



**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

May 14, 2025

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** April 09, 2025
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**

None
- VII. New Business**

Non-Legislative Hearing Item(s)

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

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

Information for **ROAD CLOSING CASE #25-02-PLBD-00110** can be viewed by scrolling to the May 14, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

Legislative Hearing Item(s)

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

Request adoption of Resolution to Close and remove from dedication a portion of Bishop Road which fronts Guilford County Tax Parcels #141884, #141874, and #141896 in Sumner Township and runs 0.11 miles east from the S. Holden Road intersection, terminating at the western margin of the US Highway 220 S right-of-way.

Information for **ROAD CLOSING CASE #25-03-PLBD-00115** can be viewed by scrolling to the May 14, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

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

Located at 1008 and 1016 NC Highway 62 E (Guilford County Tax Parcels #132843 and #132892 in Fentress Township) at the corner of the intersection of NC Highway 62 E and Mason Road and comprises approximately 4.69 acres.

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

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

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

Development Conditions: None offered.

The proposed rezoning is consistent with the Southern Area Plan recommendation of Light Industrial. Therefore, if the request is approved, no land use plan amendment will be required.

Information for **CONDITIONAL REZONING CASE #25-04-PLBD-00118** can be viewed by scrolling to the May 14, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Permitted Use Table with the proposed permitted uses is also included under the **MEETING CASE INFORMATION** section at the link above.

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

Located at 5546 Murphy Road (Guilford County Tax Parcel #147509 in Bruce Township), approximately 2,000 feet west of the intersection of US Highway 158 and Murphy Road, and comprises approximately 10 acres. The subject parcel is bisected by the Guilford-Rockingham County line such that approximately 1.23 acres is located in Rockingham County and the remaining 8.78 acres is located in Guilford County.

This is a request to rezone the portion of the subject property located in Guilford County from AG, Agricultural, to RS-30, Residential.

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

Information for **REZONING CASE #25-03-PLBD-00112** can be viewed by scrolling to the May 14, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

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

Located at 4163 Dicks Mill Road (Guilford County Tax Parcel #119887 in Jefferson Township), approximately 1,800 feet south of the intersection of Huffine Mill Road and Dicks Mill Road and comprises approximately 20 acres.

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

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

Information for **REZONING CASE #25-03-PLBD-00117** can be viewed by scrolling to the May 14, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

Evidentiary Hearing Item(s)

A. SPECIAL USE PERMIT CASE #24-09-PLBD-00099: LANDSCAPE AND HORTICULTURE SERVICES, 2650 JANE EDWARDS ROAD, ZONED AG, AGRICULTURAL

Located at 2650 Jane Edwards Road (Guilford County Tax Parcel #143728 in Sumner Township) approximately 1,100 feet east of the intersection of Drake Road and Jane

Edwards Road and comprises approximately 22.3 acres. The subject property is zoned AG, Agricultural.

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

Information for **SPECIAL USE PERMIT CASE #24-09-PLBD-00099** can be viewed by scrolling to the May 14, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Sketch Plan is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

A. Comprehensive Plan Update

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.

(Insert Color Paper)

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

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

**April 9, 2025
6:00 PM**

Call to Order

Chair Donnelly called the meeting to order at 6:00 p.m. and stated that he is under the weather and asked for a vote of the Board to allow Vice Chair Craft to officiate for this meeting.

Mr. Gullick moved that Vice Chair Craft would lead the meeting for tonight, seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Gullick, Bui, Stalder, Drumwright, Alston. Nays: None.)

I. Roll Call

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

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

The following members were absent from this meeting:

Jason Little and Cara Buchanan

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

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

II. Agenda Amendments

None

III. Approval of Minutes: October 2, 2024 Special Meeting & March 12, 2025 Regular Meeting

Oliver Bass stated that a link to the October 2 meeting was provided for the members to review. Any corrections or changes would be provided by the transcriber.

Rev. Drumwright moved to approve the October 2, 2024 minutes, with any corrections, seconded by Chair Donnelly. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Gullick, Bui, Stalder, Drumwright, Alston. Nays: None.)

Chair Donnelly moved to approve the March 12, 2025 minutes, with any corrections, seconded by Mr. Stadler. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Gullick, Bui, Stalder, Drumwright, Alston. Nays: None.)

IV. Rules and Procedures

Vice Chair Craft provided information to everyone present regarding the Rules of Procedure followed by the Guilford County Planning Board.

V. Continuance Requests

None

VI. Old Business

None

VII. New Business

Non-Legislative Hearing Item(s)

A. RESOLUTION OF INTENT TO CLOSE A PUBLIC ROAD CASE #25-03-PLBD-00115 (APPROVE-TO BE HEARD MAY 14, 2025)

Request adoption of Resolution of Intent and to schedule a public hearing for May 14, 2025, as presented herein, to close a .11-mile section of Bishop Road, located in Sumner Township, and that runs east from its intersection with S. Holden Road fronting Guilford County Tax Parcels #141884, #141874, and #141896 and terminating at the western margin of the US Highway 220 S right-of-way.

Oliver Bass stated that this is a request to set the date for a Public Hearing at the May 14 meeting to hear this case.

Rev. Drumwright moved to approve the date of May 14, 2025, to hear the above-mentioned case, seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Gullick, Bui, Stalder, Drumwright, Alston. Nays: None.)

Legislative Hearing Item(s)

A. RESOLUTION TO CLOSE A PUBLIC ROAD CASE #25-02-PLBD-00109: UNNAMED ROAD (OLD EXTENSION OF BETHEL CHURCH ROAD) (APPROVED)

Request adoption of Resolution to Close and remove from dedication a portion of an unnamed road (old extension of Bethel Church Road) which fronts Guilford County

Tax Parcels #117327 and #117329 in Jefferson Township and runs approximately 175 feet northwest from the intersection of Knox Road and Bethel Church Road.

Oliver Bass summarized the request. An informational map was shown for clarification. Mr. Bass stated that the proposed road closing was presented to the TRC for review and they had no comments. The closing would have no impacts on ingress and egress for adjoining properties. The Resolution of Intent was adopted at the March meeting to set today for the Public Hearing. This road has been removed from the NC DOT system and is no longer under their maintenance.

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

Jeff Deal, 5716 Freedom Church Road, McLeansville, representing the Bethel Presbyterian Church of McLeansville, stated that staff has given a very accurate description of this request. The state maintenance of the former Bethel Church Road extension was relinquished some time in 1978. He is just asking to formalize the closure at the County level.

Mr. Gullick moved to adopt this Resolution to Close for case #25-02-PLBD-00109 and enter into the record the resolution in the members' packets, seconded by Chair Donnelly. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Gullick, Bui, Stalder, Drumwright, Alston. Nays: None.)

B. ROAD RENAMING CASE #25-01-PLBD-00106: BAYNES FOREST LANE (PRIVATE ROAD) (APPROVED)

Presently known as Baynes Forest Lane, this private road is located in Fentress Township, running south of Wiley Lewis Road, along Guilford County Tax Parcels #131099, #131107, #131104, #131094, #131098 and terminating at Guilford County Tax Parcel #131078, and recorded in Plat Book 208, Page 49. This request to rename the road to Little Miss Muffin Lane is in response to a voluntary petition filed and signed by more than 51% of the property owners along the road.

Mr. Bass presented the case. He said the request was initially scheduled for the March 12th meeting but was held over due to some technical corrections that needed to be made on the application. This request to rename the road is in response to a voluntary petition filed and signed by 100% of the property owners along the road.

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

Shannon Harris Thompson, 3707 Baynes Forest Lane, the applicant, stated that she lives on a private drive and the road is named after someone else. She has a daycare called Little Miss Muffin on the property and she would like the road to have the same

name. She is the only one that owns property on the road and the requested renaming would not affect anyone else.

There being no one to speak in opposition, the Public Hearing was closed.

Mr. Gullick moved to adopt Case #25-01-PLBD-000106 and enter it into the record from the information packets, seconded by Chair Donnelly. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Gullick, Bui, Stalder, Drumwright, Alston. Nays: None.)

C. ROAD RENAMING CASE #25-03-PLBD-00113: MCGINNIS DRIVE (PRIVATE ROAD) (APPROVED)

Presently known as McGinnis Drive, this private road is located in Monroe Township, running north of Scott Road, along Guilford County Tax Parcels #125619, #125608, #125627, #125638, #125639, #125625, and terminating at Guilford County Tax Parcel #125607 and recorded in Plat Book 58, Page 119. This request to rename the road to Lewis Farm Lane is in response to a voluntary petition filed and signed by more than 51% of the property owners along the road.

Mr. Bass presented the case. This request is in response to a voluntary petition filed and signed by 100% of the property owners along the road.

