

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

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

February 12, 2025

6:00 PM

Call to Order

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

I. Roll Call

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

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

The following members were absent from this meeting:

Dr. Nho Thi Bui and Ryan Alston

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

Oliver Bass, Planning and Zoning Manager; Avery Tew, Planner II; Troy Moss, Planning Technician; Robert Carmon, Fire Marshal; and Matthew Mason, Chief Deputy County Attorney

II. Agenda Amendments

None

III. Approval of Minutes: December 11, 2024, and January 8, 2025

Mr. Gullick moved to approve the December 2024 and January 2025 minutes as corrected by the Chair, seconded by Mr. Craft. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Craft, Little, Buchanan, Drumwright, Stalder. Nays: None.)

IV. Rules and Procedures

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

V. Continuance Requests

None

VI. Old Business**Legislative Hearing Item(s)****A. CONDITIONAL REZONING CASE #24-02-PLBD-00073: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL: 209 E SHERATON PARK ROAD (CONTINUED FROM NOVEMBER 13, 2024) (DENIED)**

Mr. Bass stated that the subject property is located at 209 E. Sheraton Park Road (Guilford County Tax Parcel #142734 in Sumner and Fentress Township) approximately 2,923 feet east of Randleman Road and comprises approximately 48.76 acres. Case continued from November 13, 2024.

This proposed request is to conditionally rezone property from AG, Agricultural to CZ-LI Conditional Zoning-Light Industrial with the following conditions: Use Conditions - Permitted uses shall include all uses allowed in the LI, Light Industrial Zoning District, **except for the following:** (1) Homeless Shelter; (2) Country Club with Golf Course; (3) Golf Course; (4) Swim and Tennis Club; (5) Amusement or Water Park, Fairgrounds; (6) Auditorium, Coliseum or Stadium; (7) Go Cart Raceway; (8) Shooting Range, Indoor; (9) Daycare Center in Residence (In-Home) 12 or less; (10) Daycare Center (Not-In-Home); (11) Fraternity or Sorority (University or College Related); (12) Bank or Finance without Drive Through; (13) Bank or Finance with Drive Through; (14) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (15) Kennels or Pet Grooming; (16) Motion Picture Production; (17) Pest or Termite Control Services; (18) Research, Development, or Testing Service; (19) Studios Artist and Recording; (20) Garden Center or Retail Nursery; (21) Manufactured Home Sales; (22) Cemetery or Mausoleum; (23) Truck Stop; (24) Beneficial Fill Area; (25) Bus Terminal and Service Facilities; (26) Taxi Terminal; (27) Construction or Demolition Debris Landfill, Minor; (28) Land Clearing & Inert Debris Landfill, Minor; (29) Recycling Facilities, Outdoor; (30) Laundry or Dry-Cleaning Plant Laundry; (31) Dry-Cleaning Substation.

Development Conditions (Amended) – (1) A vehicular connection to the Grey Bridge Neighborhood shall not be permitted, unless gated access is required by the Fire Department for emergency access; (2) All non-emergency access to the site shall be limited to Sheraton Park Road; (3) A vegetative buffer shall be provided and maintained as generally depicted in the landscape buffer concept plan attached hereto and incorporated by reference; (4) Hours of operation shall be limited to the hours between 7:00 a.m. and 6:00 p.m.

The original application, dated February 13, 2024, was continued from the April 10, 2024 Planning Board regular meeting at the applicant's request. The original application was revised on October 8, 2024, to add the abovementioned development conditions. The proposed use conditions are unchanged. A Table of Permitted Uses showing uses proposed for exclusion is attached for reference.

The subject property is in a predominantly residential area and development in the area is a manufactured mobile home park, a manufactured home subdivision, and manufactured homes on individual lots. The subject property is undeveloped, a subdivision north of the property which is along Bridgeview Drive and that road stubs into the subject parcels from the subdivision to the north. To the south there are also single-family dwellings, agricultural uses to the east is the Woodlake wastewater discharge facility that is adjacent to the manufactured home park. To the west there are single family resident dwellings on lots of 2 or more acres.

In regards to transportation, existing conditions: According to the 2005 Greensboro MPO Collector Street Plan, Sheraton Road is classified as a Collector Street. The 2021 NCDOT traffic count reports an annual average of 2300 vehicles per day near the intersection of Randleman Road. An email sent by the applicant's attorney on January 20, 2025, includes communication from NCDOT that states that they have no objections to the proposed development of tractor-trailer parking storage facilities based on the pavement conditions. In regard to proposed improvements, new developments require an NCDOT Driveway Permit. The trip generation for Phase 1 is 40 daily trips for 224 spaces; Phase 2 is 106 daily trips for 587 spaces, and Phase 3 is 128 daily trips for 710 spaces. Data for the remaining uses permitted in the LI district is unavailable.

The Land Use Plan is the Southern Area Plan with a recommendation of Rural Residential.

The proposed rezoning is inconsistent with the recommendation of Rural Residential in the Southern Area Plan. If the request is denied, a plan amendment would not be required. If the request is approved, a plan amendment to Light Industrial would be required.

The LI district is inconsistent with the Southern Area Plan recommendation of Rural Residential. The Rural Residential designation is intended to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer with densities generally up to two (2) dwelling units per acre. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, and RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts. Uses typically permitted in the LI district are not anticipated in Rural Residential designated areas.

