/18/2024	Revise & Re-Submit
<i>Comments</i>	10/18/24 Revise and resubmit. 1. See markup comments. 2. Show zoning and overlay district(s) of subject property and adjacent lands. 3. Include vicinity map.			
Soil Erosion Review (Soil Erosion)	Earl Davis	10/29/2024	10/18/2024	Review Completed
<i>Comments</i>	install and maintain any applicable erosion control strategies to keep sediment on-site.			
Watershed Review (Watershed)	Kevin Larson	10/29/2024	10/16/2024	Revise & Re-Submit
<i>Comments</i>				

SUBMITTAL SUMMARY REPORT (24-09-PLBD-00099)

10/16/2024 SUP Sketch Plan Review by KL for plan received 10/8/2024 (Revise & Resubmit):

1. See plan mark-ups. Mark-ups will be available on the EPL Civic Access Portal after all County reviewers have completed their reviews. Contact the Plan Review Coordinator (Avery Tew, ctew@guilfordcountync.gov) for questions regarding the availability of the mark-ups or resubmission process.

2. Please add the following notes to sketch plan:

"Watershed Note:

This property is in the Lower Randleman Lake (Deep River) WS-IV, Water Supply Watershed, GWA. Development restrictions may apply."

Riparian Buffer & Stream Notes:

- This property is located within the Randleman Lake Watershed where associated riparian buffer rules apply.

- Jurisdictional streams, wetlands, and other waters of the U.S. are subject to USACE and NCDEQ regulations. Required approvals and permits must be obtained from USACE and NCDEQ prior to impacts to jurisdictional streams, wetlands and other waters of the U.S. The owner and contractor are responsible for ensuring all appropriate permits have been obtained prior to construction.

- Buffer Authorization application must be approved by Guilford County (or NCDEQ for projects requiring their review of buffers) prior to land disturbance within a riparian buffer, unless the land disturbance is explicitly stated as an "Exempt" use in the Guilford County UDO and NCAC rules that apply.

Floodplain Note:

A 100-year Floodplain (SFHA) does not exist at the property based on FIRM Map #____(Add FIRM map #) with Effective Date ____ (Add FIRM map effective date) (Zone X)."

3. [Advisory Comment] Once SUP is approved, site plan and watershed development plan (WDP) approval will be needed. Please refer to Guilford County Watershed Development Plan Checklist linked below for requirements:

<https://www.guilfordcountync.gov/our-county/planning-development/watershed-protection-stormwater-management/watershed-protection/forms>

REVIEW SESSION FILES:

1 - Application.pdf

2 - Sketch plan.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kevin Larson	22.3 AC per GIS. Adjust impervious calcs.	10/16/2024 10:36 am	2 - Sketch plan.pdf	1
Kevin Larson	1. buffer needs to be measured from stream top of bank, not CL. See buffer detail.	10/16/2024 10:38 am	2 - Sketch plan.pdf	1
	2. Buffer needs to be shown in plan view on both sides.			
	3. Call out stream top of bank each side			
	4. Label & dimension entire extents as "50' Stream Buffer Each Side & Drainage Easement"			
Kevin Larson	Please show & dimension & label all utility easements	10/16/2024 10:48 am	2 - Sketch plan.pdf	1
Kevin Larson	Sketch Plan for SUP	10/16/2024 11:40 am	2 - Sketch plan.pdf	1
Avery	Should be consistent with 22.3 ac listed in GIS and above in application	10/18/2024 9:54 am	1 - Application.pdf	4
Avery	22.3 ac	10/18/2024 9:55 am	1 - Application.pdf	4
Avery	22.3 ac	10/18/2024 10:57 am	1 - Application.pdf	5
Avery	22.3 ac	10/18/2024 10:58 am	1 - Application.pdf	6
Avery	22.3 ac	10/18/2024 10:58 am	1 - Application.pdf	7
Avery	22.3 ac	10/18/2024 10:58 am	1 - Application.pdf	8
Avery	include dimension measurements	10/18/2024 11:13 am	2 - Sketch plan.pdf	1
Avery	include property owner name and address	10/18/2024 11:15 am	2 - Sketch plan.pdf	1
Avery	include township, county and state	10/18/2024 11:15 am	2 - Sketch plan.pdf	1
Avery	sketch plan must also include scale bar	10/18/2024 11:16 am	2 - Sketch plan.pdf	1
Avery	label public or private and include ROW width dimension	10/18/2024 11:21 am	2 - Sketch plan.pdf	1
Avery	Our GIS staff has confirmed that this is a mistake in the web GIS viewer and will be corrected. The entire property is zoned AG.	10/18/2024 4:06 pm	1 - Application.pdf	4
Avery	Our GIS staff has confirmed this is an inaccuracy as shown in the "community information" in the GIS web viewer and will be corrected. The entire property is zoned AG.	10/18/2024 4:07 pm	1 - Application.pdf	1