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

Bruce Lewis, 2117 Scott Road, stated that his son's address would also change. They are the only people that live in this area and he would like it named for his family.

Mr. Gullick moved to adopt the amended resolution to change "Road" to "Lewis Farm Lane" in the Resolution, Case # 25-03-PLBD-00113 and enter into the record the adopted Resolution from the packet, seconded by Mr. Stalder. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Gullick, Bui, Stalder, Drumwright, Alston. Nays: None.)

D. REZONING CASE #25-02-PLBD-00108: RS-40, RESIDENTIAL TO AG, AGRICULTURAL: 6178 BELLFLOWER ROAD (APPROVED)

Mr. Tew presented the staff report for this case.

The subject property is located at 6178 Bellflower Road (Guilford County Tax Parcel #101108 in Washington Township), approximately 1,000 feet south of the intersection of NC Highway 61 N and Bellflower Road, and comprises approximately 7 acres.

This is a request to rezone the subject property from RS-40, Residential, to AG, Agricultural.

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

The vicinity of the subject property is predominantly agricultural and rural residential. The only existing land use on the property is a single-family detached dwelling. To the north and west are primarily agricultural uses; to the south and east are predominantly residential uses. No inventoried historic resources or cemeteries are located on or adjacent to the subject property.

There is no anticipated effect on public school facilities. The property is located in Fire Protection District #28 and is approximately 2.1 miles from the closest fire station. Water and sewer services are provided by private septic systems and wells. Bellflower Road provides direct frontage for the property and is classified as a local road under the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic of Bellflower Road is not provided by NCDOT. There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

The topography of the subject property is gently sloping and moderately sloping. There is no regulated floodplain on the property per FIRM Map No. 3710882800J, effective 6/18/2007. There are no mapped wetlands on the property per the National Wetland Inventory. There are no mapped streams on the property per the USGS Topographic Quadrangle Map or the Guilford County Soil Survey Map. The property is located in the NPDES non-water supply watershed area.

The Northeast Area Plan contains a future land use recommendation of AG Rural Residential for the subject property.

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

The proposed rezoning is consistent with the Northeast Area Plan recommendation of AG Rural Residential.

Staff recommends approval of the request. Approval is reasonable because the surrounding area is entirely zoned AG; therefore, the requested rezoning would align the permitted uses of the subject property with adjacent properties, including single-family detached dwellings, modular homes and manufactured homes.

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

Policy 1.1.1 – Planning staff will continue to utilize the future land uses depicted on citizen based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations.

Policy 1.4.3 – Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.

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

Vice Chair Craft asked anyone wishing to speak in favor of this case to please come forward, sign in and state their name and address for the record.

Robert Thompson, 6178 Bellflower Road, stated that he is trying to align the zoning of his property with surrounding properties. He has owned the property for 27 years and the property was rezoned to residential back in the 1980s.

There being no one to speak in opposition, the Public Hearing was closed.

Mr. Alston moved to approve the zoning map amendment located at 6178 Bellflower Road (Guilford County Tax Parcel #101108 in Washington Township), Case #25-02-PLBD-00108, from RS-40, Residential, to AG, Agricultural. He said the amendment is reasonable because it aligns with the Northeast Area Plan recommendation of AG Rural Residential and supports the intent of accommodating agricultural use and low-density residential development. The change is also consistent with Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which promotes alignment with citizen-based area plans and land use policy recommendations. The motion was seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Gullick, Bui, Stalder, Drumwright, Alston. Nays: None.)

E. CONDITIONAL REZONING CASE #25-03-PLBD-00116: LO, LIMITED OFFICE, AND RS-40, RESIDENTIAL, TO CZ-LI, CONDITIONAL ZONING -- LIGHT INDUSTRIAL: 1008 AND 1016 NC HIGHWAY 62 E (APPROVED)

Mr. Tew presented the staff report for this case.

The subject property is located at 1008 and 1016 NC Highway 62 E (Guilford County Tax Parcels #132843 and #132892 in Fentress Township), approximately 500 feet west of the intersection of NC Highway 62 E and Appomattox Road, and comprises approximately 4.69 acres in total.

This is a request to conditionally rezone the subject property from LO, Limited Office, and RS-40, Residential, to CZ-LI, Conditional Zoning – Light Industrial, with the following conditions:

Use Conditions – (1) Utility Company Office, and (2) Utility Equipment & Storage Yard

The LO, Limited Office District is intended to accommodate low intensity medical-related, professional, or administrative office uses on small to mid-sized sites close to residential areas. Development should be consistent in visual character and architectural scale and include pedestrian improvements. Visual buffers may be required adjacent to existing residential.

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 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.

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

The vicinity of the subject property is predominantly residential and agricultural with significant commercial and industrial development extending east along NC Highway 62 E and Old Climax Road. The subject properties are surrounded by: residential and

commercial uses to the north; residential and agricultural uses to the south; and residential uses to the east and west. There are no inventoried historic resources or cemeteries located on or adjacent to the subject properties. The subject parcel currently zoned LO is used as a Utility Company Office, which is not permitted under the current LO zoning.

There is no anticipated impact on public school facilities. The subject properties are located in the Climax Fire Protection District, approximately 0.6 miles from the nearest fire station. Water and sewer services are provided by private septic systems and wells. The subject properties have road frontage on NC Highway 62 E, which is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic for NC Highway 62 E is 4,200 vehicles per the 2022 North Carolina Department of Transportation traffic count. There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

The topography of the subject properties is gently and moderately sloping. There is no regulated floodplain on the properties per FIRM Map No. 3710778800J, effective 01/02/2008. There are no mapped wetlands on the properties per the National Wetland Inventory. There are no mapped streams on the properties per the USGS Topographic Quadrangle Map or the Guilford County Soil Survey Map. Both properties are almost entirely within the Lake Mackintosh (Big Alamance Creek) WS-IV, General Watershed Area. A small sliver of 1008 NC Highway 62 E is within the Polecat Creek WS-III, General Watershed Area.

The future land use recommendation for the subject properties is Agricultural and Rural Residential within the Southern Area Plan.

The Agricultural designation is intended to recognize areas that generally are used for crop, animal, and forest product production. Scattered homes and institutional uses such as churches are common. Major residential development consisting of less than 2-acre lots is not appropriate.

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, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance.

The proposed rezoning is inconsistent with the Southern Area Plan recommendation of Agricultural and Rural Residential.

Staff recommends approval of the request. Approval is reasonable because there is significant commercial and industrial development just east of the subject property

along NC Highway 62 E and Old Climax Road. The proposed rezoning would permit an existing local business to continue its operations, and the subject property also has direct road frontage on a major thoroughfare capable of providing sufficient transportation infrastructure for the business. The requested CZ-LI zoning would also require a Type A Planting Yard, with a minimum average width of 50 feet, as a landscape buffer between the subject property and adjacent residentially-zoned properties.

The requested rezoning is consistent with Objective 1.5 of the Future Land Use Element of the Guilford County 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 Southern Area Plan recommendation of Agricultural and Rural Residential. If the request is approved, an amendment to Light Industrial will be required. If the rezoning is denied, an amendment to Light Commercial will be required for Parcel #132843 based on the current LO zoning.

Vice Chair Craft asked anyone wishing to speak in favor of this case to please come forward, sign in and state their name and address for the record.

Jason McElvey, 5307 Bolingbrook Drive, Julian, NC, stated that he is the owner of both of the subject properties. He hopes to move his office into the existing doctor's office and later build a small warehouse to move his company materials. The proposed warehouse would be 60' x 100' and would be a metal building used for storage.

In response to questions concerning what type of outside equipment would be stored on the property, Mr. McElvey stated that the containers that are currently on the property are only temporary until he is able to build the storage warehouse.

Chair Donnelly stated that he feels the changes that are proposed will be a great asset to the community. Mr. Gullick agreed with Chair Donnelly's comments.

After some discussion, Mr. Bell stated that Warehouse, General Storage (Enclosed) is allowed in the LI district, however, the applicant has conditioned that use out of the application.

Mr. Bell stated that it reads, "Warehouse, General Storage (Enclosed)" Is defined as, "Facilities for the storage of goods and materials of any nature, includes cold storage, does not include storage or mini storage facilities for rent or lease to the general public or warehouse facilities primarily used for wholesaling and distribution or terminal facilities for handling freight." For Utility Equipment Storage Yard, "The storage of various materials outside of a structure as a principal use. This includes salvage yards used for the storage and/or collection of any type of equipment".

Mr. McElvey stated that he just wants to be able to start pulling permits so he can start work on the land.

Counsel Mason stated that the decision to approve the rezoning, if the Board were to go forward, would not, in itself, prevent the Board from later and approving another change to that zoning and/or the conditions of the conditional zoning or to another category, altogether. So, a decision tonight would not prevent the applicant from coming back later with something different.