While staff does not recommend the approval of all three (3) phases (710 tractor-trailer spaces at full build) as presented in the application, staff recommends approval with the added condition that the maximum number of tractor-trailer spaces be set at no more than 587 (max. of Phase 1 and 2 combined). This recommendation is based on the trip generation report for a tractor-trailer parking facility to be built in three phases with 710 total spaces and 128 daily (two-way) trips at full build, primarily truck traffic. Below are the cumulative total spaces and trips for each phase from the trip generation report.

- Phase 1-----224 spaces----- 40 daily trips
- Phase 2----587 spaces ----- 106 daily trips
- Phase 3(Full Build) -----710 spaces----- 128 daily trips

This recommendation is reasonable because it will fulfill an emerging community need in the county. Additionally, it will mitigate adverse impacts on residential communities near and along potential routes to and from the site by reducing the number of two-way daily trips of predominantly truck traffic from 128 to 106. Additionally, staff identified three potential routes to the subject parcel from a four-lane highway. The shortest route is from the I-85 interchange at Randleman Road, approximately 2.7 miles from the site. The other two routes are from I-73 at the Randleman Road interchange, approximately 3.8 miles, and at the NC Highway 62 interchange, approximately 4.6 miles from the subject parcel. Finally, this proposed condition allows actual trip generation data to be gathered and re-evaluated as part of a new potential rezoning request initiated by the property owner after the tractor-trailer facility is built and operational.

This recommendation is consistent with Objective 1.5 of the Future Land Use Element of the Comprehensive Plan which states "Recognize and respect the unique characteristics of Guilford County's unincorporated and emerging communities."

The proposed rezoning is inconsistent with the recommendation of Rural Residential in the Southern Area Plan. If the request is denied, a plan amendment would not be required. If the request is approved, a plan amendment to Light Industrial would be required.

Chair Donnelly asked Mr. Bass to discuss how the daily trip calculation was figured into the staff assessment of what would be acceptable or unacceptable. Mr. Bass responded that first staff considered the email from NCDOT pertaining to the condition to the pavement and the anticipated use. Staff assessed that limiting the number of spaces will allow the applicant to attain actual data and request an amendment to the condition at a later date.

Chair Donnelly stated that one of the development conditions has to do with the possibility of having gated access from the rear of the property, and if gated access is required in the development review process, there would also be some

assessment to make sure that the access on that site is not blocked. Fire Marshall Carmon stated that is correct, there is a minimum of a gate or cable barrier that would have certain requirements and minimum width to maintain it. Generally, they are looking at about a 20-foot opening by NCDOT and Fire Code standards.

Chair Donnelly opened the Public Hearing and invited those wishing to speak in favor of the request to come forward.

Nathan Duggins, Tuggle Duggins Law Firm, attorney representing the applicant, stated that they would like to add a condition to remove Phase 3 from the application, limiting their development to 587 spaces.

Chair Donnelly stated that the Board would address that request later in the meeting.

Counsel Duggins stated that there are several people who will be speaking on this request and he would have them come forward when they are needed. This was originally an old Oakwood Homes site, with a pond and a mobile home development. Oakwood Homes went into bankruptcy and the Carroll company acquired the property in early 2000. The property has been undeveloped since that time. In late 2023, early 2024, they began working with the county to try to come up with a good use for this property. Truck storage is a relatively new use for the community, which is why they had to go through that exhaustive list of uses that were removed from the LI. They worked with Leslie Bell and staff to see if they could have something other than LI and they could not land on anything other than a highly-conditioned LI, which is the proposal before the Board today. They have previously been before the Board and continued the request to be able to keep working on the project. It is designed to be phased to gather data about how many trucks would be on Sheraton Park Road. They have also worked a lot with several of the neighbors and Mr. Coleman, who lives west of the property and he is in favor of the application. They added a condition that provided more buffering than the ordinance requires. They have also put a condition on the hours of operation. There were two very productive neighborhood meetings. Removing the Phase 3 portion of the application will also reduce traffic. Mr. Duggins presented a handout for the Board members' review.

Mr. Gullick stated that he has a few questions that Mr. Duggins may be able to address: Why choose this area for this particular development, as they have several other properties that would be better suited for this use? Why isn't this going to be near any distribution center or an interstate? They will have to travel on two-lane roads, possibly through Pleasant Garden to get to their destination. What type of materials would be in these trailers and stored AND for how long? Who do these trucks serve? There are Comprehensive Plans, and Area Plans, why are they considering changing these plans if there is no compelling reason?

Mr. Craft asked if dirt has been removed from the site and is that one of the reasons why it is difficult to develop into something else?

Phillip Williams, VP of the Carroll Companies, 201 N. Elm Street, stated that he wants to talk about two different things. One, some of the recent efforts to collaborate with the neighbors to resolve certain issues and emphasize how this development will increase the safety for the surrounding community. Last year there was a concerned neighbor, Larry Coleman, who has the largest property along with his step-mother as another property and makes up the western border of the property. Mr. Coleman got in touch with them last year and complained about a potential trespassing issue and they went to the property and found a rather large homeless encampment. There were a lot of tents, canoes, kayaks and quite a lot of camping going on. They contacted the Guilford County Sheriff's Department, and filed "No Trespassing" notices on the property. Ultimately, at one point the trespassers fired off 75-100 rounds in the air. With the Sheriff's Department's help they were able to get these people off the property. These people were coming in from the north side through the Gray Bridge neighborhood and one person's sister was living in the adjacent mobile home park. So, for about two years they were going in and out of the property through that neighborhood to the north to their property. He invited Mr. Coleman to come forward and speak to this issue. Mr. Williams stated that this type of issue would not happen in the future because there would be perimeter fencing installed once the property is rezoned. There will also be enhanced LED secured lighting, and security cameras and it will be staffed and professionally managed. Everything the Carroll Companies do is truly Class A. This will be a best-in-class project and will get rid of the raw thicket that is currently on the property.