Sketch Plan Review v.2

SUBMITTAL SUMMARY REPORT (24-09-PLBD-00099)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building/Inspections)	Tonya Hodgins	03/20/2025	03/06/2025	Review Completed
Environmental Health Review (Environmental Health)	Joe Valdez	03/27/2025	03/13/2025	Review Completed
<i>Comments</i>	This property will a commercial addition application. Call environmental health to apply prior to obtaining a building permit.			
Environmental Services Review (Solid Waste)	Lorelei Elkins	03/27/2025	03/06/2025	Review Completed
<i>Comments</i>	No comments.			
Fire Review (Fire Marshal)	Tim McNeil	03/20/2025	03/06/2025	Review Completed
GIS-Addressing (GIS-Addressing)	Melissa Jones	03/27/2025	03/11/2025	Review Completed
Planning (Planning/Zoning)	Avery Tew	03/20/2025	03/21/2025	Review Completed
Soil Erosion Review (Soil Erosion)	Kristi Cheek	03/27/2025	03/06/2025	Review Completed
Watershed Review (Watershed)	Kevin Larson	03/27/2025	03/10/2025	Review Completed
<i>Comments</i>	<p>3/10/2025 SUP Sketch Plan Review by KL for plan received 3/6/2025 (Review Completed, Advisory Comments Only):</p> <ol style="list-style-type: none"> 1. Total disturbance of riparian buffer from perpendicular road crossing of stream cannot exceed 40 linear feet or .1 AC without a buffer authorization from Guilford County Watershed Section. See Guilford County UDO Table 9.1.6 and 15A NCAC 02B .0724. 2. Once SUP is approved, site plan and watershed development plan (WDP) approval will be needed. Submit signed and filled out WDP checklist with site plan submittal. Please refer to Guilford County Watershed Development Plan Checklist linked below for requirements: https://www.guilfordcountync.gov/our-county/planning-development/watershed-protection-stormwater-management/watershed-protection/forms 3. Show full project density calculations with numbers inputted for site plan submittal. Project density as % = (impervious area/parcel area) x 100. Low-density built-upon area threshold for this area is 12%. 4. Add standard notes from previous review comments to site plan submittal once SUP is approved. 			

Staff Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Zoning Review (Planning/Zoning)	Avery Tew	04/11/2025	03/21/2025	Review Completed

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

Property Information

The subject property is located at 2650 Jane Edwards Road (Guilford County Tax Parcel #143728 in Sumner Township) approximately 1,100 feet east of the intersection of Drake Road and Jane Edwards Road and comprises approximately 22.3 acres. The subject property is zoned AG, Agricultural.

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

Nature of the Request

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

Technical Review Committee (TRC) comments for the submitted Sketch Plan are attached.

Character of the Area

The vicinity of the subject property is primarily rural residential and undeveloped land. There is a residential subdivision consisting of approximately half-acre lots immediately northeast of the subject property.

Existing Land Use(s) on the Property: Single-family detached dwelling; 12' x 24' and 40' x 100' storage buildings.

Surrounding Uses:

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

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

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

Infrastructure and Community Facilities

Public School Facilities: No anticipated impact.

Emergency Response:

Fire Protection District: Pinecroft Sedgefield Fire District

Miles from Fire Station: Approximately 2.5 miles

Water and Sewer Services:

Provider: Private well and septic

Within Service Area: No

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: Jane Edwards Road is a private road not classified under the Greensboro Urban Area Metropolitan Thoroughfare and Collector Street Plan. Drake Road, which provides the only entry to Jane Edwards Road, is classified as a Minor Thoroughfare. NCDOT does not provide a traffic count for Jane Edwards Road. The 2023 Annual Average Daily Traffic Count for Drake Road is 1,900.

Proposed Improvements: There are currently no proposed road improvements in the area. Any new development is subject to an NCDOT Driveway Permit.