After some discussion between the applicant and Board members, it was determined that the applicant would go ahead with the request and then come back at a later date with additional conditions.

There being no speakers wishing to speak in opposition, the Public Hearing was closed.

Mr. Gullick moved to approve the zoning map amendment from LO, Limited Office, and RS-40, Residential, to CZ-LI, Conditional Zoning-Light Industrial, located at 1008 and 1016 NC Highway 62 E (Guilford County Tax Parcels #132843 and #132892 in Fentress Township). This approval amends the Southern Area Plan. The requested zoning is consistent with Objective 1.5 of the Future Land Use Element of Guilford County Comprehensive Plan which states, "Recognize and respect the unique characteristics of Guilford County's unincorporated and emerging communities." Approval of the request to rezone the subject property from LO and RS-40 to CZ-LI is reasonable because there is significant commercial and industrial development just east of the subject property along NC Hwy 62 E and Old Climax Road. The proposed rezoning will permit an existing local business to continue its operations and the subject property also has direct frontage on a major thoroughfare capable of providing sufficient transportation infrastructure for the business. The requested zoning CZ-LI, would require a Type A planting yard with a minimum average width of 50' between the subject property and adjacent residentially zoned properties. The motion was seconded by Rev. Drumwright. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Gullick, Bui, Stalder, Drumwright, Alston. Nays: None.)

At this time a short break was taken from 7:40 to 7:50 p.m.

F. CONDITIONAL REZONING CASE #25-03-PBLD-00114: AG, AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING-RESIDENTIAL (DENIED)

Mr. Bass presented the staff report for this case.

The subject property is located at 5475 Yanceyville Road (Guilford County Tax Parcel #129849 in Monroe Township), approximately 2,990 feet south of the intersection of NC Highway 150 E and Yanceyville Road and comprises a portion of approximately 37.66 acres. The portion subject to rezoning fronts Oldsquaw Drive and comprises approximately 21.29 acres.

This request is to rezone a portion (21.29 acres) of Tax Parcel #129849 fronting Oldsquaw Drive from AG to CZ-RS-40. The remaining acreage (16.37 acres) fronting Yanceyville Road will remain AG.

Use Conditions: Permitted uses shall include all uses allowed in RS-40 Residential Zoning District except the following:

- (1) Cemetery or Mausoleum.

Development Conditions: None

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.

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.

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

The area has generally developed with single-family dwellings within major subdivisions. A single-family dwelling is located on the parcel in its current configuration. The portion of the parcel subject to this rezoning is undeveloped. The subject property is surrounded by: undeveloped & low-density single-family residential uses to the north and south; single-family, low-density residential uses to the east; and a single-family residential subdivision to the west. There are no inventoried historic resources or cemeteries located on or adjacent to the subject property.

A report from Guilford County Schools estimates that the proposed rezoning would result in 11-13 additional students at Northern Guilford Elementary School, 7-9 additional students at Northern Guilford Middle School and 11-13 additional students at Northern Guilford High School. The subject property is located in the Northeast Fire Protection District, approximately 1 Mile from the nearest fire station. Water and sewer services are provided by private septic systems and wells. Oldsquaw Drive is a local subdivision road that stubs into the portion of Parcel #129849, which is the subject of this request. Yanceyville Road is a major thoroughfare under the 2015 Guilford County Thoroughfare Plan prepared by the Greensboro MPO. The NCDOT annual average daily traffic count in 2023 was 1300 vehicles. Streets in major subdivisions must be installed by the developer.

The topography of the subject property is classified as gently sloping, strongly sloping, moderately steep, steep and very steep. There is no regulated floodplain on-site per FIRM map #3710787900J, effective 06/18/2007. There are no regulated wetlands on-site per National Wetlands Inventory. There are multiple mapped streams on-site per US Geological Survey and NRCS Soil Survey maps. This property is within the Greensboro (Reedy Fork) WS-III, Watershed Critical Area Tier 4.

The Northern Lakes Area Plan contains a future land use recommendation of AG Rural Residential for the subject property.

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

This request is listed as generally consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential under the Future Land Use Compatibility Matrix.

Staff recommends approval of the request. Approval is reasonable because it is adjacent to a single-family residential subdivision with the same RS-40 zoning. It will advance 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. The use and density of development that would be allowed is consistent with development in the vicinity of the subject parcel.

The request is consistent with Policy 1.1.1. under the Future Land Use Element of the Guilford County Comprehensive Plan which states "Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations."

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

Vice Chair Craft asked anyone wishing to speak in favor of this case to please come forward, sign in and state their name and address for the record.

Nathan Duggins, attorney representing the developer, 400 Bellemeade Street, stated that he would like to add a condition to the application.

Mr. Duggins stated that this is a parcel that sits between the Triple Lakes Development and Yanceyville Road and consists of 21 acres to the west. The road system is a state-maintained NCDOT road and Oldsquaw does terminate. There is not a cul-de-sac there. He provided a conceptual plan that his client has approved. There are some shared wells for eleven lots. Each lot is a little under an acre. The AG zoning will remain and will connect on Yanceyville Road. The RS-40 surrounds the site and they cannot connect to the south because they don't own the property there. There were two community meetings by ZOOM, which were well-attended with about 15 neighbors in the first meeting and about 22 neighbors in the second meeting. There were lots of questions concerning connectivity, buffers, construction traffic, impact on the value of the existing homes in the area, all of which were addressed and answered to the best of his ability.

Mr. Gullick asked if it is possible to put in a construction entrance off Yanceyville to alleviate some of the construction traffic. Mr. Duggins stated that there is a creek that runs through the property which would make it very difficult to cross.

Chair Donnelly asked if the property owner was involved in the community meetings? Mr. Duggins stated that the property owner was not at either of the meeting, but they have talked to him about the concerns raised at the meetings.

Vice Chair Craft asked if there was anyone wishing to speak in opposition to this case.

Dr. Kevin Munson, 713 Gadwall Drive, stated that he owns property that abuts this parcel and his objection is that when he purchased his property, he wanted to be isolated and private with the woods backing up to his property. The proposed rezoning would certainly change the character of his property to its detriment. In response to a question from Chair Donnelly, Mr. Munson stated that he would not find a vegetated buffer appealing.

Don Madren, 712 Oldsquaw Road, stated that he lives in the last house on the right at the end of Oldsquaw Road. He also agreed with Dr. Munson that they chose this property because of the privacy and not backing up to other residential properties. This would disrupt their privacy, also. He is also concerned about additional traffic in their quiet neighborhood, especially the construction traffic. He has heard several different values of the homes that are proposed to be built on the subject property. He is also concerned about the point of entry to that new subdivision. An alternate entrance should be provided by the developed. He feels that the existing homes are probably valued at mid-\$600,000 and up.

In response to a question concerning EMS accessibility, Robert Carmon, Guilford County Fire Marshal, stated that by NC Code and General Statute, multiple access is only required once you reach a threshold of 100 lots. Previously, it was a threshold of 30 lots and due to legislation and builder actions that number has been raised.

Shane Taylor, 7802 Gadwall Court, stated that he is concerned about the developer not participating in any of the community meetings so the neighbors could get some feedback from him. He pointed out that there could be a maximum of 23 lots put on

the subject property. He asked if there is anything to restrict the developer to those potential 11 lots instead of a possible 23 lots. The proposal is to use state roads for access to the property and is there any contingency for the builder to have a bond or something of that nature because the roads are going to see a lot of wear and tear, and that concerns him. He asked if there has been any site evaluation done, other than by the developer. He pointed out that there is already a problem in the existing neighborhood, according to the topography map, where there is excessive water run-off at the lower end of those abutting properties. He is also concerned about the entrance to the property off Yanceyville Road.

Kristin Jarrett, 614 Wigeon Drive, stated that she lives at the opposite end of the neighborhood. She is concerned about all the different answers the neighbors have received about the value of the homes to be built. None of the quoted prices are consistent. There seems to be a lot of uncertainty in their plans. The new residents would be using their entrance, their roads, their gates, their common areas as they drive through and walk in the neighborhood without having any ownership to their area. They would have no architectural guidelines that are comparable to their homes. She has reached out to the developer with no conversations taking place.

Terri Connor, 705 Oldsquaw Drive, stated that she is on the corner of Oldsquaw and Harlequin, and she has seen many construction vehicles come through the neighborhood over the last 5 years. The road is very narrow and can barely fit 2 cars, so the construction vehicles have a very big struggle to get around the corner without hitting the side of her yard. She is concerned about the safety of her 7-year-old child, who is outside a lot, and is concerned about the condition, and asked if they can do additional changes to their plans. She wanted to know what else could be added to their plans.

Vice Chair Craft stated that the Board is not really getting into any development conditions other than not having a cemetery or landfill. Ms. Connor stated that is part of her concern that they have not been told what their final plans are and everything has been contradictory. She is concerned whether they could put a duplex on the properties.

