



**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

November 12, 2025

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** October 8, 2025
- IV. Rules and Procedures**
- V. Continuance Requests**
- VI. Old Business**
- VII. New Business**

Legislative Hearing Item(s)

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

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

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

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

Existing Development Conditions: None.

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

Staff Recommended Use Conditions:

Additional Uses To Be Excluded

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

Proposed Development Conditions: None offered.

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

The requested rezoning is consistent with the Future Land Use Map (FLUM) classification of Industrial/Innovation Center and with the Regional Employment Center Activity Center/Node because the uses permitted under the proposed zoning district would be compatible with the light industrial development envisioned within these designations. If the request is approved, a FLUM amendment will not be required.

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

Information for **CONDITIONAL REZONING CASE #25-10-PLBD-00134** can be viewed by scrolling to the November 12, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-d>

[development/boards-commissions/planning-board](https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board). A copy of a Permitted Use Table is also included under the **MEETING CASE INFORMATION** section at the link above.

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

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

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

Proposed Use Conditions:

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

Proposed Development Conditions: None offered.

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

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

Information for **CONDITIONAL REZONING CASE #25-10-PLBD-00135** can be viewed by scrolling to the November 12, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of a Permitted Use Table 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
REGULAR MEETING MINUTES**

Truist Building – McAdoo Conference Room
201 W. Market Street, Greensboro, NC 27401

October 8, 2025

6:00 PM

Call to Order

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

I. Roll Call

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

James Donnelly, Chair; David Craft, Vice Chair; Rev. Gregory Drumwright; Sam Stalder; Jason Little, Ryan Alston and Cara Buchanan

The following members were absent from this meeting:

Dr. Nho Thi Bui; and Guy Gullick

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

J. Leslie Bell, Planning and Development Director; Jason Hardin; Planning and Development Deputy Director; Oliver Bass, Planning and Zoning Manager; Avery Tew, Senior Planner; Darby Terrell, Senior Planner; Samantha Lockwood, Senior Planner; Troy Moss, Planning Technician; Andrea Leslie-Fite, County Attorney; and Robert Carmon, Fire Marshal

II. Agenda Amendments

Jason Hardin stated that there are no amendments to the agenda this meeting.

III. Approval of Minutes: September 10, 2025

Chair Donnelly asked if there were any corrections or amendments to the minutes of the September 10, 2025 meeting. He found just a few typos and forwarded his comments and corrections to Mr. Bass for clarification. Reverend Drumwright requested an edit be made to the minutes reflecting his encouragement to Attorney Hodierna and her client that they engage the surrounding community. While he was in support of passing the request, he would have preferred that the developer (her client) would have been more interested in leveraging the input of the community. He will send an email to staff with his corrections. It was determined to hold the vote on approval of the minutes until later in the meeting.

Per his email, the comments from Reverend Drumwright should read, "Though I will be voting in support of this measure tonight, he would have hoped that Attorney Hodierne's client would have been more open to the concerns stemming from the many voices of the community given their immensity and their engagement around this request. I encourage them to do so in the future."

Mr. Craft moved to approve the September 10, 2025, minutes as amended, seconded by Mr. Stalder. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly, Craft, Alston, Little, Stalder, Buchanan, Drumwright. Nays: None.)

IV. Rules and Procedure

Since there were no cases to be heard, Chair Donnelly did not go over the Rules and Procedures.

V. Continuance Requests

There were no continuance requests for the meeting.

VI. Old Business

None.

VII. New Business

Legislative Hearing Item(s)

Leslie Bell stated that some of this was handled with the Notice requirements text amendment several months ago and this text amendment has been a work in progress for the planning staff. These changes align the UDO text procedures with current practice and with NCGS 160D. Staff is now bringing it to the Board for review and a recommendation. He wanted to thank Jason Hardin and his team, Samantha, Darby, Oliver, and Troy because it has been a heavy lift to get this text amendment organized.

- A. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-09-PLBD-00064: AN AMENDMENT TO ARTICLE 2 (ADMINISTRATION), ARTICLE 3 (PERMITS AND PROCEDURES), ARTICLE 4 (ZONING DISTRICTS), ARTICLE 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES) ARTICLE 6 (GENERAL DEVELOPMENT STANDARDS), ARTICLE 8 (SUBDIVISIONS AND INFRASTRUCTURE STANDARDS), ARTICLE 9 (ENVIRONMENTAL REGULATIONS), ARTICLE 12 (DEFINITIONS) OF THE UDO TO ADJUST ASSIGNED ADMINISTRATIVE DUTIES AND PROCEDURES FOR DEVELOPMENT REVIEW CONSISTENT WITH NC GENERAL STATUTES 160D FOR LEGISLATIVE, QUASI-JUDICIAL, AND ADMINISTRATIVE DECISIONS. (RECOMMENDED)**

Samantha Lockwood stated that staff prepared text amendments to the Guilford County Unified Development Ordinance (UDO) to Article 2, Article 3, Article 4, Article 5, Article 6, Article 8, Article 9, and Article 12 (Referenced as Subsection 2, Subsection 3, Subsection 4, Subsection 5, Subsection 6, Subsection 8, Subsection 9, and Subsection 12 respectively, in the County Code of Ordinances) that aligns the duties of the Planning Board and Technical Review

Committee (TRC) in accordance with current practice and NCGS 160D while removing the TRC as a decision-making authority under the UDO. The TRC would serve in an advisory role to the Planning and Development Director as established with these changes in the UDO. These revisions maintain and support the multi-disciplinary TRC review process, supporting thoroughness of development reviews while improving efficiency and adding clarity in the development review process. Additionally, the amendment includes revisions to terminology (e.g., changing substantial change to major change) for consistency with NCGS 160D (printed handouts were included in the Planning Board package which show the proposed amendments).

The proposed amendments are consistent with the Guiding Principles under the Future Land Use Framework for Sensible Growth under the Guiding Guilford Moving Forward Together Comprehensive Plan. The Vision states that "In order to house this growth, the County needs to begin implementing measures, policies, and regulations to ensure that future development patterns are reflective of the community's vision." This text amendment aligns the Unified Development Ordinance with this statement to streamlining County procedures for reviewing development applications.

Additionally, this proposal aligns with Policy H1 of the Attainable Housing Planning Themes in the Guiding Guilford Moving Forward Together Comprehensive Plan. Policy H1 states "Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents."

For subdivisions and site plans, there are several flow chart changes relating to the wording from "review and decision by TRC" to being "a review" by TRC. There is a review process change proposed with minor and exempt subdivisions. For exempt subdivisions and minor subdivisions with no street improvement, these plat submittals would begin with review of the final plat, instead of a preliminary plat, which reduces the number of submittals required from applicants. The intention is to shorten the process and eliminate the final 15-day review, which is not always necessary when all comments have already been addressed in the preliminary review stage if no improvements are proposed as a part of the proposed plat.

There are a few changes proposed to the noticing requirements. Currently, the UDO requires more extensive noticing than what is required by NCGS 160D. The proposed amendment aligns the County's notice requirements to those reflected in NCGS 160D. Though, it is department practice to still provide any noticing that is listed as option in the table of Section 3.2.

Staff recommends approval.

Discussion

Chair Donnelly stated that as he looks at the details under Street Name Changes, the only written notice, according to the Notice Table in Section 3.2, happens after the decision is made. He feels that the Board might not want to have people's street names changed without them having notice. It is his understanding that the nature of the petition is such that the petition will provide that notice for those individuals, so it doesn't need to be covered in the Ordinance. Ms. Lockwood stated that was correct.

Chair Donnelly opened the floor for the Public Hearing. There being no one to speak, the Public Hearing was closed by acclamation.

Mr. Craft moved to recommend approval of proposed text amendment Case #23-09-PLBD-00064. The proposed amendments are consistent with the Guiding Principles under the Future Land Use Framework for a sensible growth under Guilford County's Guiding Guilford Moving Forward Together Comprehensive Plan. Provisions state that in order to house this growth the County needs to begin implementing measures, policies and regulations to ensure the future development patterns are reflected in the community's vision. This text amendment aligns with the UDO in this statement to streamline County procedures for reviewing development applications. Additionally, this proposal aligns with Policy H1 of the Attainable Housing Planning Themes in the Guiding Guilford Moving Forward Together Comprehensive Plan. Policy H1 states "Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents." Mr. Little seconded the motion. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Drumwright, Little, Buchanan, Alston, Craft and Stalder. Nays: None.)

VIII. Other Business

Board Member Training:

A. Using the recently adopted Guilford County Moving Forward Together Comprehensive Plan for development and text amendment application decisions.

TEST REZONING CASE #25-01-PLBD-00104: RS-30, RESIDENTIAL TO RS-20, RESIDENTIAL: 5520 JOHN WASHINGTON RD

Oliver Bass stated that the intent of this process is to give the members some instructions on the foundational elements of the Comprehensive Plan that the Board uses to make their decisions. In terms of identifying consistency with the Comprehensive Plan and also to identify guidelines on the statement of reasonableness to be proposed consistent with what is in the Comprehensive Plan. Staff will do a mock presentation and will not give a full report, but will focus on those elements within the Comprehensive Plan pertaining to the Planning Board recommendation.

Darby Terrell presented the elements of the new Guiding Guilford Moving Forward Together Comprehensive Plan, starting with the new Planning Themes which are located throughout the document that focuses on areas and certain goals established by the Guilford County Board of Commissioners with input from county residents. During the presentation, Ms. Terrell stated that the Planning Themes would be a reference guide for the Planning Board Members to make their decisions when considering each goal statement, policy, and action items.

Next, Ms. Terrell discussed the Future Land Use Framework, which categorizes land use typologies that are further mentioned as Place Types within the Comprehensive Plan. The Place Types are different development types, patterns, and intensities observed within Guilford County. Before looking at a scale that is in the Comprehensive Plan, Ms. Terrell mentioned the guiding principles. The first element being to preserve certain areas within Guilford County with the focus to protect and preserve the natural environment. Agricultural lands, as well as rural communities, and historic resource properties are noted as prioritized for preservation. Secondly, there are areas to enhance. These are areas where there is already development and a focus for more development to occur in those places. The planning theme suggests considering small to medium-sized improvements over the long term to keep up with the

changing economics, technologies, consumer preferences and age-related deterioration. Lastly, there are areas to transform which are places that already have momentum but need additional investment to reimagine as new energized activity areas and they provide key locations for sites, such as new employment centers, regional shopping centers, entertainment areas, mixed use residential development areas. The plan includes a scale of intensity and density that stretches from the least dense/intense uses such as natural areas and preserves to more intense civic and industrial uses.