Projected Traffic Generation: Not available.

Environmental Assessment

Topography: Gently, moderately and steeply sloping.

Regulated Floodplain: No regulated flood zones exist on the property per FIRM Map #3710785000J, effective on 6/18/2007.

Wetlands: Wetlands exist on the property per the National Wetlands Inventory.

Streams: A mapped stream exists on the property per USGS Quad Map and Soil Survey Map of Guilford County.

Water Supply Watershed: Lower Randleman Lake WS-IV, General Watershed Area

Land Use Analysis

Land Use Plan: Southern Area Plan

Plan Recommendation: Agricultural (southwest portion) and Rural Residential (northeast portion)

Consistency: The subject parcel is zoned AG, Agricultural. The AG zoning district is recognized as consistent with the future land use designation of Agricultural and generally consistent with the future land use designation of Rural Residential. Landscape and Horticultural Services are allowed in the AG zoning district with an approved Special Use Permit pursuant to Unified Development Ordinance (UDO) Section 3.5.Q.

Review Factors: Guilford County UDO Section 3.5(Q)(3)(g)

The applicant shall demonstrate that the review factors listed below 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. **Per the sketch plan associated with this application, access will be from Jane Edwards Road. Because Jane Edwards Road is a private road not maintained by NCDOT, a Commercial Driveway Permit will not be required.**
2. Parking and Loading: Location of off-street parking and loading areas. **Parking for Landscape and Horticultural Services is subject to UDO Table 6-1-1: Parking Requirements; Landscape and Horticultural Services would be classified as "Other" under the Business, Professional & Personal Services use category, requiring one parking space per 600 square feet of gross floor area.**
3. Service Entrances and Areas: Locations of refuse and service areas with adequate access for services vehicles. **Locations of service areas will be reviewed to allow for adequate access for all service vehicles during the site plan review process per UDO Section 6.1. An NCDOT Commercial Driveway Permit is required as part of the site plan review process.**
4. Lighting: Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other property in the area. **A lighting plan, if required, will be reviewed during the site plan review process in accordance with UDO Section 6.3.**
5. Utilities: Location and availability of utilities (public or private). **The Guilford County Environmental Health Department will regulate septic evaluation upon site plan review by TRC or appropriate staff; TRC or appropriate staff will also review utility easements.**
6. Open Spaces: Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable). **TRC or appropriate staff will review landscape requirements during the site plan review process per UDO Section 6.2.**
7. Environmental Protection: Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space, and other natural features. **Environmental regulations will be reviewed by Guilford County's Watershed/Stormwater Section at a TRC meeting or by appropriate staff to meet all environmental regulations per Article 9 of the Guilford County UDO.**
8. Landscaping, Buffering & Screening: Installation of landscaping, fencing or berming for the purpose of buffering and screening where necessary to provide visual screening where appropriate. **Per UDO Table 6-2-2: A Type B planting yard (min. width 25', avg. width 30', max. width 50') is required between the subject property and any adjacent properties containing a single-family or two-family dwelling; A Type D planting yard (min. width 5', avg. width 5', max. width 10') is required between the subject property and any adjacent vacant properties.**
9. Effect on Nearby Properties: Effects of the proposed use on nearby properties, including, but not limited to, the effects of noise, odor, lighting, and traffic. **A lighting plan, if required, will be reviewed by TRC or by appropriate staff per UDO Section 6.3.**

10. Compatibility: The general compatibility with nearby properties, including but not limited to the scale, design, and use in relationship to other properties. **Adjacent properties are predominantly rural residential. Per UDO Table 6-2-2: A Type B planting yard (min. width 25', avg. width 30', max. width 50') is required between the subject property and any adjacent properties containing a single-family or two-family dwelling; A Type D planting yard (min. width 5', avg. width 5', max. width 10') is required between the subject property and any adjacent vacant properties.**