Leslie Bell stated that the developer could not have a duplex unit, but are allowed to have accessory dwelling units on the property. It would have to be a separate dwelling subordinate to the principal structure, such as a mother-in-law unit.

Jennifer Hutchens, 7895 Shoveler Drive, stated that she opposes this development as there are now 5 developments on Church Street and she is concerned about the additional traffic. She also does not want a development that might reduce her property values.

Stacey Hobart, 602 Wigeon Drive, stated that she attended one of the meetings and she is on the HOA Board. She is concerned about the planting buffer that is proposed by the developer and there doesn't seem to be a plan for integration. The neighbors just don't feel like there has been much clarity or communication with the developer, himself.

Troy Raines, 7800 Gadwall Court, stated that he has lived in the area for 18 years and is also on the HOA Committee. He showed on the overhead map where the construction trucks would be entering their neighborhood. Construction will be going on for over a year. There are a lot of children in this neighborhood and a lot of school buses. The kids ride their bikes, roller skates and scooters on the roadways, walks the dogs and he is concerned about their safety. He would feel more comfortable if a bridge were installed to take care of the traffic across the stream. There is already a problem when there is a lot of rain, with flooding in his back yard.

Shane Taylor returned to the speaker's stand and stated that it takes a long time to get out of this neighborhood because of the school bus. When construction vehicles are coming it, the traffic will be much worse.

Leslie Bell stated that in regard to the question about manufactured or mobile homes on these properties, the only way mobile homes could go out there is if there was an overlay district on top of this parcel.

Counsel Mason stated that he has done some checking on a previous question, and it is his opinion that it would not be proper to accept or impose a condition having to do with the value of existing homes in the neighborhood.

Daniel Baker, 711 Gadwall Drive, stated that the developer is going to come in and develop what he can and then leave. There is no way that construction or moving trucks can make the sharp turn on the road. They will end up on that person's property, tearing up her yard. These are neighborhood walking roads and NC DOT roads. There is an HOA-owned septic field and if vehicles park there, it will cause some problems with the septic system. Mr. Gullick asked Mr. Baker to provide more information about the septic fields. Mr. Baker stated that these septic fields are HOA-owned and he showed their location on the maps provided. The problem is that there is a creek or stream running through and along Oldsquaw and that creek disallows septic weeping systems, so they are pumping septic weeping systems to available HOA-owned property. Adjacent to the developing property is septic weeping system.

Vice Chair Craft stated that speakers **in favor** of the case would have 5 minutes of rebuttal.

Nathan Duggins returned to the speaker's stand for some rebuttal comments. He stated that they cannot push stormwater onto other people's property. The UDO does not allow it and the regulations don't allow it. NC DOT has to issue a driveway permit and they are not going to issue a driveway permit until the cul-de-sac or the infrastructure that allows for a driveway for residential use is constructed. The natural consequence of that would be that there would be no parking along the existing Oldsquaw Road, the parking for the construction would happen inside the new development and NC DOT routinely issues driveway permits, not only for the connection on Oldsquaw, but onto the driveways that would be on the infrastructure to be installed. The questions about the stream have been addressed and answered for the community well locations. The long-range plan calls for this to be RS-40 and it

is consistent with the Northern Lakes Area Plan. This is a stubbed out road so connectivity is encouraged in the UDO, and that is why the request is being supported by the staff. These are public roads and there will be traffic on these public roads. They have committed to stay in contact with the neighborhood and he is easy to get in touch with. They want to work with the community. They are not required to have neighborhood meetings, but they have held 2 meetings. They are listening and they want to hear what their concerns are. This is a question of a zoning hearing, moving from AG to RS-40 and that is what this Board has to determine. In regard to the homes' values, he misspoke in stating that they would be \$400,000.00 homes, they are going to be high-end houses at approximately 7,000 square feet per home. The intention is to have large lot, large value properties. They cannot put a condition that they would be #1M or \$500,000.00 homes, that is not allowed by the zoning laws of the state. They can commit that they will be large lots because RS-40 requires it.

Vice Chair Craft stated that speakers **in opposition** to the case would have 5 minutes of rebuttal.

Shane Taylor returned to the speaker's stand and stated that he might be reassured if the developer provided a minimum size of houses proposed for the properties.

Don Madren stated that if they are going to build 7,000 square foot dwellings, this being a very rural community, it would be vastly unprecedented to have a 7,000 square foot home in this particular area. There is a relatively newer subdivision across 150 from Triple Lakes with larger homes but they are not providing anything around the 7,000 square foot homes. With the driveway permit by NC DOT, related to the large amount of construction vehicular traffic, the existing roadways would not be able to handle that traffic and the size of the trucks. The forest and natural area will have to be removed to accommodate this development and it would also have a major increased impact on the water runoff to their area. The proposed development is going to take a long time to complete development and that means their roads are going to carry the brunt of the construction traffic in this neighborhood. He is very opposed to this rezoning request.

Stacey Hobart stated that if she had to put a condition on this request, she would ask that Oldsquaw is not the access point to enter into this project site. She would prefer some other access point from Yanceyville Road. That is one of the major concerns that all the neighbors agree on.

Troy Raines stated that when those existing trees are cut down, they would have to bring in very long, heavy trucks to haul them away, and again, the roadways would not be able to handle that kind of traffic.

Teri Connor pointed to one of the properties in the neighborhood and stated that property is full of deer every day, so they would no longer have anywhere to bed down and be safe.

There being no speakers wishing to speak in rebuttal the public hearing was closed and Vice Chair Craft open the floor up for discussion.

Discussion

Mr. Bell reminded the Board that Mr. Duggins had offered an additional condition and it was to exclude the land clearing and inert debris landfill, minor, and if the Board agrees to amend the application, that needs to be addressed.

Mr. Alston stated that he doesn't feel that the additional condition should be accepted and the rezoning request should be denied. There are so many unanswered questions from the community that he feels the developer needs to review the request some more before coming back to ask for a rezoning.

Mr. Gullick moved to accept the amendment to the application to include the condition to exclude landfill (minor) or inert debris, seconded by Mr. Stalder. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Gullick, Bui, Stalder, Drumwright, Alston. Nays: None.)

Chair Donnelly asked if someone could explain construction bonds on a project like this. Leslie Bell responded that it could be a bond or letter of credit or cash equivalent. They are typically related to and by ordinance for meeting design requirements or development requirements. It can be infrastructure, buffering or landscaping, depending on the time of year when it must go in, and stormwater control measures to complete those. Those are typically the ones a developer would have when there are financial guarantees.

Chair Donnelly stated that in staff reviews a development like this, it is usually attaching to a subdivision that is already in place, but clearly being attached separately, how does the review staff look at the relationship between those two entities as a whole? Leslie Bell stated that those are NC DOT on-system roads and are maintained by NC DOT. Counties do not have the authority to do anything within the NC DOT right-of-way, so anything that would be required for that would be under the purview of NC DOT as it relates to the driveway permit process.

Mr. Alston stated that he thinks it is very unprepared presentation for this request. The Board has denied applications for less in the past, and there are way too many unanswered questions for this to move forward, in his opinion. As the community came forward to speak in opposition, it seems like the developer is trying to strong-arm his way into making a development with no real answers to the community's questions, which is very concerning, and a lack of information that has been provided, so far.

Mr. Stalder stated that a lot of things that have been brought up are not necessarily related to land use and a lot of speculation over the conceptual plan, which would be finalized in the TRC and beyond the Board members' purview. If you look at just the land use and it is RS-40 around them, and this neighborhood has a lot of stub roads, so the obvious continuation of the neighborhood is into the AG properties and is the land use plan that fits the surrounding areas.

Mr. Alston stated that he does feel like it is within the realm of the Planning Board to identify traffic and access concerns, construction impact to the surrounding communities, home pricing and value impact, and community engagement and transparency, is very important and there has been a big lack of that in this process. RS-40 does fit, but it is a lot of other stipulations that he was looking at and he feels haven't been met.

Reverend Drumwright stated that given the land use plan and the undeniable fact that this development fits within it, which is why staff has recommended approval, this Board would come under much greater and far more intense scrutiny if they were to not approve the developer's request. However, having construction on a very narrow residential street, with 18-wheelers parked on the street, and having to back up to get through it to someone's driveway, he understands the community's concerns. This is hard for him, because he concurs with the community residents and he is learning that when a request meets the area plans and the use of the land use, their hands are, basically, tied. Many of the neighbor's concerns fall beyond the purview of the Board's authority.

Dr. Bui asked if the Board can consider the factors of public interest? Leslie Bell responded that N.C.G.S. 260(d) does allow the Board to take into account public interest.