Ms. Terrell discussed Place Type descriptions which describes the overall characteristics related to the land use and type. The most differentiation is among residential land use types. The approach for wastewater would identify the anticipated system approach to the wastewater infrastructure and describe the load density intensity of land uses for specifically, private septic systems. The plan also discusses what water service would be the best approach for water access for those areas, as well as the general residential density. Finally, the plan discusses primary land uses as well as secondary land uses.

Ms. Terrell then discussed major areas or activity center nodes that are mentioned multiple times in the Future Land Use Map (FLUM), and those are described as: rural crossroads, neighborhood centers, major mixed-use center and regional employment centers. These are certain sections within the community where intersections are located that have historically brought activity for employment or gathering places such as small gas station, restaurants, or employment centers. A map was shown on the slide to indicate all the uses possible in these areas.

At this time, Ms. Terrell went through the mock Case #25-01-PLBD-00104, which will be reviewed for training using the previously discussed information. This site is located at 5520 John Washington Road, Guilford County Parcel# 112386 in Madison Township and is approximately 270 east of the intersection of Womack Drive and Leighann Road and comprises approximately 31.19 acres. This request is asking that the property be rezoned from RS-30 to RS-20. For the character of the area, the subject property is primarily single family residential, both streets that stub into the subject parcel serve lots in major single-family subdivisions developed under RS-30 zoning. Based on the minimum lot size allowed in RS-30 and RS-20 districts, the maximum density allowed will increase from 1.5 dwelling units per acre, to 2.2 dwelling units per acre. The existing land use of the property is undeveloped and the surrounding property to the north is single family residential, RS-30 zoned, to the south is undeveloped parcels zoned agriculture AG and RS-30 manufactured homes, as well as RS-40; undeveloped parcels zoned AG are to the east and west and is also single-family residential subdivision RS-30 zoned.

Ms. Terrell then displayed the FLUM to the Board members, which showed the discussed property and pointed out there was a rural crossroad located nearby. Ms. Terrell then defined certain terms on a Table that was displayed with the FLUM. The property being discussed is currently identified as residential on the map and the rezoning requested from RS-30 to RS-20. The property is near a scenic corridor which is U.S. 29 North. That overlay district does not affect this parcel. The watershed is NPDES and there is a requirement to have a 50-foot buffer around any identified streams.

The property is identified to be under the Residential Place Type. The Residential Place Type, per the Comprehensive Plan, are lands which typically consist of lots with varying sizes, which are primarily focused on low density and single-family residential uses. They do include existing

development and new areas that are currently undeveloped, which may be medium to high density uses.

Ms. Terrell stated the request to rezone the subject property from RS-30 to RS-20 is reasonable because it aligns with Guilford County's Comprehensive Plan Northeast Quadrant Future Land Use Map's Designation of Residential which encourages low to medium density near activity centers. It also aligns with the Comprehensive Plan's Attainable Housing Policy 1 and Action Items H1.1 H1.11 and H4.5 by providing low to medium density housing with a decreased minimum lot size for residential development while being near an activity center.

Staff recommendation is approval.

Chair Donnelly asked that the larger map be included in Board member's packages in the future as it is easier to see surrounding areas. Also, in the Consistency statement, there is Action H.4.5 but Policy H.4 is not included. He would like some clarification on that.

Attorney Leslie-Fite responded that it would be helpful to be more descriptive as that is always preferred. However, cautioned that being too specific can "box" the Board in should any case be appealed to Superior Court.

In response to a question posed by Rev. Drumwright, Mr. Bell stated that at intake for an application, staff is encouraged to provide enough information to the applicant that they are well informed and educated about their decision for the type of rezoning application (i.e., conventional or conditional) that they bring before the Planning Board. Staff does not want anyone to have things that were not explained to them in regard to their application.

TEST CONDITIONAL REZONING CASE #25-08-PLBD-00131: RS-40, RESIDENTIAL, TO CZ-AG, CONDITIONAL ZONING – AGRICULTURAL: 1804 PENNY ROAD

Avery Tew stated that the subject property is located at 1804 Penny Road (Guilford County Tax Parcel #158770 in Jamestown Township), approximately 500 feet north of the intersection of Penny Road and East Fork Road and comprises approximately 2.67 acres. Zoning History of Denied Cases: There is no history of denied cases.

This is a request to rezone the subject property from RS-40, Residential, to CZ-AG, Conditional Zoning – Agricultural, with the following conditions: Proposed Use Conditions: All uses permitted in the AG zoning district except: (1) Two-Family Dwelling (Twin Home or Duplex); (2) Caretaker Dwelling (Accessory); (3) Manufactured (HUD)/Mobile Home Dwelling (Class A & B); (4) Boarding House, 3 - 8 Residents; (5) Batting Cages, Outdoor; (6) Country Club with Golf Course; (7) Golf Course; (8) Private Club Recreation (incl. Indoor Batting Cages); (9) Swim and Tennis Club; (10) Shooting Range, Outdoor; (11) Place of Worship; (12) Daycare Center (Not In-Home); (13) Kennels or Pet Grooming; (14) Wireless Communication Tower – Non-Stealth Design; (15) Land Clearing & Inert Debris Landfill, Major; (16) Land Clearing & Inert Debris Landfill, Minor; and (17) Turkey Shoots.

Because the subject property is located in a Watershed Critical Area, the following uses are also prohibited: (1) Animal Feeder/Breeder; (2) Landscape and Horticultural Services; (3) Land Clearing & Inert Debris Landfill, Major.

Penny Road is classified as a Major Thoroughfare in the High Point Metropolitan Planning Organization's Comprehensive Transportation Plan. The Annual Average Daily Traffic for

Penny Road is 19,500 vehicles per the 2023 NCDOT traffic count. There are currently no known planned road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

There is a local historic landmark, The Florence Female School Boarding House, located immediately southwest of the subject property across from the subject property. The requested rezoning is not anticipated to have any impact on this historic resource.

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

The requested rezoning is consistent with the Future Land Use Map classification of Residential because the uses permitted in the proposed zoning district would be compatible with the low-density residential development envisioned within this classification. Specifically, the Residential land use classification is intended to accommodate primarily single-family detached dwellings and duplexes, both of which would be permitted under the proposed rezoning.

The request to rezone the subject property from RS-40 to CZ-AG is reasonable because the uses permitted under the proposed district would be largely compatible with development on adjoining properties and could benefit the surrounding area by enhancing access to fresh food, if used for agriculture, or by providing essential services. Potentially incongruous uses permitted under the AG district either (1) would be excluded from the proposed CZ-AG district through the use conditions offered by the applicant, (2) would be prohibited because the property is located in a Watershed Critical Area, or (3) would only be permitted with an approved Special Use Permit. The subject property's size, 2.67 acres, will also limit the potential scale of certain uses, such as agricultural uses, to an extent compatible with the surrounding area. Finally, the proposed CZ-AG zoning district is consistent with the Future Land Use Map classification of Residential.

The proposed rezoning is consistent with the Future Land Use Map classification of Residential. Therefore, if the request is approved a Future Land Use Map amendment to Rural Living will not be required. If considered to be inconsistent, because the use is permitted in the proposed zoning district, such as AG, or inconsistent with the envisioned classification of residential, it would be inconsistent. Therefore, staff recommends approval of the request.

Chair Donnelly thanked everyone for all their help and hard work on the Comprehensive Plan. He stated that it is nice to see how that language follows through and will be available to everyone to help guide decisions regarding long-range planning.

B. Proposed 2026 Planning Board Meeting and Submittal Schedule

Mr. Hardin noted a change in the meeting date for the November 2026 meeting, as it will be on the 10th of November because of Veteran's Day.

Mr. Craft moved to approve the 2026 meeting schedule, as submitted, seconded by Ms. Buchanan. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Drumwright, Little, Buchanan, Alston, Craft and Stalder. Nays: None.)

Chair Donnelly announced that this will be the last meeting that Attorney Leslie-Fite will be with the Board. She has accepted a position as the City Attorney for the City of Charlotte, NC. He offered his congratulations and his appreciation for her work supporting this Board.

Attorney Leslie-Fite stated that Planning is one of her favorite areas of law to work with and this Board is a passionate group of leaders who are committed to working through the process. She thinks that it is critical for ensuring that communities are strong and resilient in years to come. She stated Matt Mason, former Chief Deputy County Attorney, is enjoying his retirement but has agreed to come back as a retiree callback to help this Board.

IX. Adjourn

There being no further business before the Board, the meeting adjourned at 7:58 p.m.

(Insert Color Paper)



GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Rezoning
Application

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

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

Amended 10-27-25

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

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

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

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 106303

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

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

Check One: (Required)

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

Conditional Zoning Requirements:

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



GUILFORD COUNTY **PLANNING AND DEVELOPMENT**

Planning Board Conditional Zoning Application

Use Conditions

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

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

Development Conditions

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

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

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

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

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

Respectfully Submitted,

10/23/2025 | 07:30 PDT

DocuSigned by:
 Daniel Rovegno

Property Owner Signature

Daniel Rovegno (DAPAST, LLC)

Name

7098 Holts Store Rd

Mailing Address

Burlington, NC 27215

City, State and Zip Code

813-450-5000

Phone Number

3ascending@gmail.com

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Additional sheets for conditions and signatures are available upon request.



GUILFORD COUNTY **PLANNING AND DEVELOPMENT**

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

Use Conditions

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

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

Development Conditions

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

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

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

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

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

Respectfully Submitted,

10/23/2025 | 07:30 PDT

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

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

Additional sheets for conditions and signatures are available upon request.



GUILFORD COUNTY **PLANNING AND DEVELOPMENT**

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

Use Conditions

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

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

Development Conditions

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

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

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

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

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

Respectfully Submitted,

10/23/2025 | 07:31 PDT

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

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

Additional sheets for conditions and signatures are available upon request.