Staff Comments

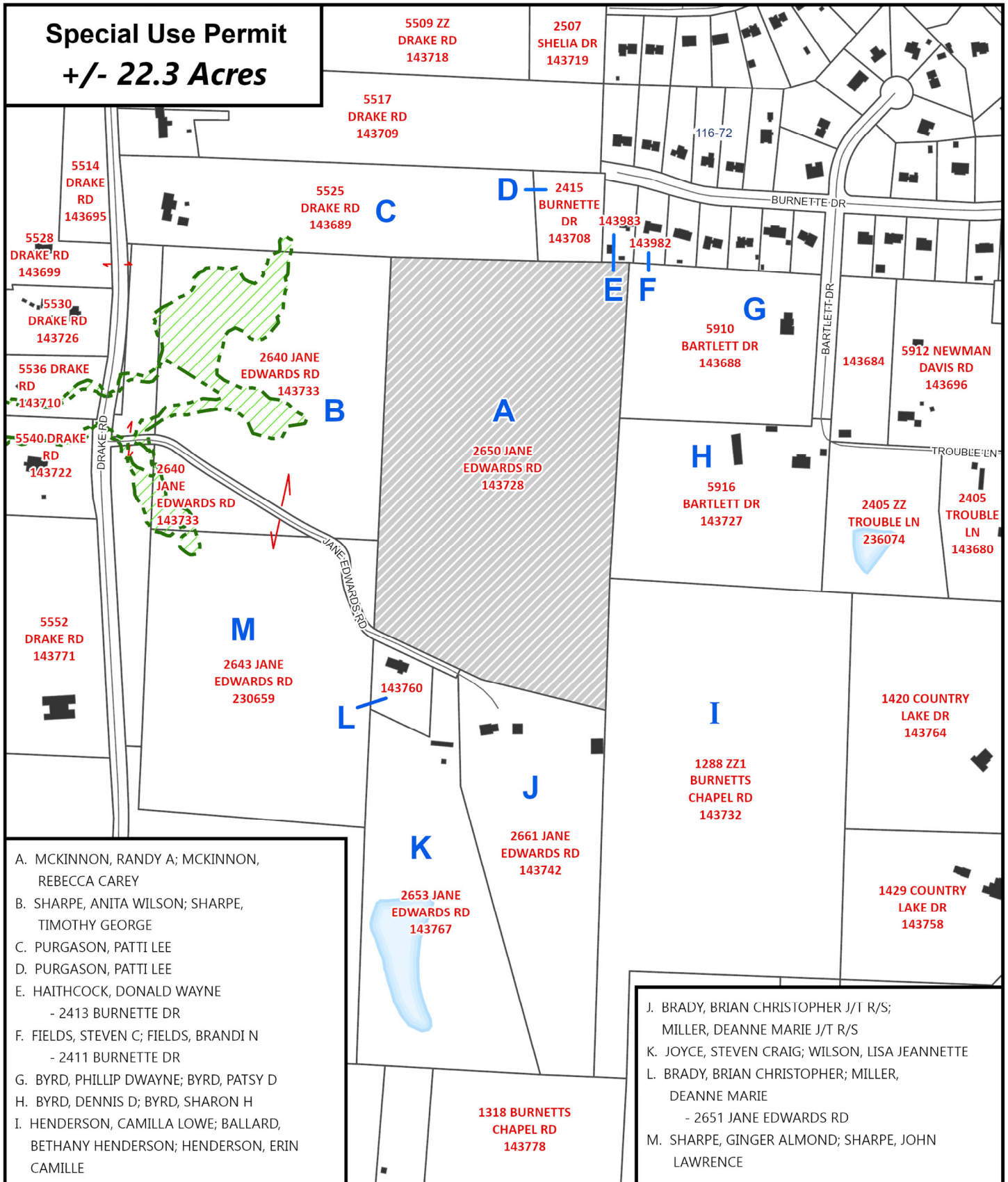
During consideration of a Special Use Permit, the Planning Board must determine that the following Findings of Fact have been satisfied based upon competent, material and substantial evidence presented during the hearing:

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

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

1. The development of the parcel shall comply with all regulations as specified in the Guilford County Unified Development Ordinance (UDO). A copy of the TRC comments on the submitted sketch plan is enclosed.
2. The development shall proceed in conformity with all amended plans and design features submitted as part of the Special Use Permit Application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of plan and design features by the Planning Director after comments from the Technical Review Committee (TRC), illustrating conditions related to the request and applicable development standards.
4. Added conditions if applicable.
5. If the specified conditions addressed in 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.