Mr. Williams stated that the property was ungated from both the Sheraton Park Road and Gray Bridge neighborhood in response to a question from Mr. Gullick.

Larry Coleman, 5321 Solar Place, Greensboro, NC, stated that he has lived at this address for 32 years. His problem for all this time has been with trespassers, riff-raff, squatters, shooters, and beer party drinking. He found the homeless encampment when walking over the property. There were seven tents up on the hill that were barb-wired in and these people have been there quite awhile, probably several years. It was so hidden it was difficult to see. There were also 3 new tents that were being put in for a new compound on the property. It took him 3 months to obtain evidence of the goings-on with the property. He spent money on cameras, staked out Gray Bridge neighborhood trying to catch these people. The homeless people also had cameras installed and they were watching him. They were able to catch some of the people on the property and they admitted that they had been there for over 2 years. In checking on the compound, he found drug needles and a lot of very unsafe items. Many of the residents of the compound were shooting guns and rifles on the property and at times, shooting toward the Woodlake Trailer Park. These are the reasons he is supporting the Carroll Companies proposed project.

Al Leonard, representing the Carroll Companies, stated that the easement that goes across the site is the overhead power line easement. They have been asked by Duke Energy to leave that area open for their access to maintain the power lines. At one time there was a cable across the access to that area of the property and they will put that back. In regard to the question asked about the dirt on the property, they did take some dirt off the site in 2005 or so. There are no sewer lines running to the property and the property will not perk for septic tanks. Mr. Leonard clarified that there will not be any trucks parked on the property, only trailers. There will be a gatehouse on the property which will also be a two-story living quarters, fully gated and fully staffed 24/7. The entire site will be fenced in. In regard to "why here?", they own property in other areas and also on Pleasant Garden Road. This site makes sense because it is 2 or 3 miles down the road and seems to work on a site with tremendous buffer protection available. Without water/sewer there isn't much they can do with the property.

John Davenport, Davenport Engineering, 119 Brookshire Ave, Winston-Salem, NC, stated that this site did not require a traffic impact analysis, but because the client knew that traffic questions would be asked, hired them to provide information on traffic in this immediate area. He stated that the proposed use of the property will provide about 70% less traffic than if it were for residential use and single-family homes. He stated that there were no issues with crash patterns that were alarming for the potential use. They went further and spoke with NCDOT about how the road could handle trucks, and NCDOT went out and reviewed the road and stated that the roads in this location could handle the truck traffic that is proposed for the site. Since there are now only going to be two phases, their report is overly conservative as it relates to trip generation. Therefore, related to traffic, there will be less than what was projected.

Chair Donnelly asked what Mr. Davenport's projection would be for trucks using the two-lane roads for the proposed 2.7 miles of public roads? Mr. Davenport responded that is one of the things they look at when talking about which way trucks will go; it all depends on where their destination is. The projected miles are not exorbitant distances for a truck to travel. Chair Donnelly pointed out that Mr. Bass had stated that because of some levels, the speculative nature of the report done in the traffic study, the applicant wanted to allow for the fact that this site may be a little different from other sites.

Mr. Little asked Mr. Davenport how did he generate the daily traffic estimate. Mr. Davenport stated they looked at similar land uses and compared traffic counts.

Mr. Craft stated that he has some concerns because of all the traffic data shown for the County, nobody showed anything coming from the east through Pleasant Garden and with all the activity on 421, Neely Road, truckers use the Google Map and they drive through downtown Pleasant Garden and that causes him concern.

Mr. Davenport stated that the closest interchanges are off I-85 and 73, so you generally are not going to drive on secondary roads to get somewhere if you are already on an interstate.

Attorney Duggins returned to the podium and stated that these trucks will be empty, but Mr. Williams will speak further about that.

Phillip Williams stated that he feels the nature of these trucks is the most critical piece of understanding this. This is really Fleet Management and if there were 30-60 trucks and their largest client doesn't need an order fulfilled for 45 days, they have to park that trailer somewhere. So, they would go to this property and stay for whatever time is needed. It is not the nature to be in and out, in and out on a daily basis. For the most part, the trailers would be empty and unloaded and are in storage until needed.

Chair Donnelly asked for anyone wishing to speak in **opposition** to the request to come forward.