Vice Chair Craft stated that this land is going to get developed and can get developed under the AG zoning for residential. It would not be as dense, but it could get developed and it will affect the deer, the truck traffic, water runoff and all those things. That is what happens when there is new development. This request does fit the land use plan of this area and it will end up being a nice development. He does not see any reason not to approve it.

Counsel Mason added that to amplify Mr. Bell's response to Dr. Bui's question, and that is to talk a little about what is meant by public interest, if it is simply whether folks show up and are either for or against a request, that is not really a factor that should drive the vote. What is going to be relevant is legitimate land use concerns and impact concerns that these speakers may have brought forward. Dr. Bui stated that she was thinking more about public health and safety.

In response to a question posed by Mr. Alston, Counsel Mason stated that if there are reasonably anticipated impacts, positive or negative, to the properties in that existing and adjoining neighborhood, those can be taken into consideration. Mr. Alston stated that he feels it would only be fair for the community residents to hear from the developer, himself on some of the concerns that have been raised. He feels that the Board would be negligent to not be able to consider some things that have not been answered by the developer.

Mr. Alston moved to deny the request related to Rezoning Case #25-03-PLBD-00114, AG to CZ-RS-40, 5475 Yanceyville Road, because the proposed amendment is not reasonable in the public interest at this time, due to the lack of demonstrated planning around key infrastructure impacts, particularly traffic flow, road wear and emergency

access associated with having only a single point of entry into the proposed development. There are significant concerns from the community regarding the lack of direct engagement from the developer, himself, and unanswered questions about the pricing and density of future homes and potential negative impact of surrounding property values. The applicant has not sufficiently addressed how the development will mitigate adverse affects on the surrounding neighborhood, nor provided a clear plan for coordinating with existing residents or protecting existing infrastructure during and after the construction. Until these concerns are addressed in a more transparent and community manner, he does not feel that this rezoning request meets the threshold of being compatible, reasonable or equitable for the residents it will affect, seconded by Dr. Bui.

Leslie Bell stated that they should be clear about where the proper break is. The motion is to deny and is it consistent with the Area Plan? That needs to be answered. Mr. Alston responded that it is consistent with the Area Plan. Leslie Bell asked if Mr. Alston wanted to include all the reasons to deny that he had within his motion to be included and Mr. Alston stated that he did.

Chair Donnelly stated that he appreciates the contention by the applicant's attorney that the Board's primary responsibility is to look at land use, and whether or not this is both consistent and reasonable and he appreciates Mr. Alston listing the particular things to be articulated. In many cases they have had the opportunity to look at these as stand-alone by cases. This particular one, on the one hand, because they are looking at a connection to a stub-out, as was pointed out, the likelihood is that there is going to be development when there is a stub-out like that. At the same time, it becomes more incumbent to have community meetings and developer relationships such that there is clearly demonstrated interest or benefits on the part of this development that the entire community can benefit from. He is not sure that, in this case, as there are some challenges, and he is not sure that he has heard any benefits to the surrounding community. He is concerned that while the land use decision is more clear-cut in terms of the consistency, he has some similar concerns about whether or not they are meeting the criteria of reasonableness in the way that is being proposed, and the fact that there is a Conditional Zoning application, which creates the opportunity for there to be conditions that provide that assurance to the community and he is not sure they have gotten that. He is not sure that, without some additional conditions that he would be in a position to approve the request.

Vice Chair Craft stated that there has been a motion and a second and asked for a roll-call vote on this matter.

The Board voted 3-4 and the motion fails. (Ayes: Alston, Bui, Drumwright. Nays: Craft, Gullick, Stalder, Donnelly.)

Vice Chair Craft stated that now the Board can entertain a motion to approve.

Chair Donnelly stated that one of the things he has heard articulated tonight is that the density of the development probably has some correlation with the type of homes that are going to be built and it was pointed out by a number of speakers that the sketch

plan, previously seen, is only one portrayal and in fact, the number of lots could be doubled. He has every reason to believe that the developer would intend to develop a smaller number of lots and he would be interested in exploring whether or not the applicant would consider a maximum number of lot condition, that matches or is similar to the sketch plan that was provided beforehand.

Vice Chair Craft asked Mr. Duggins to return to the Speaker's Stand to address the concern stated by Chair Donnelly.

Nathan Duggins stated that the zoning for 21 acres and they are zoning for the least dense residential use in the County at RS-40. He is not in a position to say yes to that and cannot agree to that without specific permission from the developer. He wants this to work for the community.

Reverend Drumwright stated that he thought that Chair Donnelly's comments before the roll call vote were that he did not feel comfortable approving the applicant's proposal because of the reasons he previously stated. However, his vote was contrary to those comments. He asked Chair Donnelly to expand on those comments. Chair Donnelly stated that he also stated that part of the reason that he voted the way he did was because his belief that there might be a space in which they could find some kind of agreeable option. If he had voted, initially, that would have denied the motion and that would have ended the conversation here tonight and that would have prevented any additional conversation exploring potential conditions.

Reverend Drumwright went on to say that he also made some comments before the vote, as well, it was truly to tip an affirmative vote of denial, but Mr. Alston raised some very valid and concrete points that helped him to better discern the direction he would go in. He thought that it was well enough for him to reconsider, which is why he did vote to deny the request.

Vice Chair Craft asked if they need to take another vote, restating to deny the application? Counsel Mason stated that was correct.

Mr. Gullick moved to approve the amended zoning request located at Guilford County Tax Parcel #129849 from AG to CZ-RS-40 as the RS-40 is intended to accommodate Agricultural uses, large lot development, low density residential subdivisions not connected to public water and sewer with densities not to exceed 2 units per acre. Large major residential subdivisions in AG Rural Residential area should incorporate into their design a minimum of 2 Policies recommended by this path. Anticipated land uses are those that are permitted in the AG, RS-40 Residential and RS-40 and Planned Unit Development (PDR), are rural preservation zoning districts, including but not limited to Institutional and Recreational uses as determined by the Guilford County Development Ordinance. A request is listed as generally consistent with the Northern Lakes Area Plan and the recommendation of AG, Rural Residential of the Future Land Use Matrix. The request is reasonable because it is adjacent to a single family residential subdivision with the same RS-40 zone. It would advance 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

use and density of the development that would be allowed is consistent with the development in the vicinity of subject parcel. It is consistent with Policy 1.1 of the Future Land Use Element, seconded by Mr. Stalder.

Chair Donnelly stated that he is struggling with this one and looking, specifically, back at the Statutes that the Board is asked to consider in terms of the reasonableness of a request, and the factors that can be considered, include the size, physical condition and other attributes of the area to be rezoned. The benefits and detriments to landowners, neighbors and the surrounding community, the relationship between development of the tract and adjoining areas in the development would be permissible under the proposed amendment, is why something is in the public interest. This parcel is designed in such a way that the access to this part of the property could be through the property itself, and he understands that there may be arguments from a developer's perspective on why they are choosing not to do that. However, in this case, he thinks the results of that is to put a significant detriment on the surrounding community. For that reason he is not going to be able to support the motion.

The Board voted by roll call 3-4 in favor of the motion; therefore, the request was denied. (Ayes: Craft, Gullick, Stalder. Nays: Alston, Bui, Drumwright, Donnelly.)

Vice Chair Craft stated that constitutes final action unless appealed to the Guilford County Board of Commissioners within 15 days.

Evidentiary Hearing Item(s)

None

VIII. Other Business

A. Comprehensive Plan Update

Leslie Bell stated that the Steering Committee will meet tomorrow on the post-public-input draft plan, and based on how that goes, it may be forthcoming to the Board members very soon for consideration. April 23rd has been set as the Special Meeting to receive the presentation on the Draft Plan.

Mr. Bell also reminded the Board members that at the April 23rd meeting, the Board is scheduled to take action on the orders from the Duke Energy special use permit case from the October 2, 2024 special meeting.

IX. Adjourn

There being no further business before the Board, the meeting adjourned at 9:53 p.m.

The next regular meeting will take place May 14, 2025.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Road Closing
Petition**

Date Submitted: 2/20/2025 Fee \$381.00 Receipt # REC-023566-2025 Case Number 25-02-PLBD-00110
(includes \$26 recording fee)

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

Please check one of the following:

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

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

Petitioners:

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

Additional sheets for petitioners are available upon request.