Special Use Permit +/- 22.3 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

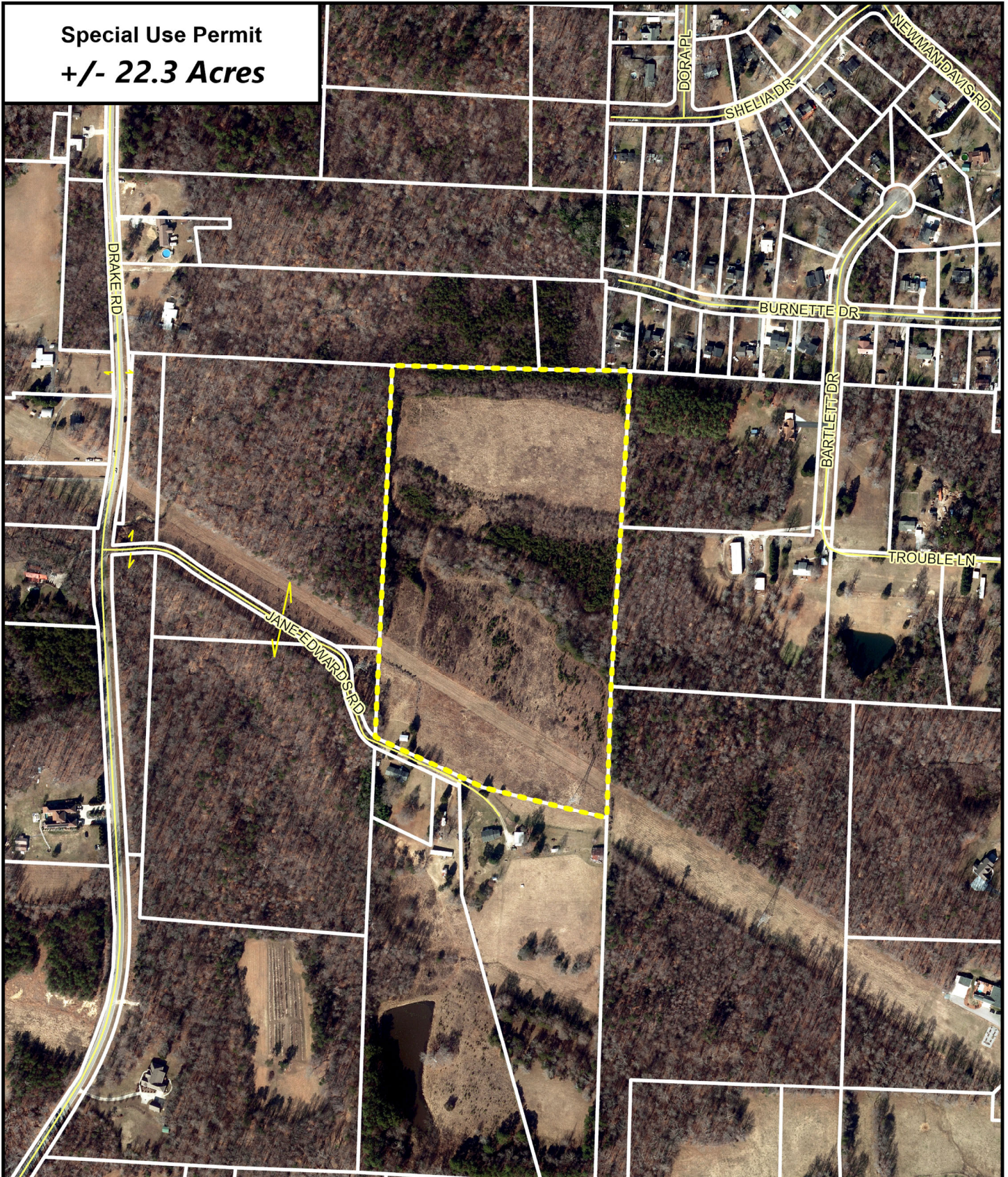
Case Number:
24-09-PLBD-00099

Case Area:
Parcel - 143728
2650 Jane Edwards Rd



Scale: 1" = 400'

Special Use Permit
+/- 22.3 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