Kim Rayle, 1221 Hackett Road, Pleasant Garden, NC, stated that she is Mayor Pro-Tem of Pleasant Garden and on the Pleasant Garden Fire Department Board of Directors. She is opposed to this rezoning because the request does not follow or is consistent with the Southern Area Plan, which the county recently paid thousands of dollars to come up with. Why would there be a land-use plan in place if it is going to be changed every time someone wants to do something different. The citizens of Guilford County made a choice. They chose what they wanted in that area and this company is now asking that it be changed. Controlled growth is the reason for the 7 area plans to start with and they would like to continue that controlled growth. In the past, southern Guilford County has been known as the dumping ground for Guilford County. In the last 5 to 7 years, they worked really hard to change that perception and improve that opinion for this area, for not only local governments, but throughout the state, as well. Guilford County, the City of Greensboro and Town of Pleasant Garden have spent millions of dollars to bring sustainable businesses and growth to this area that will employ citizens and enhance the region. A trailer storage facility is not the type of business that this area of the County needs. The proposed use of the property will certainly not offer a large amount of employment to the area. There are concerns about what type of materials could possibly be stored on the property for an indefinite period of time and there is no way to monitor that type of facility. It will become dangerous to the nearby Mega-Site, straight through Pleasant Garden. Ms. Rayle presented a handout to provide more information to the Board members. She asked that this request be denied.

Dean Maddox, 2303 Hunters Ridge Road, Pleasant Garden, NC, stated that he is the Mayor of Pleasant Garden. He feels that this request is inconsistent with the overall Area Plan. This type of trailer traffic and capacity has no data and no

history. There is no knowledge of what type of materials might be stored on the property for an undetermined amount of time. In the event that there is a fire, there is no money to successfully put out a fire or raw chemicals that may be on the site. There would also be an environmental issue because of the pond near this property.

Lynn Gullick, 569 Hodgin Valley Road, Pleasant Garden, NC, stated that they are not in Pleasant Garden, but are in the unincorporated area directly adjacent to Pleasant Garden. She brought up the issue of Spot Zoning, that she feels is important in this case. It is inconsistent with the Area Plan, and other folks have addressed the fact that it is vastly different from any other zoning in the area. She stated the applicant has owned the property for 23 years and the property has remained ungated. She wanted to know what is the benefit to the general public, if there is any, and what is the detriment to the community? It is obvious what the benefit is to the Carroll Companies, but no benefits have been shown for the community, at large. She pointed out the number of complaints about this property through the years, with people living there that were trespassing. Safety for the citizens of this area are very important. .

Rebuttal In Favor

Attorney Duggins stated that leases they have for users on this site would prohibit any type of hazardous materials being on the site. Hazardous materials are not allowed on the LI site, it would have to be a Heavy Industrial (HI) site. He stated there will not be hazardous materials stored on the site.

Liz Crandall is a Certified Appraiser for North Carolina, Virginia, and designated by the Appraisal Institute as an MAI/SRA and the National Right-of-Way Association and several other associations. She is also a realtor and broker. In response to a concern expressed during the hearing, she stated that in checking on similar properties that she could find in the area, the properties tended to have a higher truck volume than what is before the Board today. Exhibits are included in the Board members' packets. There is no evidence that uses of this type would have an impact on property values in the area. Members were shown an overhead view of a facility at 3100 Flagstone Street, that has a residential neighborhood in the immediate area. She feels that home values would not be impacted by the proposed use.

Rebuttal In Opposition

Kim Rayle stated that one of the things they are concerned about is real estate values because they do not know if the trailer parking area was there before the homes were built. She also wanted to know who would be responsible for maintaining the buffers around the proposed facility. She again pointed out that the proposed use is not consistent with the Land Use Plan for this area.

Chair Donnelly stated that one of the things the Board would certainly consider would be the maintenance of the buffers. He asked if the applicant would be interested in incorporating that into the application.

Attorney Duggins stated that they would certainly add a condition that they would maintain the buffer. The UDO does have a maintenance requirement that addresses the buffer, already in place.

Chair Donnelly closed the hearing

At this time, the Board addressed the request to eliminate Phase 3 of the proposal or no more than 587 parking spaces.

Mr. Gullick moved to accept the condition that the Phase 3 portion of the application be eliminated, as stated, seconded by Mr. Little. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Craft, Little, Buchanan, Drumwright, Stalder. Nays: None.)

Discussion

Mr. Craft stated that he feels this is a spot zoning, which should be held to a very high standard of benefit to the community, particularly people that live in this area as it is primarily residential. He doesn't think this is the right use in the right location. He wished they had maintained it better over the past several years. The property value evaluation wasn't as informative as it could have been to be utilized in their thought process. The property was purchased a long time ago and they knew it would not perk, and now they are left with something that is difficult to utilize. The benefits to the general vicinity are minimal and he is concerned about traffic coming through Pleasant Garden and feels this use should be on a higher traffic, higher use street. This is not something that he feels he can support.

Attorney Mason stated that the Board members should remain aware and in consideration of the fact that there are still a number of other uses left in the LI zoning that need to be factored in. The Board must factor the other remaining uses permitted in their decision.

Mr. Gullick stated that there is the Area Plans where the County spends a lot of money and they shouldn't be changing these unless there is a very compelling reason. He sees no benefit for the surrounding community and he doesn't think this is the best thing for the people of Guilford County, so he would be unable to support the request.

Chair Donnelly stated that he agrees with Mr. Craft and Mr. Gullick and he thinks they need to consider the impact of the development of this lot to the surrounding properties. A lot of time was used on these considerations and when he looks at maps with the surrounding zoning, there is nothing that is compatible to him as he looks at this area. Approval of the request would be introducing a new zoning

classification and when that is done, traffic would be looked at differently. He will not support this request.