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Limited Liability Company

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Legal name: 3Ascending, LLC

Secretary of State Identification Number (SOSID): 3060025

Status: Current-Active

Citizenship: Domestic

Date formed: 5/19/2025

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

Registered office address

7098 Holts Store Rd
Burlington, NC 27253

Registered mailing address

7098 Holts Store Rd
Burlington, NC 27253

Company officials

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

•
[Steven Bagiardi](#)

14635 Tudor Chase Dr
Tampa FL 33626

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Legal name: DAPAST, LLC

Secretary of State Identification Number (SOSID): 3060012

Status: Current-Active

Citizenship: Domestic

Date formed: 5/19/2025

Registered agent: [Daniel Rovegno](#)

Registered office address

7098 Holts Store Rd
Burlington, NC 27215-9265

Registered mailing address

7098 Holts Store Rd
Burlington, NC 27215-9265

Company officials

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

•
[Daniel Rovegno](#)

7098 Holts Store Rd
Burlington NC 27253

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

Legal name: SPD3, LLC

Secretary of State Identification Number (SOSID): 3060023

Status: Current-Active

Citizenship: Domestic

Date formed: 5/19/2025

Registered agent: [Paul Rovegno II](#)

Registered office address

7098 Holts Store Rd
Burlington, NC 27253

Registered mailing address

7098 Holts Store Rd
Burlington, NC 27253

Company officials

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

•
[Paul Rovegno II](#)

7098 Holts Store Rd
Burlington NC 27253

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TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4 P = Use by Right D = Individual Development Standards Apply - See Article 5 S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q Z = Overlay Zoning Required *** = Additional District Requirements, See Section 4.5 or 4.6																						
Use Category	Use Type	WCA Prohibited	Residential												Institutional	Commercial						Industrial
			A	R	R	R	R	R	R	R	R	R	R	R		L	M	N	L	G	H	
			G	S	S	S	S	S	S	S	M	M	M	M		I	O	X	B	B	B	
Agriculture/A nimal Services	Agricultural Maintenance Barns		D																			
	Agricultural Tourism		S																			
	Animal Feeder/Breeder	X	D																			
	Animal Services (Livestock)		P																			P
	Animal Services (Other)		P																			P
	Horticultural Specialties		P																			P
	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P				
Household Living	Two-Family Dwelling (Twin Home or Duplex)		P								P	P	P	P		P	P	P				
	Townhouse Dwelling										P	P	P	P			P	P	P			
	Caretaker Dwelling (Accessory)		D													D	D	D	D	D	D	D
	Multifamily Dwelling (Including Condominium)*										P	P	P	P				P	P	P	P	
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P			
	Home Occupation		D	D	D	D	D	D	D	D	D	D	D	D			D	D	D			
	Mfg.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z							Z	Z	Z								

D	D			P	P		P				P	P	D		D	D
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[illegible]

 = Prohibited in Watershed Critical Area

P	S	P	P	P	D	P	P	P	P	P	P	P	P
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7

[illegible]

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

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



= Prohibited in Watershed Critical Area

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

Property Information

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

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

Nature of the Request

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

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

Existing Development Conditions: None.

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

Proposed Development Conditions: None offered.

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

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

District Descriptions

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

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

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

Character of the Area

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

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

Surrounding Uses:

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

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

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

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Whitsett

Distance from Fire Station: Approximately 1.5 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: N/A

Transportation:

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

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

Projected Traffic Generation: Not available

Environmental Assessment

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

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

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

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

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

Consistency: Future Land Use Map & Comprehensive Plan

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

Activity Center/Node: Regional Employment Center

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

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

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

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

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

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

Reasonableness

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

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

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

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

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

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

Recommendation

Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Northeast

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



GUILFORD COUNTY

October 13, 1988

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

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

RE: REZONING CASE #78-88

Gentlemen:

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

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

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

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

Very truly yours,

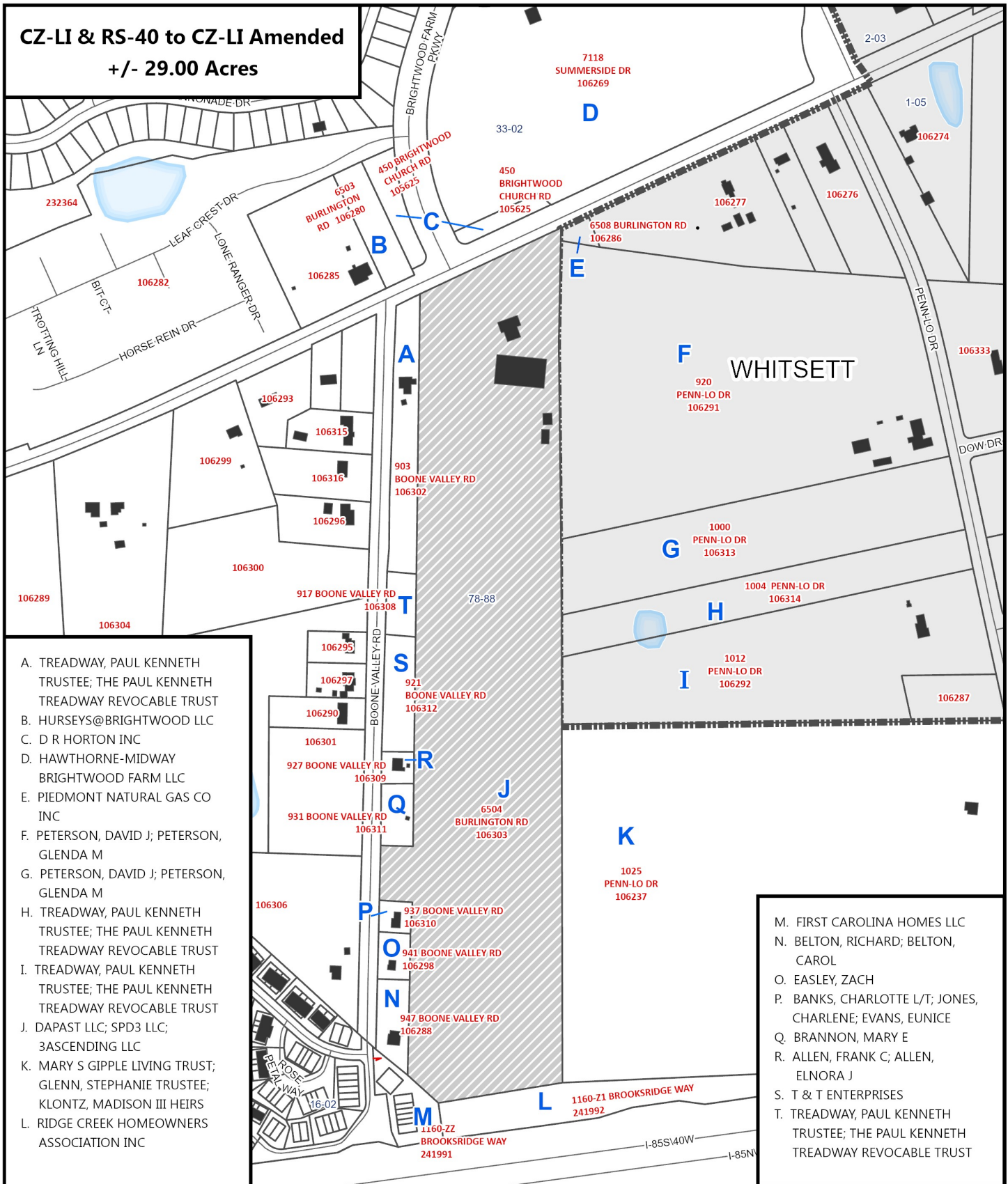
DeLacy M. Wyman, Secretary
Guilford County Planning Board

bh/l

cc: Norma Bodsford, Clerk to Board of County Commissioners

(Intentionally Left Blank)

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



- A. TREADWAY, PAUL KENNETH TRUSTEE; THE PAUL KENNETH TREADWAY REVOCABLE TRUST
- B. HURSEYS@BRIGHTWOOD LLC
- C. D R HORTON INC
- D. HAWTHORNE-MIDWAY BRIGHTWOOD FARM LLC
- E. PIEDMONT NATURAL GAS CO INC
- F. PETERSON, DAVID J; PETERSON, GLENDA M
- G. PETERSON, DAVID J; PETERSON, GLENDA M
- H. TREADWAY, PAUL KENNETH TRUSTEE; THE PAUL KENNETH TREADWAY REVOCABLE TRUST
- I. TREADWAY, PAUL KENNETH TRUSTEE; THE PAUL KENNETH TREADWAY REVOCABLE TRUST
- J. DAPAST LLC; SPD3 LLC; 3ASCENDING LLC
- K. MARY S GIPPLE LIVING TRUST; GLENN, STEPHANIE TRUSTEE; KLONTZ, MADISON III HEIRS
- L. RIDGE CREEK HOMEOWNERS ASSOCIATION INC

- M. FIRST CAROLINA HOMES LLC
- N. BELTON, RICHARD; BELTON, CAROL
- O. EASLEY, ZACH
- P. BANKS, CHARLOTTE L/T; JONES, CHARLENE; EVANS, EUNICE
- Q. BRANNON, MARY E
- R. ALLEN, FRANK C; ALLEN, ELNORA J
- S. T & T ENTERPRISES
- T. TREADWAY, PAUL KENNETH TRUSTEE; THE PAUL KENNETH TREADWAY REVOCABLE TRUST