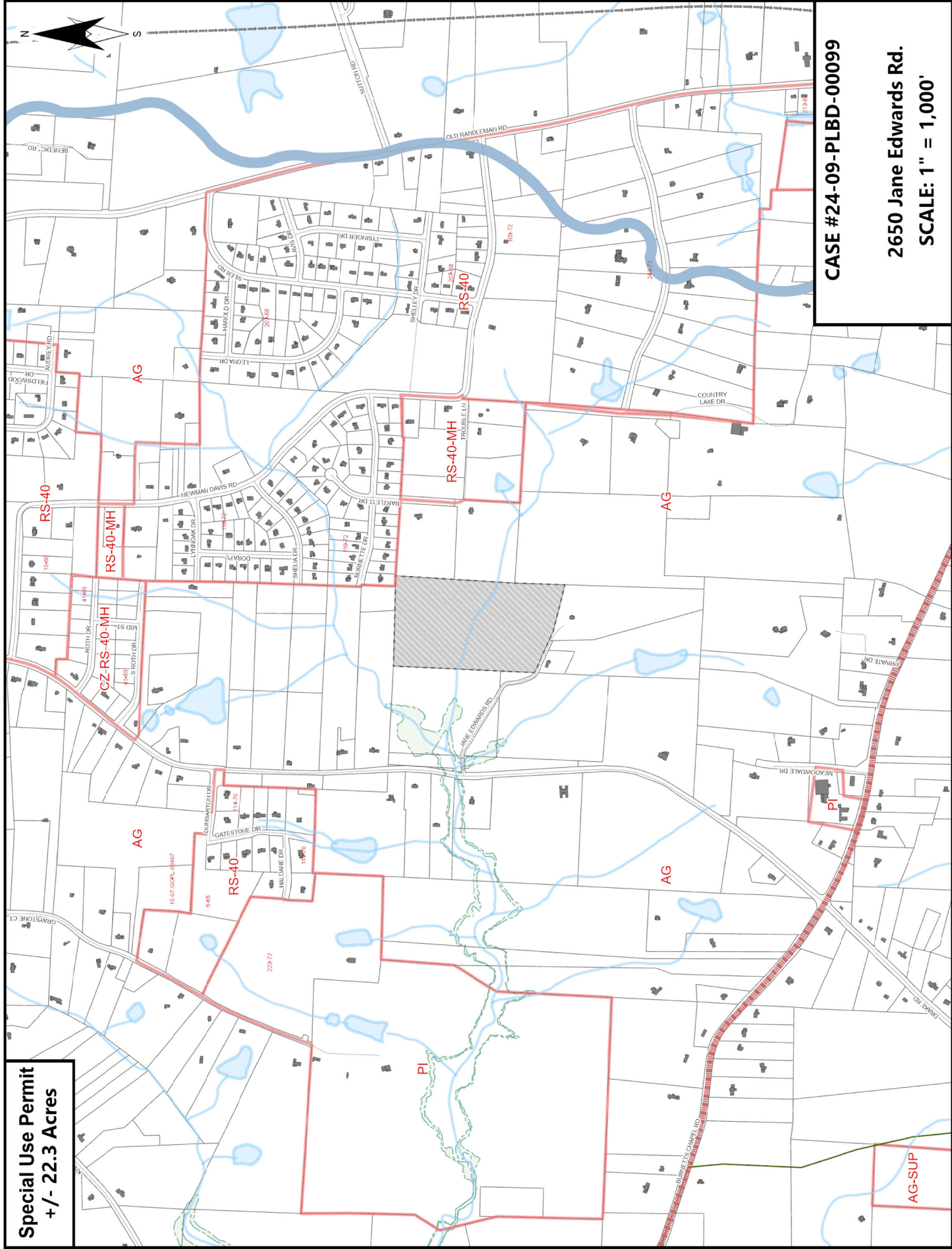
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Parcel - 143728
2650 Jane Edwards Rd



Scale: 1" = 400'