Mr. Gullick moved to deny the zoning map amendment located on Guilford County Tax Parcel #142734 from AG to CZ-LI, because the Light Industrial District is inconsistent with the Southern Area Plan recommendation for Rural Residential, where this designation is intended to accommodate agricultural uses for a lot with residential development and low density residential developments not connected from public water and sewer, with densities generally up to 2 dwelling units per acre. Anticipated land uses for those permitted in agricultural AG, RS-40 residential single family, RS-30 residential single-family, Planned Unit Development (PUD) Residential District, and Rural Preservation District (RPD). Uses typically permitted in the LI district are not anticipated in rural residential designated areas. The recommendation to deny the requested zoning is reasonable because the LI zoning is inconsistent with the recommendation of the Southern Area Plan. The Plan is mostly zoned and used for residential purposes and has been consistently developed with single-family dwellings and manufactured homes. The LI district would be the lone Industrial zoning in the immediate area. Industrial use of large tracts of land and resulting traffic would adversely impact the adjacent and nearby residential communities. The recommendation is consistent with Objective 1.1 and Policy 1.1.1 of the Future Land Use element of the Comprehensive Plan adopted on September 21, 2006, which are as follows: Objective 1.1 continue the use of community-based area plans as a cornerstone for the Future Land Use Policy decisions. Policy 1.1.1, the Planning staff will continue to utilize Future Land Uses depicted upon on the citizen-based area plans introduction with a rezoning guidance matrix as a basis for land use and policy recommendations, seconded by Mr. Stalder. The Board voted unanimously (7-0) in favor of the motion to **deny**. (Ayes: Donnelly, Gullick, Craft, Little, Buchanan, Drumwright, Stalder. Nays: None.)

At 7:55 o'clock p.m. a short break was taken until 8:05 o'clock p.m.

VII. New Business

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #24-12-PLBD-00103: CZ-LI, CONDITIONAL ZONING LIGHT INDUSTRIAL (REF. CASE #30-85) TO CZ-LI AMENDED, CONDITIONAL ZONING LIGHT INDUSTRIAL AMENDED: 9620 W MARKET STREET (APPROVED)

Avery Tew stated that the subject property is located at 9620 W. Market Street (Guilford County Tax Parcel #168688 in Deep River Township) approximately 2,700 feet west of the intersection of W Market Street and Bunker Hill Road and comprises approximately 68. acres. The request is to rezone from CZ-LI to CZ-LI Amended. The original case, reference Case # 30-85, was approved in 1985 by

the Board of Commissioners with the following use conditions: The property will be used for display, storage, sales, service and rental of new and used construction and industrial equipment.

This application proves the following conditions:

Use Conditions: All uses permitted under LI zoning **except:** (1) Animal Services (Livestock); (2) Animal Services (Other); (3) Horticultural Specialties; (4) Caretaker Dwelling (Accessory); (5) Athletic Fields; (6) Physical Fitness Center; (7) Auditorium, Coliseum or Stadium; (8) Place of Worship; (9) Vocational, Business or Secretarial School; (10) Emergency Services; (11) Government Office; (12) Post Office; (13) Bank or Finance with Drive-through; (14) Bank or Finance without Drive-through; (15) Boat Repair; (16) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (17) Kennels or Pet Grooming; (18) Automobile Rental or Leasing; (19) Automobile Repair Services; (20) Convenience Store (with Gasoline Pumps); (21) Equipment Rental and Repair, Light; (22) Fuel Oil Sales; (23) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (24) Service Station, Gasoline; (25) Restaurant (Without Drive-thru); (26) Equipment Repair, Light; (27) Bus Terminal and Service Facilities; (28) Taxi Terminal; (29) Septic Tank Services; and (30) Welding Shops.

Development Conditions: There were no Development Conditions offered.

The immediate vicinity of the subject property is predominantly residential, agricultural and industrial, with some commercial and institutional uses also located nearby. The Existing Land Use(s) on the Property: Storage of industrial/construction equipment. Staff identified the closest use as listed under the Permitted Use Table was Utility Equipment and Storage yard.

There is no anticipated impact on public school facilities in the area. To the north is residential and agricultural uses; to the south is Industrial uses located within the Town of Kernersville (zoned GI, General Industrial, and BI, Business Industrial); to the east is residential uses and undeveloped land; and to the west is residential, industrial and public/institutional uses. There are no inventoried historic resources located on or adjacent to the subject property.

There are water and sewer services through private septic systems and wells. West Market Street is classified as a major thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic on West Market Street is 7,600 vehicles per the 2022 North Carolina Department of Transportation (NCDOT) traffic count. There are currently no proposed road improvements in the area. Any new development on the site would be subject to an NCDOT driveway permit.

There is no regulated floodplain on the subject property per Flood Insurance Rate Map No. 3710689600K, effective 3/16/2009, and no mapped wetlands exist on the subject property per the National Wetlands Inventory.

The Land Use Plan: The property is located in both the Airport Area Plan and Heart of the Triad Area Plan. Plan Recommendation: Non-Residential (Airport Area Plan) and Activity Center (Heart of the Triad Area Plan)

The proposed rezoning is consistent with the Airport Area Plan recommendation of Non-Residential and is inconsistent with the Heart of the Triad Area Plan recommendation of Activity Center. The Non-Residential designation within the Airport Area Plan is intended to recognize land currently zoned, or recommended to be zoned, a non-residential zoning classification. The Activity Center designation within the Heart of the Triad Area Plan is intended to accommodate compatible mixed uses in a walkable setting, with higher density development. The Activity Center designation locates jobs, shopping and housing within walking distance of each other and it can be either a larger community scale or smaller village scale. Uses include office/research, multi-family residential, high density single-family residential, compatible retail, hotel, institutional and related uses. It would prohibit low density housing, heavy industrial, incompatible retail and other uses not supportive of functional, mixed-use development. It would include common design guidelines for buildings and streetscape, strong links between sites and to open space and public facilities. Such centers are designed to accommodate quality regional and local transit service, strong internal and external bike and pedestrian linkages and connections to public services and facilities. Guidelines would differ according to the scale and functions of each activity center.

