

**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

**July 9, 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; Ryan Alston  
Dr. Nho Thi Bui; Cara Buchanan; Guy Gullick; Jason Little; Sam Stalder

The following members were absent from this meeting:

Rev. Gregory Drumwright

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; Robert Carmon, Fire Marshal; Avery Tew, Senior Planner; Troy Moss, Planning Technician; Matthew Mason, Chief Deputy County Attorney

Mr. Bell introduced Jason Hardin, the Planning and Development Department's new Deputy Director.

Everyone was notified that the meeting was being recorded for the purpose of meeting minutes.

**II. Agenda Amendments**

There were no agenda amendments.

**III. Approval of Minutes: June 11, 2025**

Chair Donnelly noted that the minutes included information about the Special Use Permit that would be discussed during the current meeting.

Mr. Alston asked for clarification on the previous meeting minutes and the process of signing the Special Use Permit. Chair Donnelly reported that the minutes had to be reviewed in advance of the meeting, and a link with additional information was also sent. Chair Donnelly noted corrections to the minutes for the Board's consideration. There were no comments on the June 11, 2025, meeting minutes. Ms. Buchanan moved to approve the June 11, 2025, minutes as amended, seconded by Mr. Little. The Board voted unanimously in favor of the motion. (Ayes: Alston, Donnelly, Buchanan, Bui, Craft, Gullick, Little, Stalder. Nays: None.)

#### **IV. Rules and Procedure**

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

#### **V. Continuance Requests**

None

#### **VI. Old Business**

None

#### **VII. New Business**

##### **Non-Legislative Hearing Item(s)**

##### **A. ADOPT ORDER TO APPROVE SPECIAL USE PERMIT #24-09-PLBD-00099: 2650 JANE EDWARDS ROAD, LANDSCAPE AND HORTICULTURE SERVICES**

Mr. Tew reported that on June 11, 2025, the Board voted to approve the Special Use Permit subject to conditions. Now the order, representing a written form of the decision, was in front of the Board for consideration. Only after approval of the order would the decision be effective.

Chair Donnelly noted that any Planning Board members who were not in attendance at the June 11 meeting could vote on the order as long as they reviewed the meeting minutes and materials. There was no action to be taken aside from affirming that the Special Use Permit order reflects what was adopted at the previous meeting.

Attorney Mason asked if Mr. Alston and Mr. Gullick had time to review the meeting minutes and packet information. Mr. Alston asked to be excused since he was not able to review the minutes.

Chair Donnelly moved to excuse Ryan Alston from signing the order, seconded by Mr. Gullick. The Board voted unanimously in favor of the motion. (Ayes: Alston, Donnelly, Buchanan, Bui, Craft, Gullick, Little, Stalder. Nays: None.)

Mr. Gullick confirmed he had reviewed the minutes and the packet.

Mr. Little moved to adopt the order to approve the Special Use Permit #24-09-PLBD-00099, seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Buchanan, Bui, Craft, Gullick, Little, Stalder. Nays: None, Excused: Alston.)

### **Legislative Hearing Item(s)**

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

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

Oliver Bass reported that this request is to conditionally rezone the subject property from CZ-HB (Ref. Case #10-06-GCPL-02259) which includes an associated Sketch Plan to CZ-HB Amended. Mr. Bass reviewed the conditions, including the current use conditions, the current development conditions, proposed use conditions, and proposed development conditions. Mr. Bass also reviewed the district descriptions, existing land use of the property, surrounding area uses, emergency response services, water and sewer services, transportation, environmental assessment, consistency with the Land Use Plan and Comprehensive Plan, the reasonableness of the request, and the recommendation of denial. Mr. Bass highlighted the reasons for the staff recommendation to deny the request, which included that the request was inconsistent with the Southwest Area Plan recommendation of Residential Single-family and Residential Multi-family.

Mr. Craft asked if all the existing use and development conditions would be removed if the conditional rezoning was approved. It was confirmed that this was the case, and the 30-foot landscape buffer condition would be added.

Mr. Stalder asked if the county ordinance included any buffer requirements when a property abutted another jurisdiction. Mr. Bass reported that the buffer requirements only apply to parcels with County zoning, which is why the 30-foot buffer development condition was added.

Mr. Alston asked staff to reiterate the recommendation and asked if there were any residents in the adjacent apartment complex who were notified of the rezoning. Mr. Bass emphasized that the staff recommended denial and explained that notices were sent in accordance with state requirements, so only the owner of the property with the apartment complex received a mailed notice. Staff had not received any calls from residents.

Mr. Little asked when the original conditions were established. Mr. Bass reported that they were established in 2010 with a previous rezoning case.