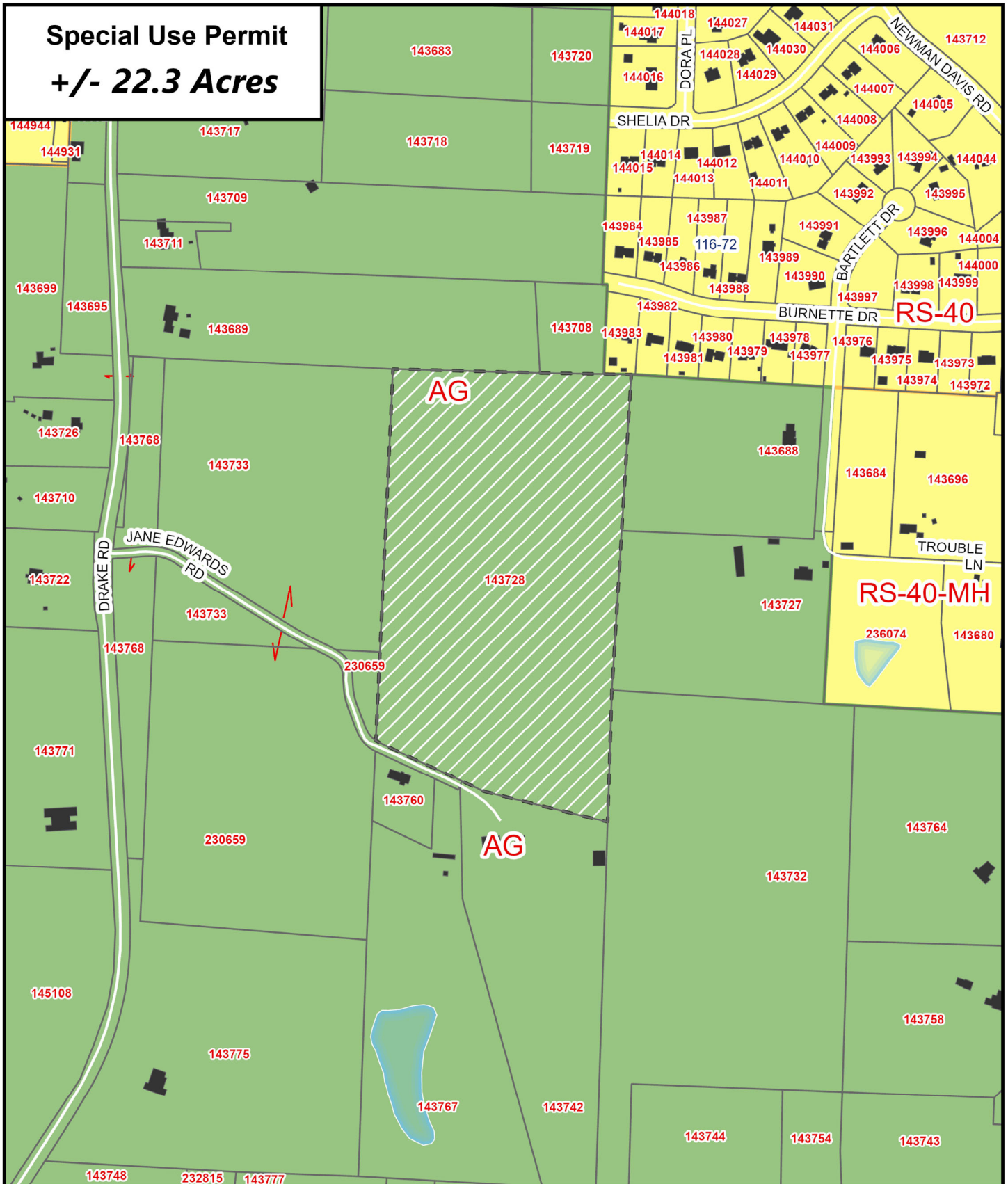
Special Use Permit
+/- 22.3 Acres



CASE #24-09-PLBD-00099

2650 Jane Edwards Rd.
SCALE: 1" = 1,000'

Special Use Permit +/- 22.3 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