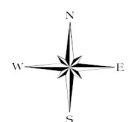


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

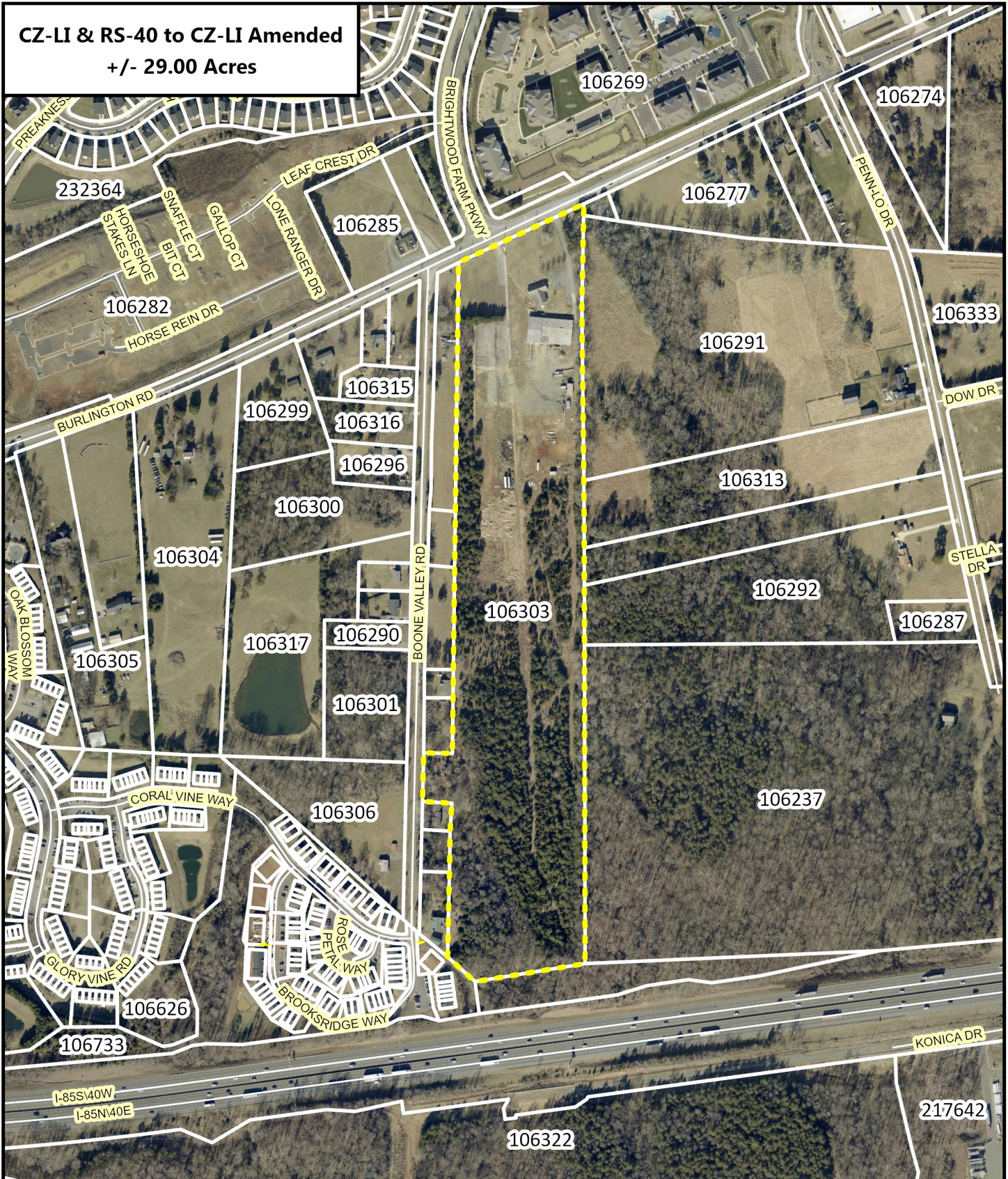
Case Number:
25-10-PLBD-00134

Case Area:
Parcel: 106303
6504 Burlington Rd



Scale: 1" = 400'

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



Planning & Development
 Department

Jurisdiction:
 GUILFORD COUNTY

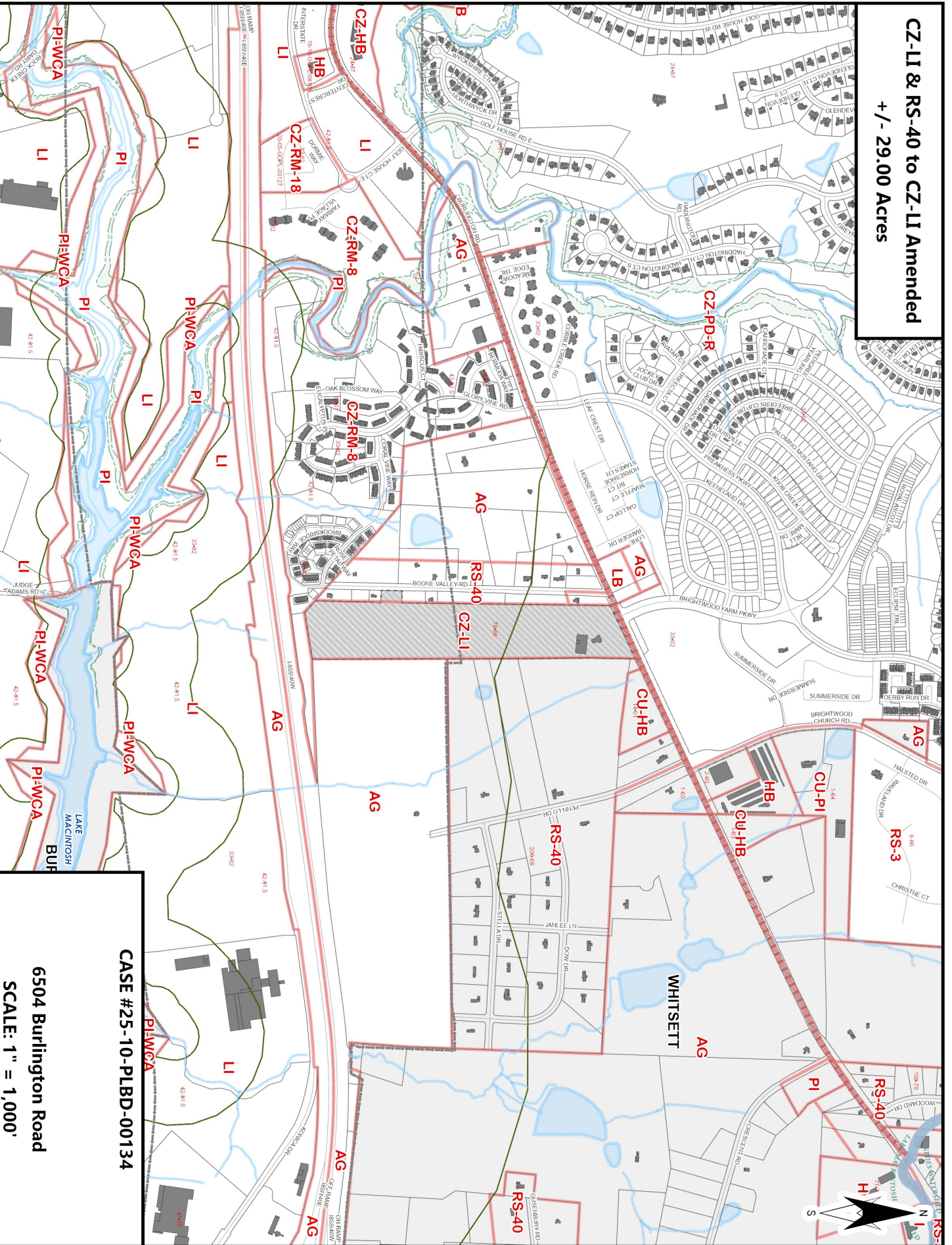
Case Number:
 25-10-PLBD-00134

Case Area:
 Parcel: 106303
 6504 Burlington Rd



Scale: 1" = 450'

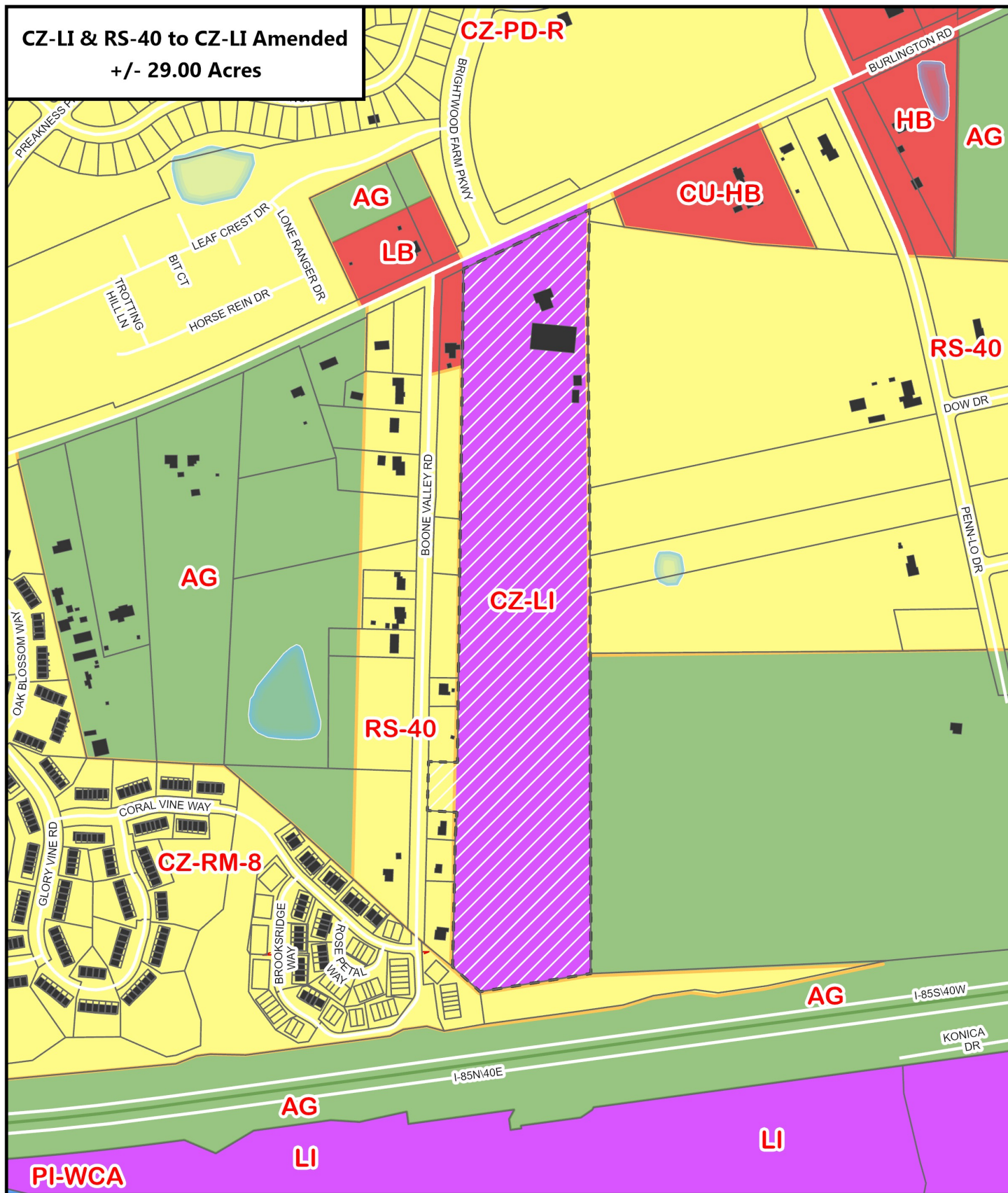
CZ-LI & RS-40 to CZ-LI Amended
+/- 29.00 Acres