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

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

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

MILLSTREAM ROAD, LLC,
a North Carolina limited liability company

By: Chris Dunbar

Name: Chris Dunbar

Title: Manager

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

By: Chris Dunbar

Name: Chris Dunbar

Title: Manager

CN INVESTORS, LLC,
a North Carolina limited liability company

By: [Signature]

Name: JAMES ANTHONY

Title: MANAGER

Guilford County, NC



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

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

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Limited Liability Company

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Legal name: CCC Development Partners, LLC

Secretary of State Identification Number (SOSID): 1327423

Status: Current-Active

Citizenship: Domestic

Date formed: 7/11/2013

Registered agent: [Desmond G Sheridan](#)

Principal office address

5826 Samet Dr. Ste 105
High Point, NC 27265

mailing address

5826 Samet Drive, Suite 105
High Point, NC 27265

Registered office address

804 Green Valley Road, Suite 200
Greensboro, NC 27408

Registered mailing address

804 Green Valley Road, Suite 200
Greensboro, NC 27408

Company officials

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

- **Manager**

[Christopher T Dunbar](#)

5826 Samet Drive 105
High Point NC 27265

- **Manager**

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

4700 Hilltop Road
Greensboro NC 27407

- **Manager**

[Thomas W. Townes](#)

P.O. Box 49579
Greensboro NC 27419

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



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Legal name: CN INVESTORS, LLC

Secretary of State Identification Number (SOSID): 0362948

Status: Current-Active

Citizenship: Domestic

Date formed: 2/17/1995

Registered agent: [James I Anthony](#)

mailing address

1201 Edwards Mill Rd, Ste 300
Raleigh, NC 27607

Principal office address

1201 Edwards Mill Rd, Ste 300
Raleigh, NC 27607

Registered office address

1201 Edwards Mill Rd, Ste 300
Raleigh, NC 27607

Registered mailing address

1201 Edwards Mill Rd, Ste 300
Raleigh, NC 27607

Company officials

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

- **Member/Manager**

[James I Anthony, Jr](#)

1201 Edwards Mill Rd Ste 300
Raleigh NC 27607-0810

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

Legal name: MILLSTREAM ROAD, LLC

Secretary of State Identification Number (SOSID): 1741571

Status: Current-Active

Citizenship: Domestic

Date formed: 8/21/2018

Registered agent: [Desmond G Sheridan](#)

mailing address

5826 Samet Drive Suite 105
High Point, NC 27265

Principal office address

5826 Samet Drive Suite 105
High Point, NC 27265

Registered office address

804 Green Valley Road, Suite 200
Greensboro, NC 27408

Registered mailing address

804 Green Valley Road, Suite 200
Greensboro, NC 27408

Company officials

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

- **Manager**

[Christopher T Dunbar](#)

5826 Samet Drive, Suite 105
High Point NC 27265

- **Manager**

[Thomas W Townes](#)

628 Green Valley Road, Suite 202
Greensboro NC 27408

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5:00 pm



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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

**RESOLUTION OF INTENT
TO CLOSE A PUBLIC ROAD**

WHEREAS, a Petition has been filed, pursuant to N.C.G.S 153A-241 Chapter 282 of the 1979, Session Laws, and Chapter 59 of the 1981 Session Laws, requesting that the Planning Board close a section of a public road.

WHEREAS, the Planning Board will conduct a public hearing for the purpose of giving consideration to the closing of AT&T Drive, that runs south from Millstream Road fronting Guilford County Tax Parcels #84848, #84849, #84845 in Morehead/Gilmer Township and #116800 in Jefferson Township, terminating at Mt. Hope Church Road right-of-way.

NOW, THEREFORE, BE IT RESOLVED by the Guilford County Planning Board that:

1. The Board declares its intent to close AT&T Drive.
2. A meeting will be held at 6:00 PM on the 11th day of June, 2025, in the Carolyn Q. Coleman Conference Room, Old County Courthouse, 301 W. Market Street, Greensboro, NC at which a public hearing shall be held to consider closing of AT&T Drive, that runs south from Millstream Road approximately 0.59 miles, fronting Guilford County Tax Parcels #84848, #84849, #84845 in Morehead/Gilmer Township and #116800 in Jefferson Township, terminating at Mt. Hope Church Road right-of-way.
3. The Clerk to the Planning Board is hereby directed to publish this Resolution of Intent once a week for two successive weeks on the Guilford County Electronic Legal Notices website, pursuant to S.L. 1981-59, S.L. 2017-210, and Guilford County Ordinance Chapter 17: Electronic Notice section 17-1(a).
4. The Clerk to the Planning Board is further directed to transmit by registered or certified mail to each owner of property abutting upon that portion of said street as shown on the Guilford County tax records, a copy of this Resolution of Intent who did not join in the request to have the road closed.
5. The Clerk to the Planning Board is further directed to cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by N.C.G.S 153A-241.



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

NOW, THEREFORE, BE IT RESOLVED, that it is the intent of this Board to close said public road to the public use, and that a public hearing on this request will be held on the 11th day of June, 2025, at 6:00 P.M. in the Carolyn Q. Coleman Conference Room at the Old Guilford County Courthouse, 301 W. Market St., Greensboro, N.C. 27401, at which time the Board will hear all interested citizens and make a final determination as to whether the public road shall be closed and removed from dedication.

DRAFT



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

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

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

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

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

Thank you for your assistance.

EAL

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

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

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

LOCATION:
1020 BIRCH RIDGE DR
RALEIGH, NC 27610

2025 Road System Changes

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

Additions

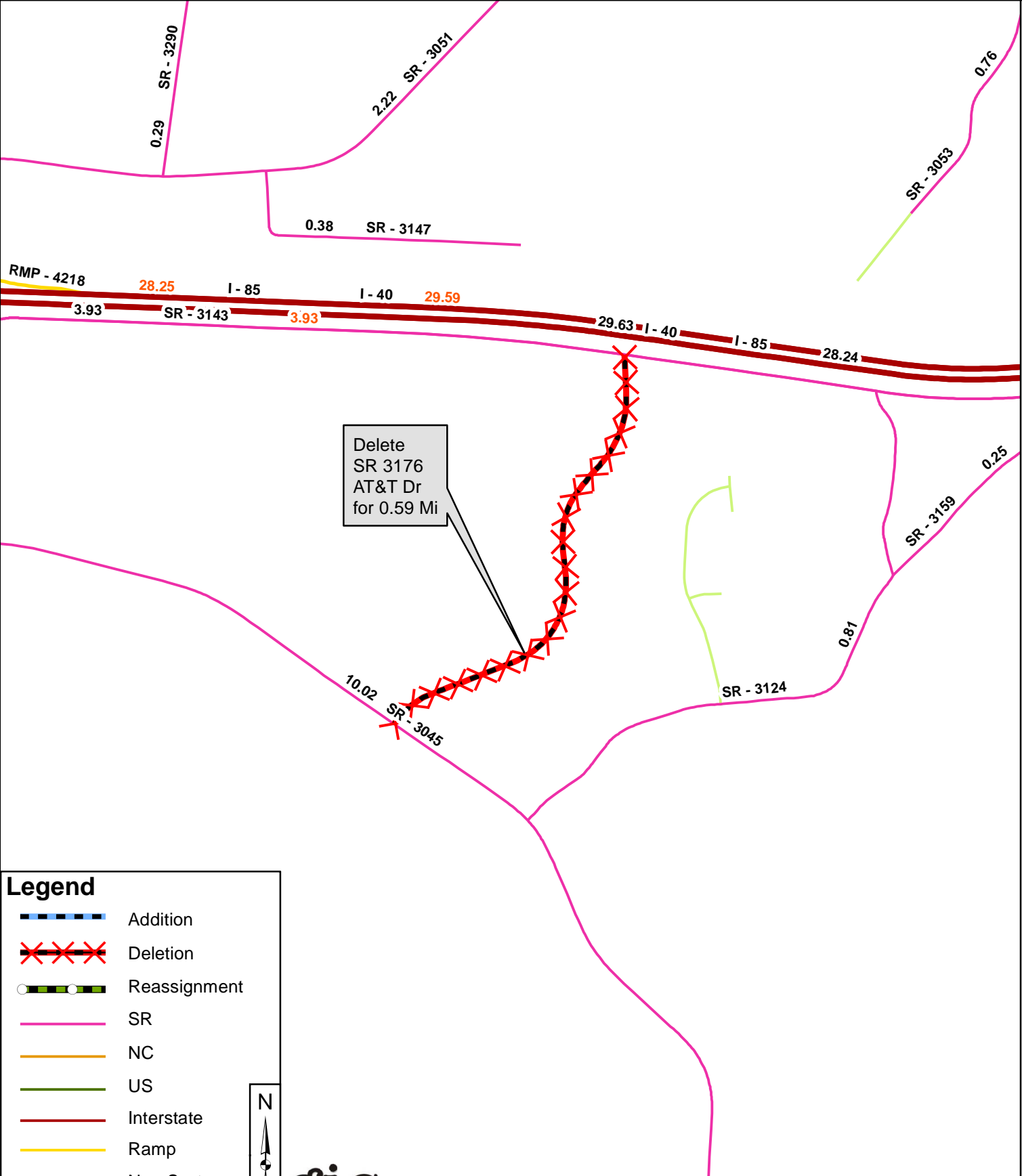
Route	Street Name	Mileage	Map
None			

Deletions

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

Reassignments

Existing Route	New Route	Street Name	Mileage	Map
None				



Legend

Addition

Deletion

Reassignment

SR

NC

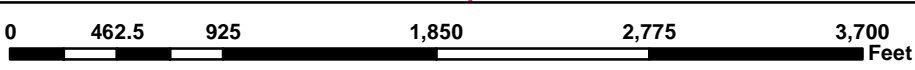
US

Interstate

Ramp

Non-System

Obliterated



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Planning & Development
Department