Staff recommends approval. Approval of the request to conditionally rezone the subject property from CZ-LI to CZ-LI Amended is reasonable because the uses permitted under the proposed use conditions are consistent with those permitted under the current zoning. The LI zoning 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,” and the proposed use conditions attempt to further limit potential land use conflicts. Finally, the area across Market Street in Kernersville was developed in an industrial pattern (GI, General Industrial Zones and BI, Business Industrial Zones), thereby warranting additional flexibility in the uses permitted on the subject property.

This recommendation is consistent with Policies 1.4.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state Policy 1.4.1: “Coordinate comprehensive planning efforts with Greensboro, High Point, incorporated towns, and neighboring jurisdictions to promote thoughtful and complementary land development patterns and policies.” Policy 1.4.3: “Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.”

The subject property is located within both the Airport Area Plan and the Heart of the Triad Area Plan. If the requested rezoning is approved, no amendment to the Airport Area Plan would be required, but an amendment to Business Support will be required within the Heart of the Triad Area Plan.

Chair Donnelly opened the Public Hearing and invited any speakers in favor of the request to come forward.

Nick Blackwood, 804 Green Valley Road, Greensboro, NC, attorney representing the applicant, presented some materials for the Board members' review. He stated that Mr. Tew covered their submitted application and he would like to exclude several additional Light Industrial uses as part of the offered use condition. Those uses are: Construction or Demolition Debris Landfill, Minor; Land Clearing & Inert Debris Landfill, Minor; Recycling Facilities, Outdoors; Fraternity or Sorority (University or College Related); Go-cart Raceway; Shooting Range, Indoor; and Homeless Shelter. Mr. Blackwood said there are some uses that they do not see as being a suitable fit for this property. They want to avoid a situation where the conditions are so narrowly tailored to only permit one particular business while also taking into account the development in the W. Market Street area. During the prior rezoning approval in 1985, there was nothing but farmland along this stretch of W. Market Street and the GIS does a good job of demonstrating that. There has been a significant change in the development pattern along W. Market Street. There is a very heavy presence of existing distribution and logistics-oriented land uses. This proposal is to develop a cross-dock logistics facility and this facility is to allow a business who may order shipments from various vendors to coordinate those shipments to this cross-dock facility and all of those various deliveries would be moved over to one truck and that singular truck would then make the delivery to that business. That way there would only be one truck making a delivery instead of several trucks making deliveries. There are some distribution centers - Amazon, Fed-Ex, Averitt Express and Old Dominion Freight are well-known trucking facilities in the area. This proposal matches with the existing development pattern in the area. He presented an illustrative sketch plan of what the proposed facility may look like in the future. There are existing streams on the property and that would orient this development toward W. Market Street, away from the AG zoning. They provided information about this proposal to neighboring properties and no one posed questions or concerns.

Chair Donnelly asked for those wishing to speak in opposition to please come forward.

Thomas Sechrest, owner of Lot "E", parcel #168450, northeast of the subject property stated that he came to the meeting because he did not receive a letter and wanted just to see what the plans are for the subject property. He hopes it will be kept as close to AG as his property is. He is not really opposed to the development, he was just curious. He plans to use his property as farmland and

holding cattle and livestock, as his neighbor is currently using their land for that. Previously, it was tobacco farms.

There being no other speakers for or against, the Public Hearing was closed.

Discussion

Mr. Gullick stated that this appears to be a good use for the property and he would support the request as it is an appropriate location.

Mr. Little agreed with Mr. Gullick and will also support.

Chair Donnelly stated that they could now address the additional conditions Mr. Blackwood had mentioned earlier as underlined in the information provided to the Board members.

Mr. Stalder moved to approve the additional conditions as submitted by the applicant, seconded by Ms. Buchanan. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly, Gullick, Craft, Little, Buchanan, Drumwright, Stalder. Nays: None.)

Mr. Craft moved to approve the zoning map amendment located on Guilford County Tax Parcel #168688 from CZ-LI to CZ-LI Amended because, while this approval does not amend the Airport Area Plan, it does amend the Heart of the Triad Area Plan recommendation to Business Support. The zoning map amendment and associated part of the Triad Plan amendment are based on the following changes in the conditions in the Heart of the Triad Area Plan, adding Business Support to the Heart of the Triad Plan which will allow more opportunity for businesses and residents in the area to work together and benefit and create synergies and activities in the area. This recommendation is consistent with Policies 1.4.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state: Policy 1.4.1: "Coordinate comprehensive planning efforts with Greensboro, High Point, incorporated towns, and neighboring jurisdictions to promote thoughtful and complementary land development patterns and policies." Policy 1.4.3: "Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board", seconded by Ms. Buchanan. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly, Gullick, Craft, Little, Buchanan, Drumwright, Stalder. Nays: None.)

Chair Donnelly thanked Mr. Blackwood for the time he put into this application and the consideration to adjusting the conditions and the community outreach.