CASE #25-10-PLBD-00134

6504 Burlington Road
SCALE: 1" = 1,000'

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

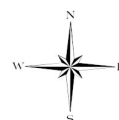


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

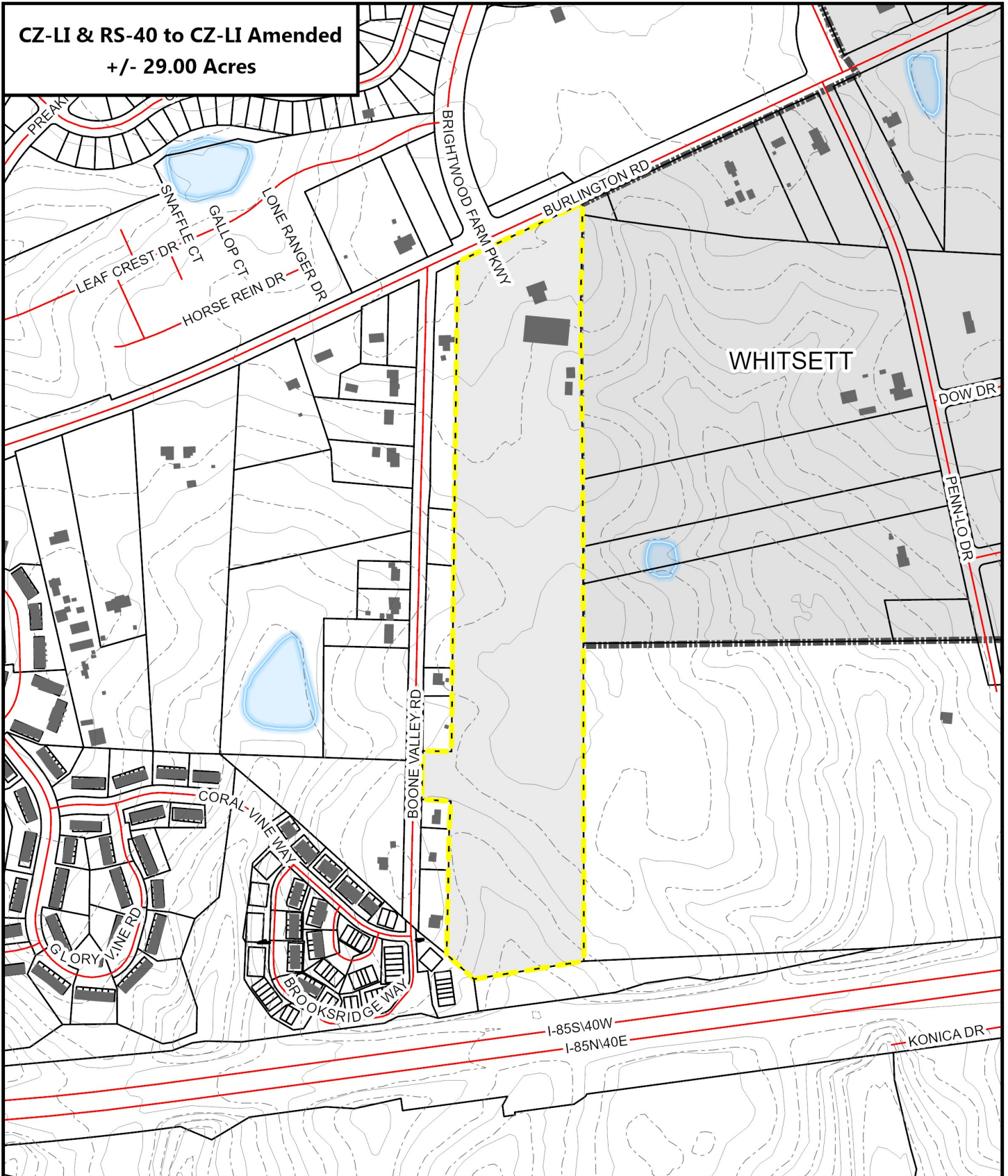
Case Number:
25-10-PLBD-00134

Case Area:
Parcel: 106303
6504 Burlington Rd



Scale: 1" = 450'

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



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

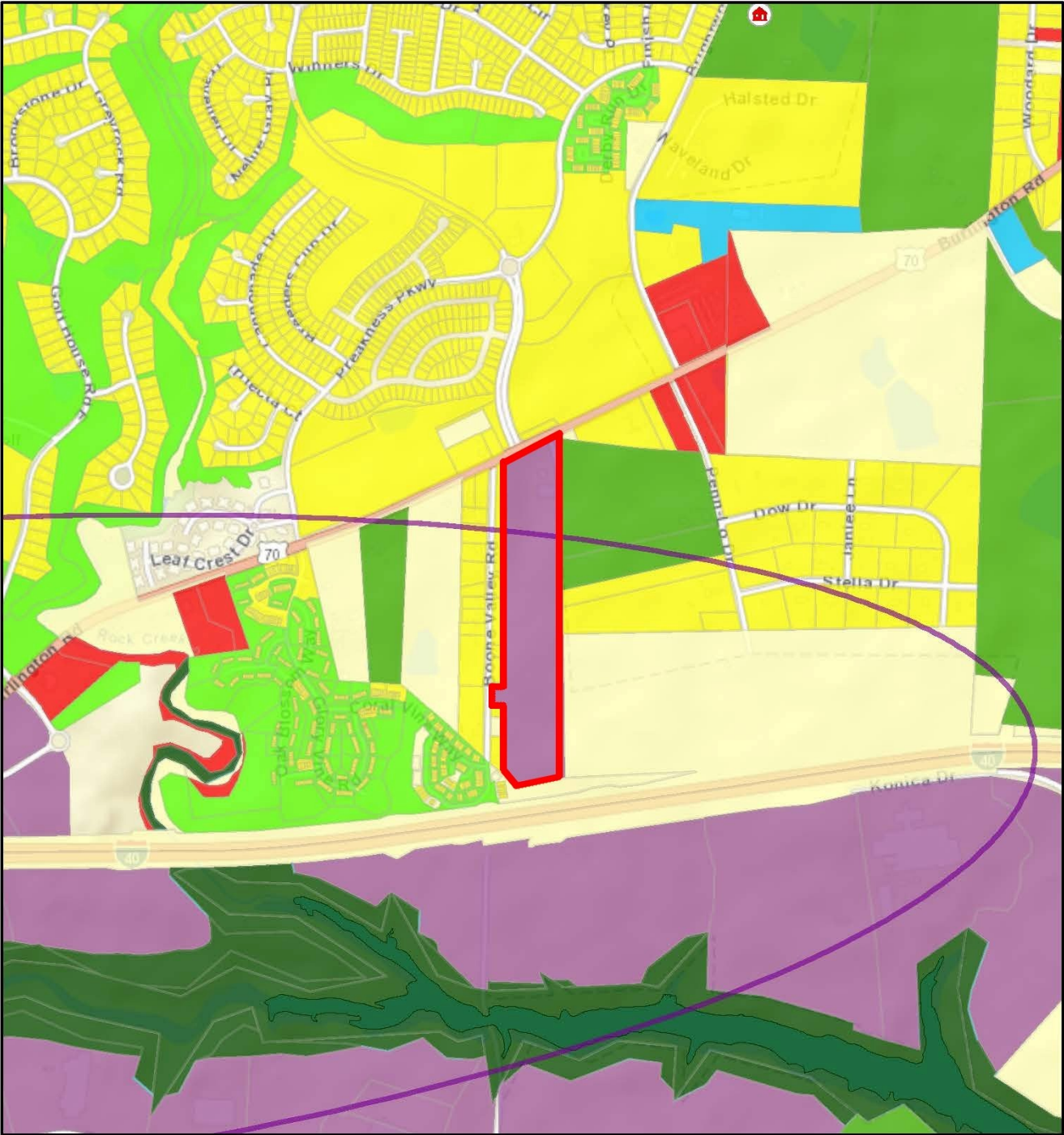
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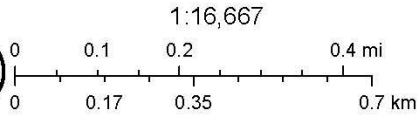
Scale: 1" = 450'

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



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

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



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

106303



Zoom to

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

place your text or html here

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

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

DECISION MATRIX

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

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

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #106303 from **CZ-LI & RS-40 to CZ-LI Amended** because:

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

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

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

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #106303 from **CZ-LI & RS-40 to CZ-LI Amended** because:

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

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

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

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #106303 from **CZ-LI & RS-40 to CZ-LI Amended** because:

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

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

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

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #106303 from **CZ-LI & RS-40 to CZ-LI Amended** because:

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

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

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

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

(Insert Color Paper)



Guilford County
Planning and Development

Planning Board
Conditional Rezoning
Application

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

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

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the RS-40/AG zoning district to the CZ-RS-30 zoning district. Said property is located at 5584 Church Street; 5590 Church Street; portion of 5602 Church Street in Monroe Township; Being a total of: 40.05 (+/-) acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 129267

Tax Parcel # _____

Tax Parcel # 129262

Tax Parcel # _____

Tax Parcel # portion of 129263 (5.98 acres)

Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

- ☒ The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
- ☒ The property requested for rezoning is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and/or a map are attached. (w/r/t 129263)

Check One: (Required)

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

Conditional Zoning Requirements:

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



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Use Conditions

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

1) **See Attached**

2)

3)

4)

Development Conditions

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

1)

2)

3)

4)

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

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

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

Respectfully Submitted,

See Attached

Property Owner Signature

Parage Brahmhatt (5584 and 5590 Church St)

Name

Alfred and Sharon Peebles (5602 Church St)

Mailing Address

City, State and Zip Code

Phone Number

Email Address

See Attached

Owner/ Representative/ Applicant Signature (if applicable)

Pankaj Jinwala, Shreeji Builders, LLC

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Additional sheets for conditions and signatures are available upon request.