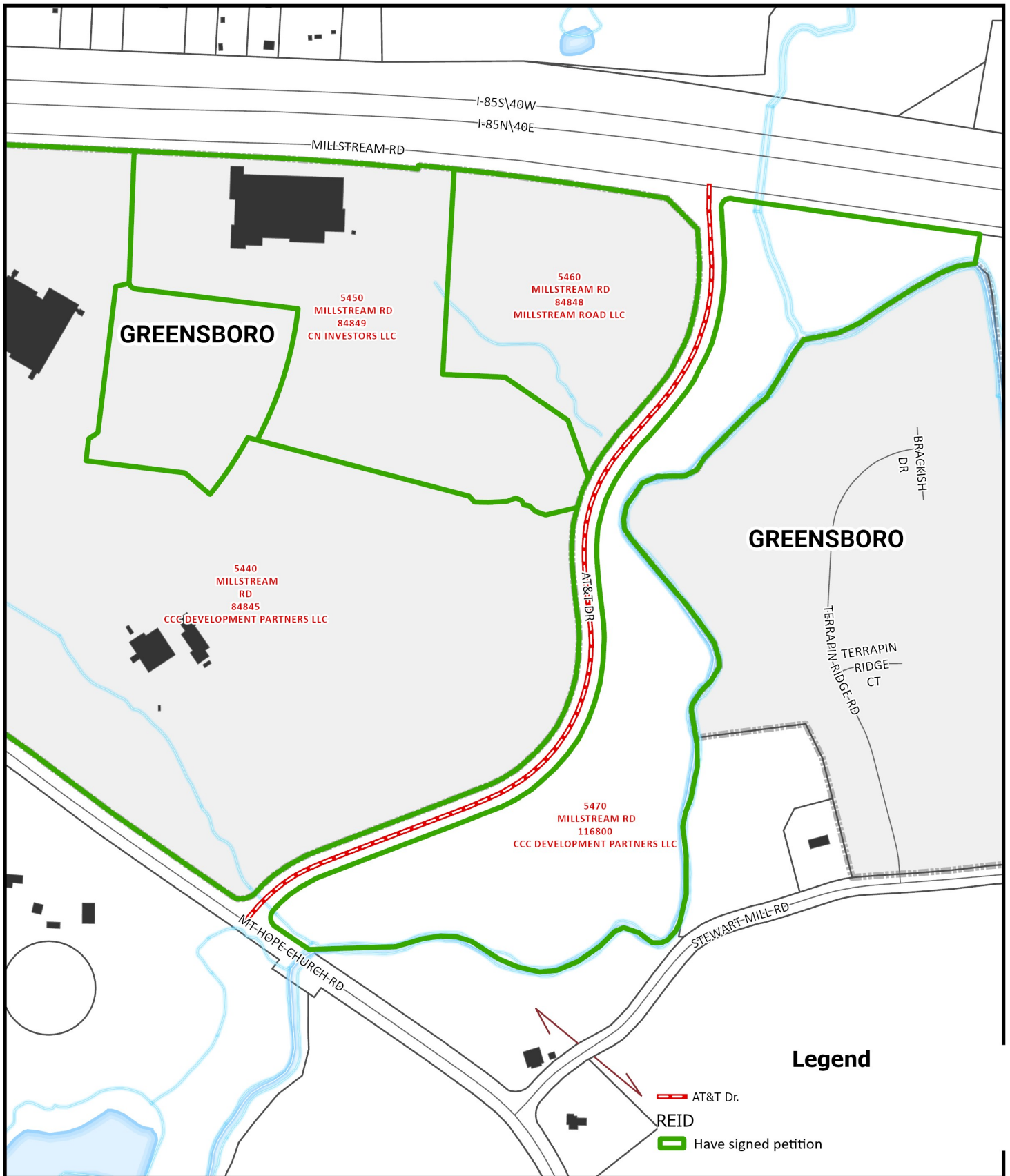
Jurisdiction:
GUILFORD COUNTY

Case Number:
25-02-PLBD-00110

Case Area:
Existing AT&T Dr.



Scale: 1" = 400'



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-02-PLBD-00110

Case Area:

Existing AT&T Dr.



Scale: 1" = 400'

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Road Closing
Petition**

Date Submitted: 03/11/2025 Fee \$381.00 Receipt # 023951-2025 Case Number 25-05-PLBD-00115
(includes \$26 recording fee)

Pursuant to Section 2-4 of the Unified Development Ordinance (UDO), the undersigned, being the owner(s) of property abutting said road, or a portion thereof, described below request(s) that said road be closed and removed from dedication. The road is presently known as a 0.11 portion of Bishop Road Secondary Road# 1116 in Sumner Township, and running East from the intersection of S. Holden Rd Secondary Rd# 1392 and terminating at I-73 / US 220 Secondary Rd# . (Provide a legal description of said road or portion thereof and attach a map or sketch.)

Please check one of the following:

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

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

Petitioners:

	Name	Address
1.	<u>LynChris, LLC</u>	<u>4531 S Holden Road</u>
2.	<u>CC & LC Properties, LLC</u>	<u>1985 Bishop Road and 4601 S Holden Road</u>
3.	<u> </u>	<u> </u>
4.	<u> </u>	<u> </u>
5.	<u> </u>	<u> </u>
6.	<u> </u>	<u> </u>
7.	<u> </u>	<u> </u>
8.	<u> </u>	<u> </u>
9.	<u> </u>	<u> </u>
10.	<u> </u>	<u> </u>

Additional sheets for petitioners are available upon request.

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

Submitted By:	400 Bellemeade St. Suite 800	(336) 271-5246
<u>J. Nathan Duggins III</u>	<u>Greensboro, NC 27401</u>	<u>nduggins@tuggleduggins.com</u>
Contact Name	Address	Contact Phone # & Email

EXHIBIT A
Legal Description

Being that 0.11-mile portion of Bishop Road running east from the intersection of S. Holden Road (SR 1392) and terminating at the western margin of the right of way U.S. Highway 220.