Chair Donnelly asked why there was no driveway permit and if it was because there was no active development to be reviewed by the Planning staff. Mr. Bass responded yes and reported that any new development would require an NCDOT driveway permit.

Chair Donnelly asked for clarification on the staff's recommendation in relation to the comprehensive plan. Mr. Bass stated that the policies highlighted in the consistency statements were related to the staff's recommendation of denial. Attorney Mason noted that the Planning Board would determine if any rezoning was consistent with the comprehensive plan.

Mr. Craft asked if the Southwest Area Plan took the new road into account and which came first. Mr. Bell reported that the area plan reflected the road as it was. The current interchange was reflected in the 2016 plan update.

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

Chad Hockaday, 7622 Bentley Road, Greensboro, NC, who represented the property owner, provided documents to the Planning Board of a sketch site plan, the elevation for the self-storage plan of the proposed development, and an email exchange with Scott Wallace, who owns the multi-family development to the back, and was in favor of the current design compared to the previous design. There was remaining land owned by the applicant that would not be occupied by storage facilities but would be available for other uses. Mr. Hockaday stated that they were open to discussion about other uses for the open land. Jared Vick, the engineer for the plan, provided further information on the plan. He noted that it was an approximation to show the size of the building and how it would be accessed.

Mr. Bell asked if the sketch that they handed out is what they were proposing. The use on the plan does not match with the use on the application. Jared Vick with Hagen Engineering, 3859 Battleground Avenue, Greensboro, NC, reported that the handout was a conceptual plan to show what could go on the property. Mr. Vick stated that the plan is to build a storage building. The

entire parcel was planned to be rezoned and would be subdivided. He stated that they listed all uses so that they could leave them open for future developers.

Mr. Gullick noted that if someone wanted to have a specific use, they could apply for a future rezoning.

Chair Donnelly asked if either of the representatives had the authority on behalf of the owner to accept or reject condition changes. Attorney Mason asked what Chad Hockaday's authority was. Mr. Hockaday reported that he was a manager. It was noted that the two managers listed for the LLC did not include Mr. Hockaday, which led to the confusion.

Mr. Bell stated that one option was to table the application at the current time to give further opportunity to develop the work and further be in a position to establish authority as a manager.

Attorney Mason reported that the Secretary of State of North Carolina listed the managers as Sean Jones and Cecil Little, and no one else. Mr. Hockaday asked if he should withdraw.

Mr. Bell provided the options, including withdrawing and tabling the item for a future meeting. He stated he would like to have a discussion about the proposed uses. Mr. Hockaday clarified that it was already zoned for storage, but they wanted it to remain open for future opportunities. Mr. Bell commented that it was the development conditions that would be changed, not so much the use conditions.

Chair Donnelly suggested considering a commercial use that could serve as a transition zone and would allow for the opportunity of development.

Dr. Bui asked if the conflict was that the sketch plan was different. Mr. Bell reported that it was the first time that they had seen the sketch plan. It was noted that the map that had property ownership should have storage units on top, which was part of the adjacent property.

Mr. Craft asked if the Board could consider a sketch plan not included in the original application or the email exchange between the applicant and the adjacent property owner. Attorney Mason reported that the Board could accept and consider them.

Dr. Bui asked why the applicant did not include the sketch plan originally. Mr. Vick stated that they did not want to lock themselves into the sketch plan due to potential necessary changes.

Mr. Bell asked if it was intended for the sketch plan to be part of the

application. Mr. Vick stated it was not.

Mr. Hockaday stated that the only reason for rezoning was to amend the conditions from the old 2010 zoning conditions. There were conditions on the old zoning that would not conform to the new design.

Mr. Bell noted that the applicants did not have the authority to accept any amendments during the current meeting. Attorney Mason noted that the owner had to agree in writing to any imposed conditions. Having a power of attorney would likely solve the issue.

It was noted that the next meeting the item could be discussed, would likely be in September.

Dr. Bui recommended that the applicants work with the staff on the application.

The applicants decided to table the application.

Mr. Gullick moved to table the application for Case #25-06-PLBD-00124 to a future meeting date, seconded by Mr. Stadler. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Buchanan, Bui, Craft, Gullick, Little, Stalder, Alston. Nays: None.)

## **VIII. Other Business**

### **A. Comprehensive Plan Update**

Mr. Bell reported that the changes were made, and the final draft was expected within the week. The intent was to have a hearing and an adoption before the end of September.

Attorney Mason was thanked for his work, and it was announced that he would be taking a different position.

## **IX. Adjourn**

There being no further business before the Board, the meeting adjourned at 7:26 p.m.

***The next meeting is scheduled to be held on August 13, 2025, at 6:00 p.m.***