At this time, Reverend Drumwright stated that he needs to leave for the remainder of the meeting and asked to be excused.

Mr. Donnelly moved to excuse Reverend Drumwright, seconded by Ms. Buchanan. The Board voted unanimously (6-0-1) in favor of the motion. (Ayes: Donnelly, Gullick, Craft, Little, Buchanan, Stalder. Nays: None. Abstained: Drumwright)

Reverend Drumwright was excused from the meeting.

B. REZONING CASE #25-01-PLBD-00104: RS-30, RESIDENTIAL TO RS-20, RESIDENTIAL: 5520 JOHN WASHINGTON ROAD (APPROVED)

Oliver Bass stated that the subject property is located at 5520 John Washington Road (Guilford County Tax Parcel #112386 in Madison Township) at the end of John Washington Road and approximately 270 feet east of the intersection of Womack Drive and Leighann Road and comprises approximately 31.19 acres. This is a request to rezone the property from RS-30, Residential to RS-20, Residential. The proposed rezoning is conditionally consistent with the Guilford County Northeast Area Plan recommendation of AG Rural Residential. If the request is approved, an amendment to the Northeast Area Plan will not be required.

The RS-30 Residential district is primarily intended to accommodate single family detached dwellings in areas without access to public water and sewer services with a minimum lot size of 30,000 sq. ft. The RS-20 Residential district is intended for low- to moderate-density single-family detached dwellings with a minimum lot size of 20,000 sq. ft. Development shall be characterized by walkable suburban-style neighborhoods on local streets. Compact development, including conservation subdivisions, is allowed.

This subject parcel is in a primarily single-family residential area. Both streets that stub into the subject parcel serve lots in a major single-family subdivision developed under RS-30 zoning standards. Based on the minimum lot size allowed in the RS-30 versus the RS-20 districts (30,000 and 20,000 sf, respectively), the maximum density allowed will increase from 1.5 dwelling units per acre to 2.2 dwelling units per acre. To the north are Single-family residential subdivision zoned RS-30, to the south is undeveloped parcels zoned Agricultural, to the east is undeveloped parcels zoned Agricultural, and to the west is single-family residential subdivision zoned RS-30. There are no inventoried historic resources located on or adjacent to the subject property. No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out potential grave sites. There are Individual Septic Systems and Wells or Community Water, Community Septic. Water and sewer systems must be evaluated during development review.

The subject parcel is at the terminus of two local streets near Jackson School Road. Jackson School Road is a Collector Street under the 2015 Greensboro Urban Area MPO Collector Street Plan. The 2023 NCDOT annual average daily traffic count is 600 vehicles on Jackson School Road north of Turner Smith Road.

There are no proposed improvements. Major subdivision development requires an NCDOT driveway permit to connect to a state-maintained road.

The site is gently sloping and steeply sloping. There is no regulated floodplain on the property per FIRM Map No. 3710880900J with effective date 6/18/2007. There is a Freshwater Pond on the property per the National Wetlands Inventory. There are mapped streams and a pond on the property per USGS Topo Quad Map and/or Guilford County Soil Map that have a 50' Riparian Buffer per Jordan Lake Riparian Buffer rules. The property is not located in a Water Supply Watershed. NPDES Phase 2 rules apply.

The site is within the Northeast Area Plan, which recommends AG Rural Residential (AGRR). The proposed rezoning is conditionally consistent with the Northeast Area Plan's recommendation of AG Rural Residential per the Future Land Use Compatibility Matrix in the Northeast Area Plan Multi-Family and Non-Residential Districts. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts. However, the AGRR definition recognizes that higher densities may be appropriate as determined by the residential rezoning matrix for the Northeast Area Plan. The Northeast Area Plan's Future Land Use Compatibility Matrix in Multi-Family and Non-Residential Districts designates the RS-20 district as conditionally consistent with the AGRR zoning designation.

Staff recommends approval of the request as it is reasonable because it will allow the continuation of single-family, major residential subdivision development leading into and prevalent in the vicinity of the subject parcel. The RS-20 district is recognized as conditionally consistent with the recommendation for the AGRR future land use designation in the Northeast Area Plan. This request is supported by Goal #1 of the Housing Element of the Comprehensive Plan which states: "Provide current and future residents of Guilford County with a variety of housing options and opportunities."

This recommendation is consistent with Policy 1.1.1 of the Future Land Use Element and Objective 1.4 and Policy 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan which state:

1. Policy 1.1.1: Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations."
2. Objective 1.4: "Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring jurisdictions."

- a. Policy 1.4.3 (Future Land Use Element): Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.

The proposed rezoning is conditionally consistent with the Guilford County Northeast Area Plan recommendation of AG Rural Residential. If the request is approved, an amendment to the Northeast Area Plan will not be required.

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

Scott Krusell, 1104 Aspen Drive, Cary, NC, stated that he is representing Vennterra Land Development and is the Project Engineer for the company. The John Washington Road subdivision is a project that is described as 5520 John Washington Road that is a 31.9 acre property in northeast Guilford County. It is approximately ½ mile from the City of Greensboro city limits. The closest highway interchange is U.S. 29. They are restricted by an existing non-jurisdictional pond and septic area as well as Rocky Ridge Creek to the east. When looking at the land use analysis of the property, the rural district is conditionally consistent for the property in regards to RS-20. They also looked at the Guilford County Comprehensive Plan draft and it is likely going to be approved this year so they wanted to be sure that their request is consistent with that. This area is an area to be enhanced and they want to enhance the established residential community with strategic and infill developments. In the residential portion of the property it is limited to 4 units per acre for the general residential density but they will not get close to that much density on the proposed development. They are fairly close to the highway and the city limits and it is generally consistent with the Land Use Plan currently. A sketch plan was submitted with the application. They plan to use on-site septic and well on the property. They may lose one or two lots because of the topography of the land. There was a neighborhood meeting on January 8, 2025 and there was a good turn-out with good questions and concerns posed by the neighbors.