Attached

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

Use Conditions

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

Attached

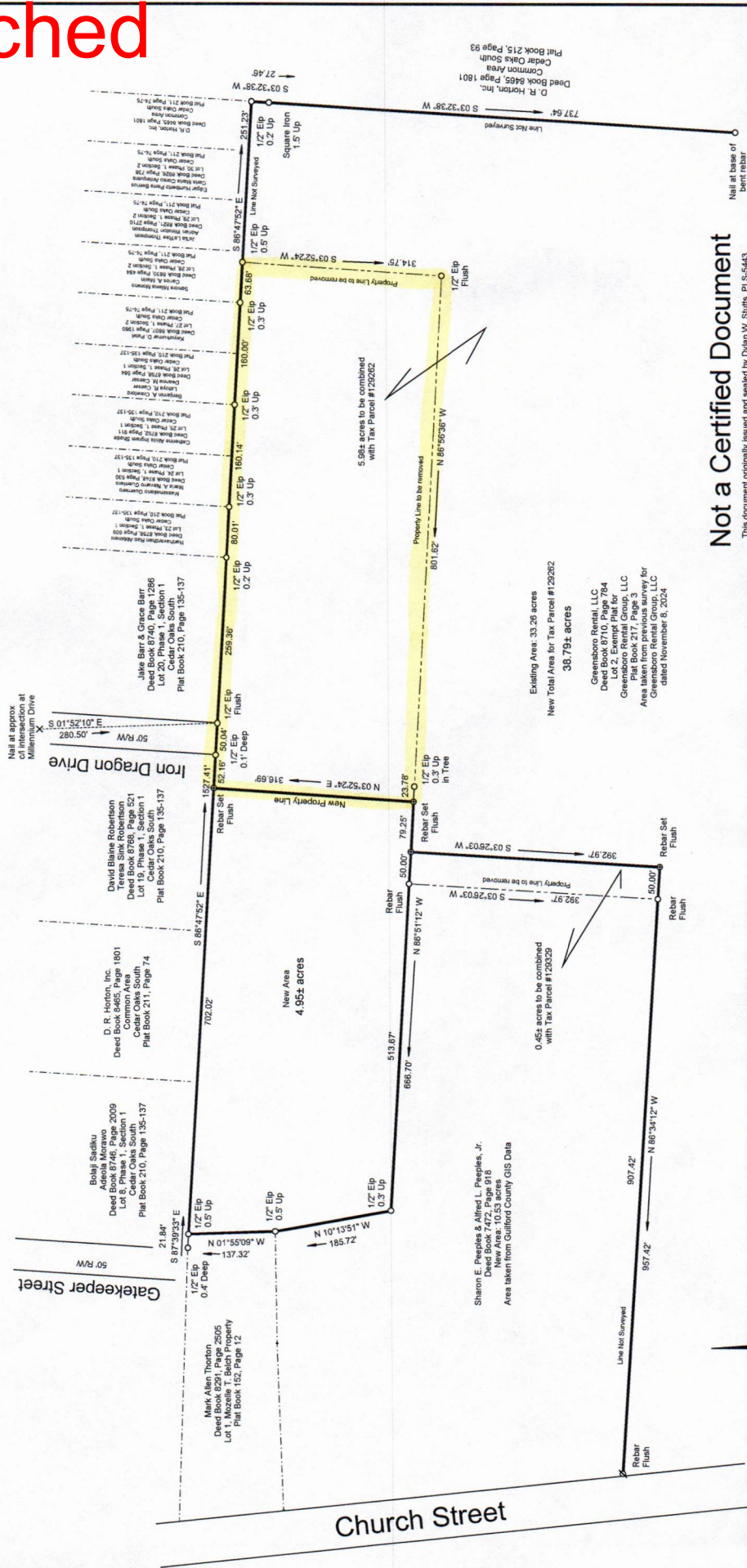
Legal Description (portion of parcel)

Portion of 5602 Church Street

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

Not For Recordation

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



Not a Certified Document

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

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

Preliminary Map for:

Parag Brahmhatt

5602 Church Street

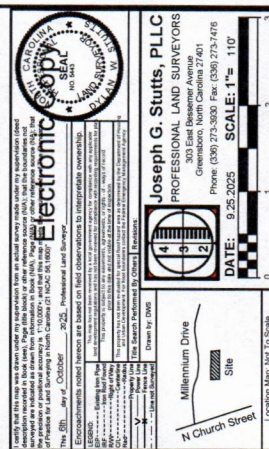
Lonroe Township

Guilford County

Greensboro, NC

Tax Parcel: 129263

Deed Book 8371, Page 973



Attached

[Signature Page to Planning Board Conditional Rezoning Application]

5584 and 5590 Church Street

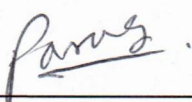
Property Owner Signature:

GREENSBORO RENTAL LLC

By: 1316 Holding LLC

Its: Member

By:



Name: Parag Brahmbhatt

Title: Manager

Mailing Address: 18 Flagship Cv.
Greensboro, NC 27455

Phone: 623-675-1516

Email: dr8382@gmail.com

[signatures continue on next page]

Alfred and Sharon Peples

Attached

[Signature Page to Planning Board Conditional Rezoning Application]

5602 Church Street

Property Owner Signature:


Alfred L. Peeples, Jr.


Sharon E. Peeples

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

Phone: 336-686-1713

Email: lenpeeples@gmail.com

[signatures continue on next page]

[Signature Page to Planning Board Conditional Rezoning Application]

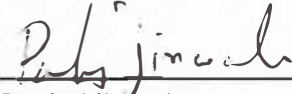
Attached

[Signature Page to Planning Board Conditional Rezoning Application]

5584 and 5590 Church Street

Applicant Signature:

SHREEJI BUILDERS LLC

By: 

Name: Pankaj Jinwala

Title: Member-Manager

Mailing Address: 7099 Toscana Trace
Summerfield, NC 27358

Phone: 336.207.7607

Email: Pjinwala@gmail.com

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

Limited Liability Company

Actions

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

Legal name: Greensboro Rental LLC

Secretary of State Identification Number (SOSID): 2310725

Status: Current-Active

Citizenship: Domestic

Date formed: 11/23/2021

Registered agent: Anderson Registered Agents, Inc.

mailing address

3225 McLeod Dr, Suite 100
Las Vegas, NV 89121

Principal office address

3225 McLeod Dr, Suite 100
Las Vegas, NV 89121

Registered office address

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

Registered mailing address

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

Company officials

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

- **Member**

[1316 Holding LLC](#)

3225 McLeod Dr, Suite 100
Las Vegas NV 89121

[Return to top](#)

Other Agencies

[NC Gov](#)

[State Board of Elections](#)

[North Carolina Birth Certificate Information](#)

[North Carolina State Bar](#)

[North Carolina Department of Commerce](#)

[North Carolina Department of Revenue](#)

[All North Carolina Government Organizations](#)

Links of Interest

[National Association of Secretaries of State](#)

[Intellectual Property](#)

[NASAA - North American Securities
Administrators Association](#)

[North Carolina Consular Corps](#)

[Secretary of State Disclaimer & Privacy](#)

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



**North Carolina Secretary of
State's Office**

**Contact Us**

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



TABLE 4.3-1 PERMITTED USE SCHEDULE

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

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

P = Use by Right

D = Individual Development Standards Apply - See Article 5

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

Z = Overlay Zoning Required

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

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



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



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



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



TABLE 4.3-1 PERMITTED USE SCHEDULE

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

P = Use by Right

D = Individual Development Standards Apply - See Article 5

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

Z = Overlay Zoning Required

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

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



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



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



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



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

(Intentionally Left Blank)

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

Property Information

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

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

Nature of the Request

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

Proposed Use Conditions:

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

Proposed Development Conditions: None offered.

District Descriptions

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

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

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

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

Character of the Area

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

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

Surrounding Uses:

North: Residential (Cedar Oaks South Subdivision)
South: Residential/Agricultural
East: Residential (Cedar Oaks South Subdivision)
West: Residential/Agricultural

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

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

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Fire District 13
Miles from Fire Station: Approximately 1.4 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells.
Within Service Area: Yes, Greensboro Growth Tier 1
Feasibility Study or Service Commitment: N/A

Transportation:

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

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

Projected Traffic Generation: Not available.