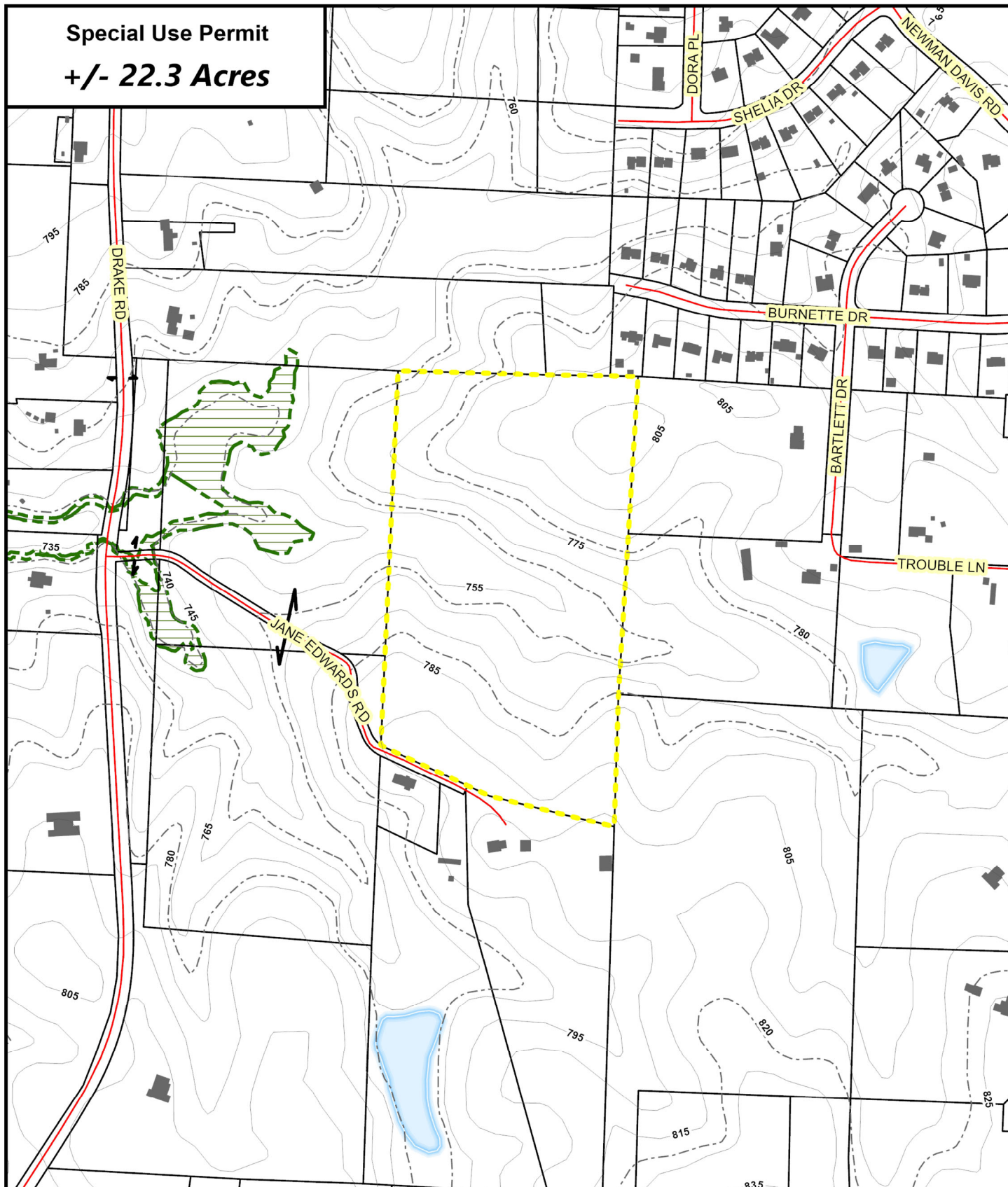
Case Number:
24-09-PLBD-00099

Case Area:
Parcel - 143728
2650 Jane Edwards Rd



Scale: 1" = 400'

**Special Use Permit
+/- 22.3 Acres**

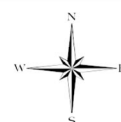


Planning & Development
Department

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SPECIAL USE PERMIT CASE #24-09-PLBD-00099: LANDSCAPE AND HORTICULTURAL SERVICES AT 2650 JANE EDWARDS 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 April 9, 2025, to consider a request for a Special Use Permit for Landscape and Horticultural Services subject to the submitted Sketch Plan along with the following proposed conditions: 1) The Landscape and Horticultural Services Business will only operate between 7:00 AM and 7:00 PM., for the property located at 2650 Jane Edwards Road (Guilford County Tax Parcel #143728 in Sumner Township), approximately 1,100 feet east of the intersection of Drake Road and Jane Edwards Road and comprising approximately 22.3 acres, zoned AG, Agricultural, and having heard all of the evidence and arguments presented at the Evidentiary Hearing, makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

1. A written application was submitted and **[is/is not]** complete in all respects.
2. 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 on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

3. The use, Landscape and Horticultural Services, for which the Special Use Permit is sought, **[is/is not]** in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

4. 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 **[is/is not]** in general conformity with the plan of development of the Jurisdiction and its environs. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

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

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 Unified Development Ordinance (UDO).
2. The development shall proceed in conformity with all amended plans and design features submitted as part of the Special Use Permit Application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of plan and design features by the Technical Review Committee (TRC), illustrating conditions related to the request and applicable development standards.
4. Added conditions, if applicable.
5. If the specified conditions addressed in 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.