Mr. Gullick asked about the on-site, individual septic on the RS-20. Mr. Krusell stated that he feels that some of the sites will probably change once they start construction. Most of the lots are 24,000 and above and with the proposed community well, they think that is realistic. They are working with Piedmont Environmental to generate the actual square footage per lot.

Shaun Cummings stated that they want to take the lots down to 90' widths, which will change the lots by 5' on each side, hoping to go from RS-30 to RS-20. The maximum density they feel they will get is 1.3 acres which is consistent with RS-40, RS-30 and RS-20. There is excellent soil on the property that will perk. This is a nice, quiet community and most of the houses range from 912 sq. ft. up to 1,500 sq. ft. There will be an HOA with restrictive covenants and a minimum of

1,800 sq. ft. and hope to offer between 2,400 and 3,000 sq. ft. per home. They have done development in the County previously and they are now looking at about 500 lots in Guilford County to be developed. They did have a very good meeting with residents of the area. He thanked the Board members for their time and consideration for this request.

Katheryn Watkins, 5400 John Washington Road, has lived there since 1988. After talking with the developer, there are some concerns she would like more clarification on. She likes the way this developer was receptive to hearing from the neighborhood residents. She thinks the use of the area will not change very much for the area. As she looked at other 20,000 sq/ft. neighborhoods, she saw things that this developer could also put in, like no outlet. She is in favor of seeing this type of development happen in her community.

LaVonna Van Eaton, 5512 John Washington Road, is at the last house on the right. It has been her understanding that there would not be any houses beside her house. She was unable to come to the neighborhood meeting. She wanted to know if they plan to clear the lot beside her and build a house on it? She likes the natural area with the trees and animals. Mr. Cummings responded that it would be difficult to say, at this point, they are showing open space on that particular lot, but this is just a sketch plan and there could be some changes made later on. They would be allowed to build on that lot but he is not sure at this time.

Nilda & Derrick Overton 5401 Leighann Road, stated that they are teetering on whether to be for or against the request. Ms Overton stated they have heard details about the development and they are here today to find out more about what is happening. They are extremely disappointed to find that there is going to be so many houses built in this area. They live on a dead-end road and it is very private for them at this point and they would hate to lose that privacy. It seems that there is going to be a lot of traffic going through the area. She also enjoys the wild animals that live in the area and is worried about their displacement. She is also worried about how the environment is going to be protected.

Mr. Bass added that as it relates to the streets, it would be designed so that NCDOT standards would be in place and a permit would have to be obtained for opening or closing any streets.

Rebuttal In Favor

Scott Krusell stated that in regard to the environmental aspect, there are 31 acres that will be disturbed, so it is his opinion that it is more environmentally friendly to add those extra 5 lots rather than disturbing 5 acres that could stay farmland or forest.

Chair Donnelly closed the Public Hearing and invited Board members to make their comments.

Discussion

Ms. Buchanan stated that she feels they are going to have difficulty putting a 3,000 sq. ft. home on some of these lots along with the required septic size. However, with some of the limitations they won't be able to get down to 20,000 sq. ft.

Mr. Gullick stated that he is in favor of this request as it seems to be a good fit.

Mr. Craft stated that it is nice to see properties where roads stub in and connect. Many times they are asked to approve things that do not work out that way.

Mr. Little stated that he likes hearing that they have been working with the community. That is very important to the Board that the neighborhood residents have an opportunity to know what is going on in their immediate area. It sounds like most of their concerns have been addressed.

Ms. Buchanan moved to approve the request relating to Case # 25-01-PLBD-00104, zoning map amendment located on Guilford County Tax Parcel #112386 from RS-30 to RS-20 because the amendment is consistent with applicable plans and Policy 1.1.1 of the Future Land Use Element and Objective 1.4 and Policy 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan which states: 1. Policy 1.1.1: Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations." 2. Objective 1.4: "Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring jurisdictions." Also, Policy 1.4.3 (Future Land Use Element): references adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board. The amendment is also reasonable and in the public interest because it already extends an area that is RS-30 and going to RS-20 and is not going to have a huge impact on the area and will allow stub-in streets to be operated by NCDOT, seconded by Mr. Gullick. The Board voted unanimously (6-0-1) in favor of the motion. (Ayes: Donnelly, Gullick, Craft, Little, Buchanan, Stalder. Nays: None. Excused: Drumwright)

Evidentiary Hearing Item(s)

None

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

Oliver Bass stated Leslie has drafted a response to the public comments on the Comprehensive Plan, and additional funds in the FY25/26 budget have been requested to update the Liberty Road/Woody Mill Road Vicinity Small Area Plan.

IX. Adjourn

There being no further business before the Board the meeting adjourned at 9:23 PM.

Mr. Bass stated that there will be a road renaming case and two road closing cases for the March meeting.

The next regular meeting will take place March 12, 2025.