Environmental Assessment

Topography:

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

Regulated Floodplain:

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

Wetlands:

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

Streams:

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

Watershed:

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

Consistency: Land Use Plan & Comprehensive Plan

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

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

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

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

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

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

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

Reasonableness

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

Recommendation

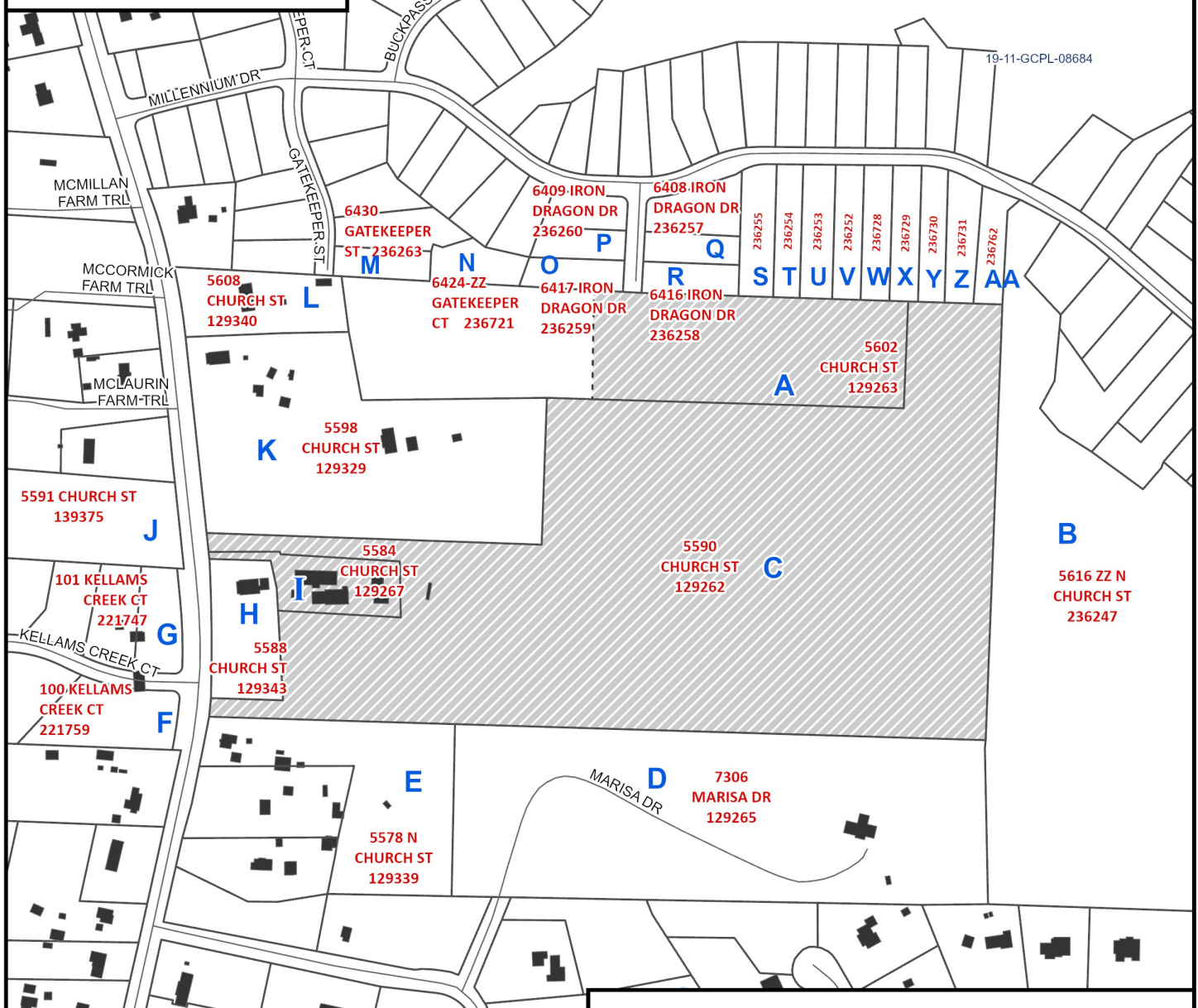
Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Northeast

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

AG & RS-40 to CZ-RS-30

+/- 40.05 Acres



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

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

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

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



Planning & Development
Department

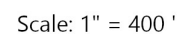
Jurisdiction:
GUILFORD COUNTY

Case Number:
25-10-PLBD-00135

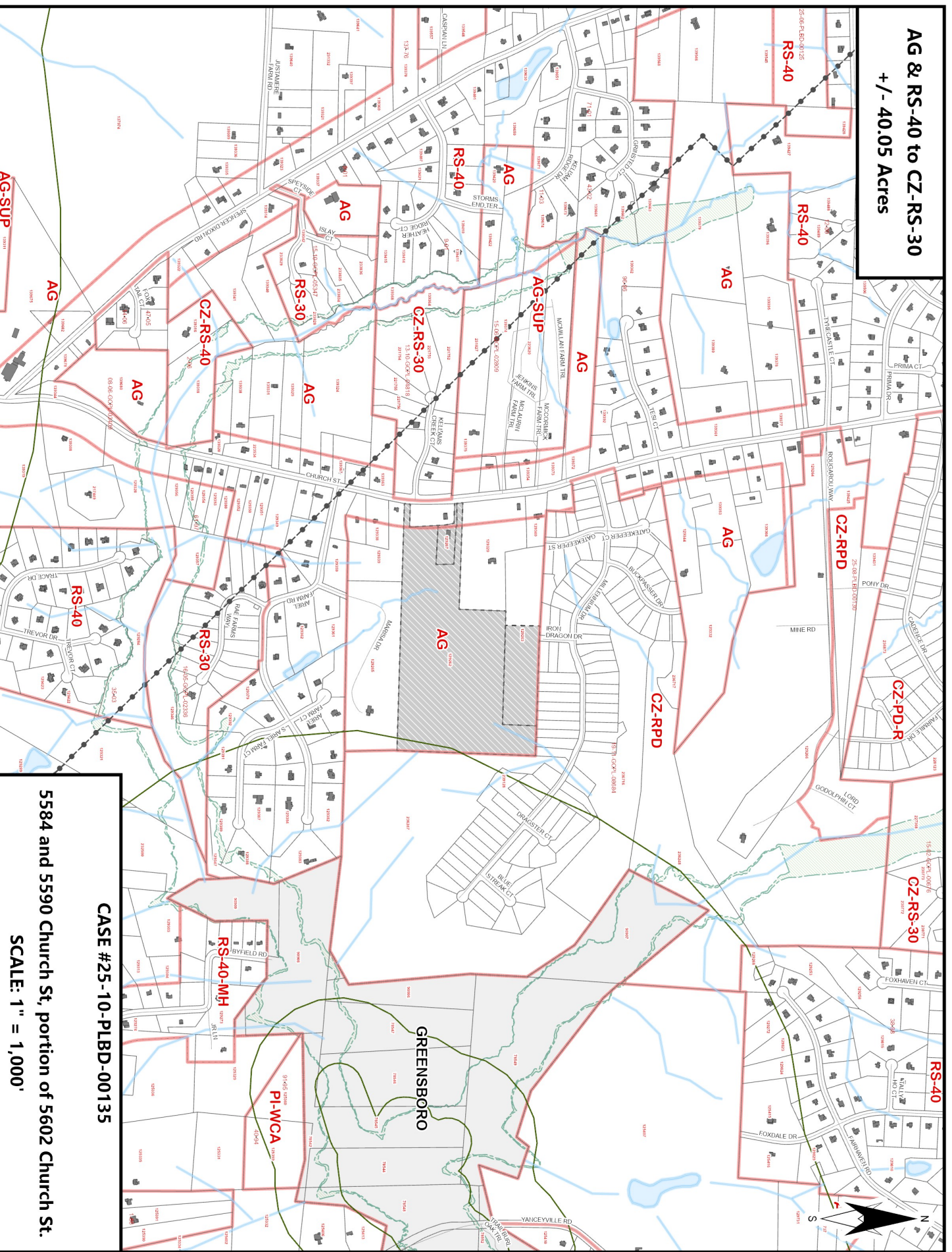
Case Area:
Parcels: 129267; 129262;
portion of 129263
5584 and 5590 Church St;
portion of 5602 Church St.



Scale: 1" = 400'

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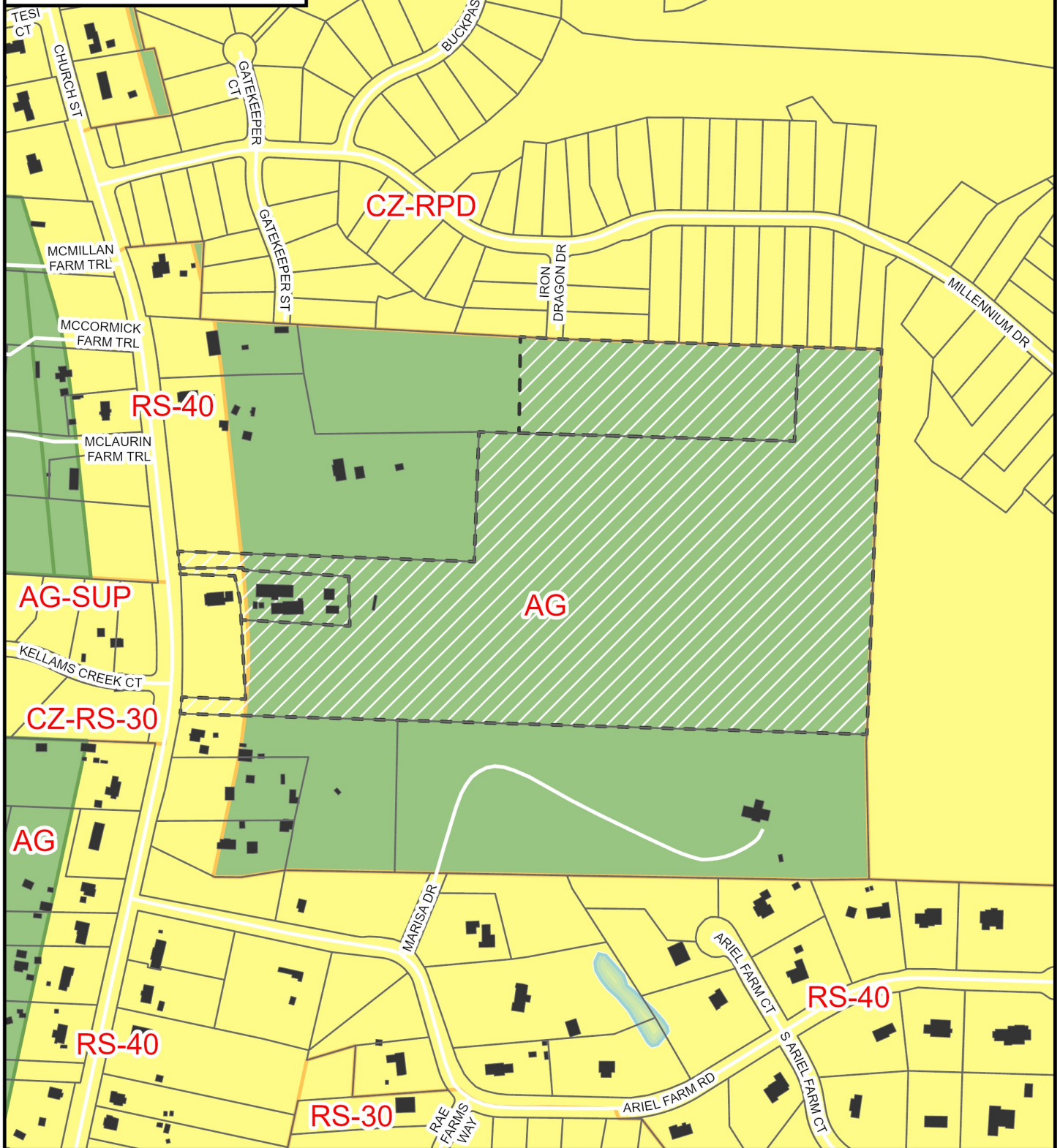
AG & RS-40 to CZ-RS-30
+/- 40.05 Acres



CASE #25-10-PLBD-00135

5584 and 5590 Church St, portion of 5602 Church St.
SCALE: 1" = 1,000'

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



Planning & Development
Department

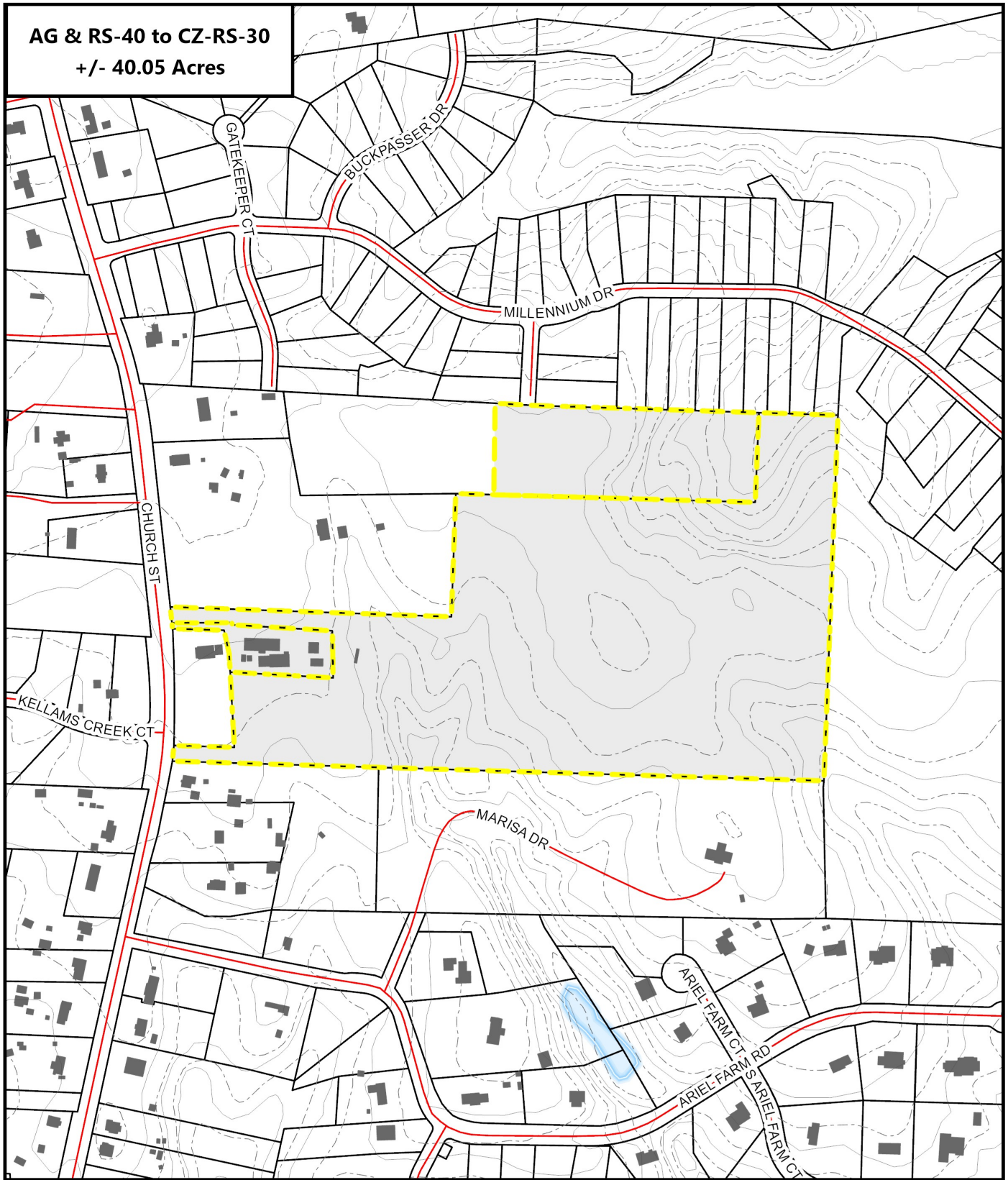
Jurisdiction:
GUILFORD COUNTY

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

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



Scale: 1" = 400'

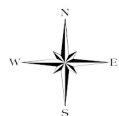


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

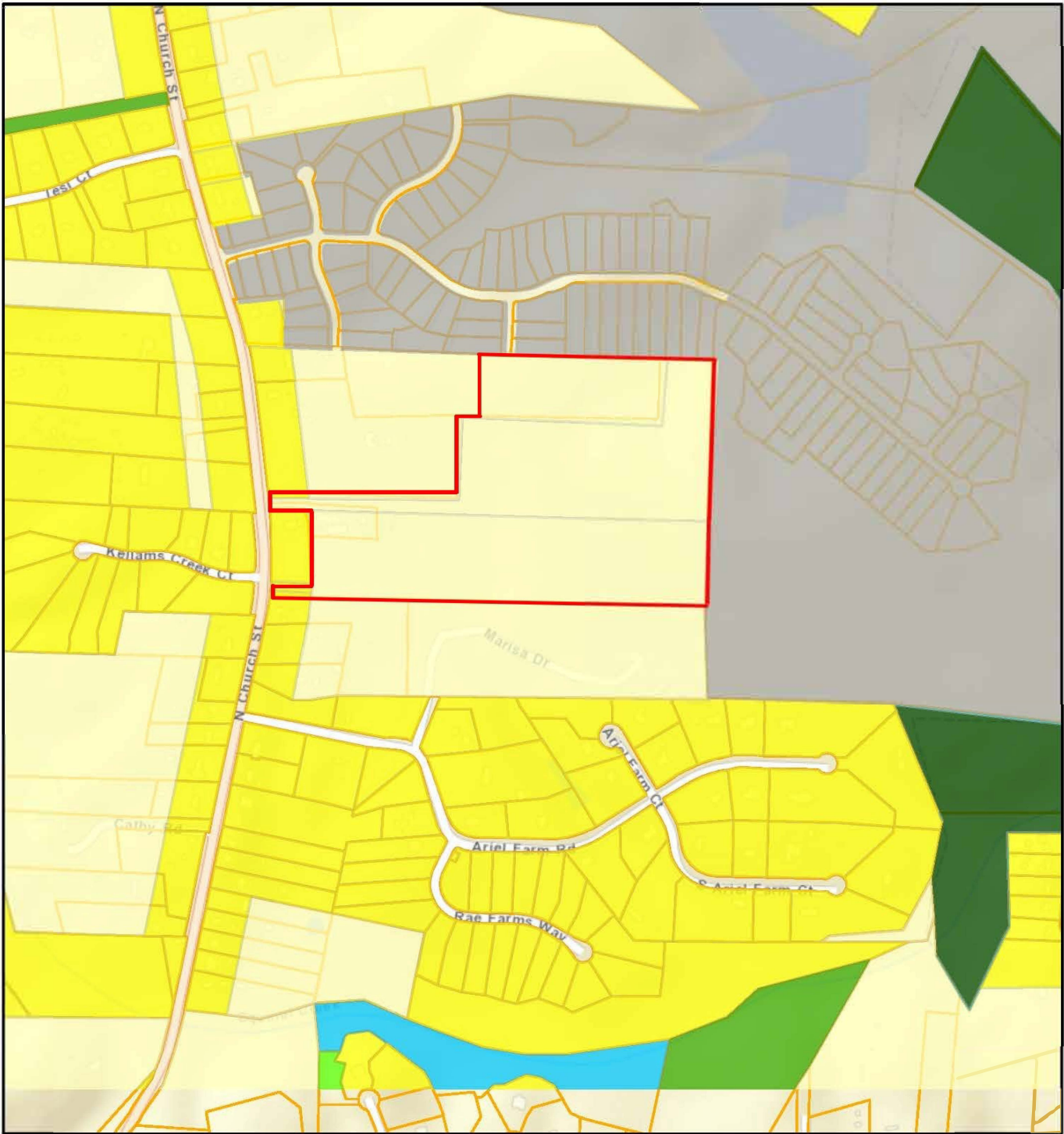
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5584 and 5590 Church St ;
portion of 5602 Church St.



Scale: 1" = 400 '

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



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

FLUM

Natural Area/Preserve

Rural Living

Open Space/Recreational Use

Residential

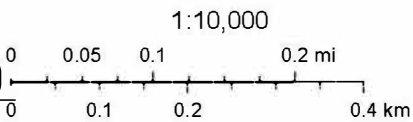
Civic/Educational

Working Farm/Agriculture

Other

FLUM Labels

Parcels



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

129267



Zoom to

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

place your text or html here

129262



Zoom to

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

place your text or html here

129263



Zoom to

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

place your text or html here

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

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

DECISION MATRIX

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

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

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel Guilford County Tax Parcel #129267, 129262, & a portion of 129263 from **RS-40 & AG to CZ-RS-30** because:

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

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

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

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel Guilford County Tax Parcel #129267, 129262, & a portion of 129263 from **RS-40 & AG to CZ-RS-30** because:

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

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

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

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel Guilford County Tax Parcel #129267, 129262, & a portion of 129263 from **RS-40 & AG to CZ-RS-30** because:

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

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

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

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel Guilford County Tax Parcel #129267, 129262, & a portion of 129263 from **RS-40 & AG to CZ-RS-30** because:

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

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

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

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