9/23/24, 7:30 AM

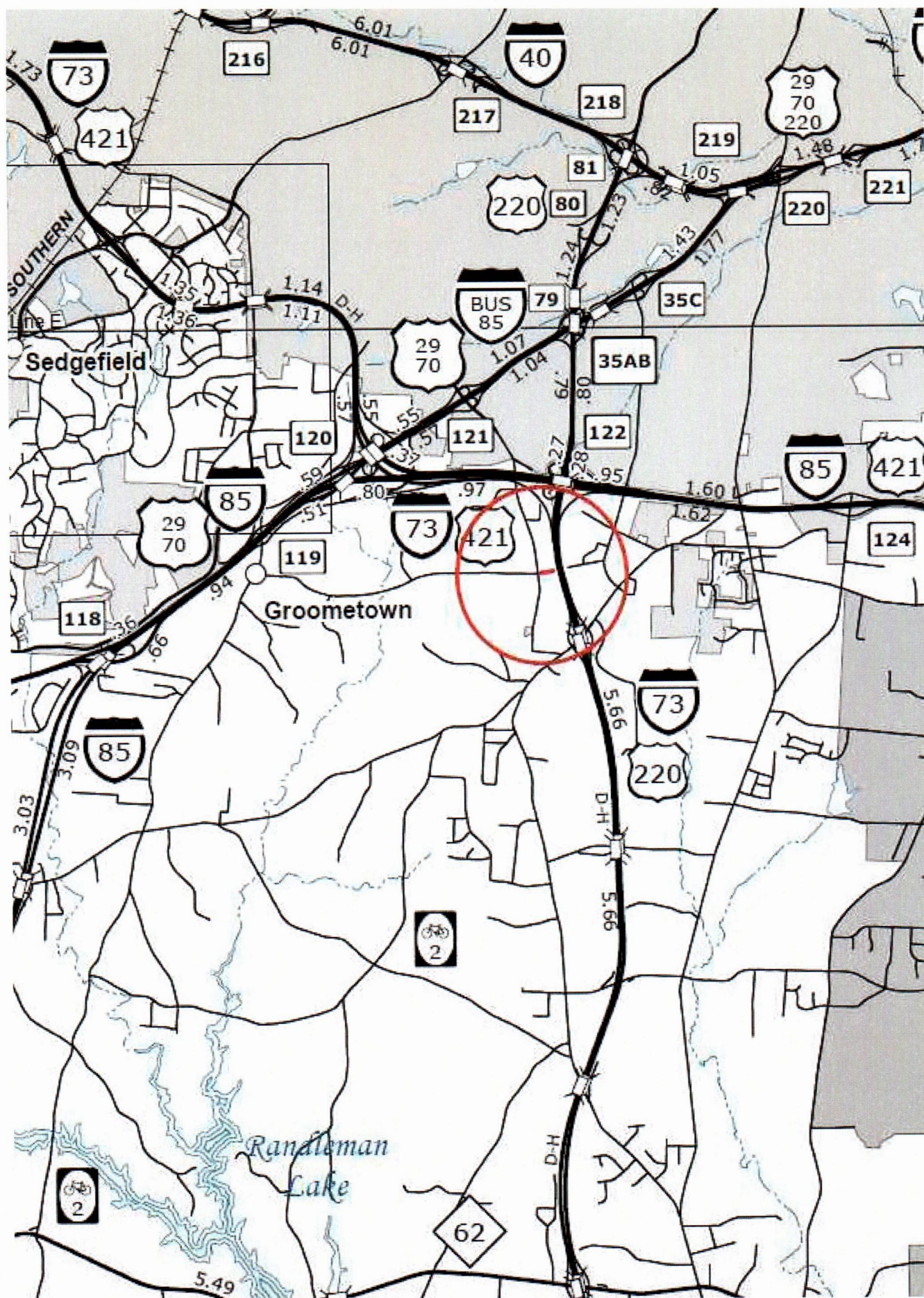
GIS Data Viewer

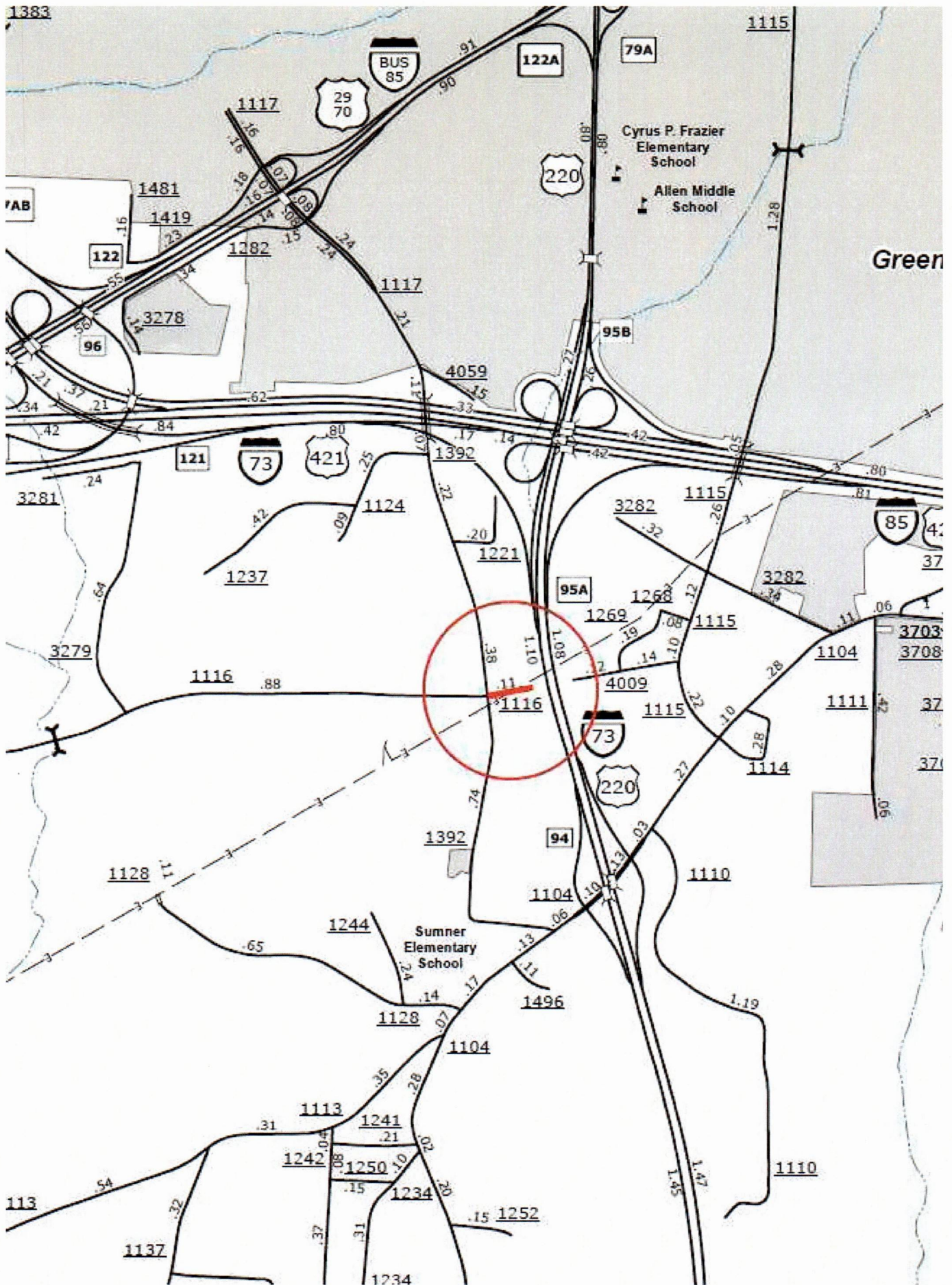
Guilford County, NC



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

Map Scale
1 inch = 333 feet
9/23/2024





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Legal name: CC & LC Properties, LLC

Secretary of State Identification Number (SOSID): 0628469

Status: Current-Active

Citizenship: Domestic

Date formed: 4/22/2002

Registered agent: [Charles Lynch, Jr](#)

Registered office address

201 Neal Place
High Point, NC 27262

Registered mailing address

201 Neal Place
High Point, NC 27262

Principal office address

4514 south Holden Rd
Greensboro, NC 27406-9510

mailing address

PO Box 7776
Greensboro, NC 27417-0776

Company officials

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

- **Manager**

[Jimmy D. Clark](#)

Post Office Box 7776
Greensboro NC 27417-0776

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Legal name: LYNCHRIS, L.L.C.

Secretary of State Identification Number (SOSID): 0358532

Status: Current-Active

Citizenship: Domestic

Date formed: 12/19/1994

Registered agent: [CHARLES E LYNCH JR](#)

Registered office address

201 Neal Place
High Point, NC 27262

Registered mailing address

201 Neal Place
High Point, NC 27262

Principal office address

4514 south holden rd
Greensboro, NC 27406-9510

mailing address

PO Box 7776
Greensboro, NC 27417-0776

Company officials

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

- **Manager**

[Jimmy D. Clark](#)

Post Office Box 7776
Greensboro NC 27417-0776

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

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

ROAD CLOSING CASE# 25-03-PLBD-00115: 0.11 Mile Portion of Bishop Rd.

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

WHEREAS, pursuant to a resolution of intent to close said road adopted by this Board on April 9, 2025, an Electronic Notice was published on the Guilford County Website that a hearing would be held concerning said petition on May 14, 2025, at 6:00 PM in the Old County Courthouse – Carolyn Q. Coleman Conference Room, 301 W. Market Street, Greensboro, NC 27401.

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The following described road is hereby closed and removed from dedication to the public use: a 0.11-mile section of Bishop Road, located in Sumner Township, and runs east from its intersection with S. Holden Road fronting Guilford County Tax Parcels #141884, #141874, and #141896 and terminating at the western margin of the US Highway 220 S right-of-way.
2. A certified copy of this resolution, together with a copy of the published notice of this hearing, is hereby ordered recorded in the Office of the Register of Deeds of Guilford County, North Carolina.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE GUILFORD COUNTY PLANNING BOARD AT A REGULAR MEETING HELD ON MAY 14, 2025.

J. Leslie Bell

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

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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

DATE: December 6, 2024
TO: Wright R. Archer, III, PE
Division Engineer
Division 7
FROM: Erin Lesh, GISP
Supervisor, Spatial Data Operations Group
Geographic Information Systems Unit
SUBJECT: 2024 District 2 Road System Changes

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

Document Number	County	Approval Date
Guilford_2024_12_53092	GUILFORD	12/05/2024

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

Thank you for your assistance.

EAL

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

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

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

LOCATION:
1020 BIRCH RIDGE DR
RALEIGH, NC 27610

2024 Road System Changes

Petition Name: Guilford_2024_12_53092
Date: 12/05/2024
County: GUILFORD

Additions

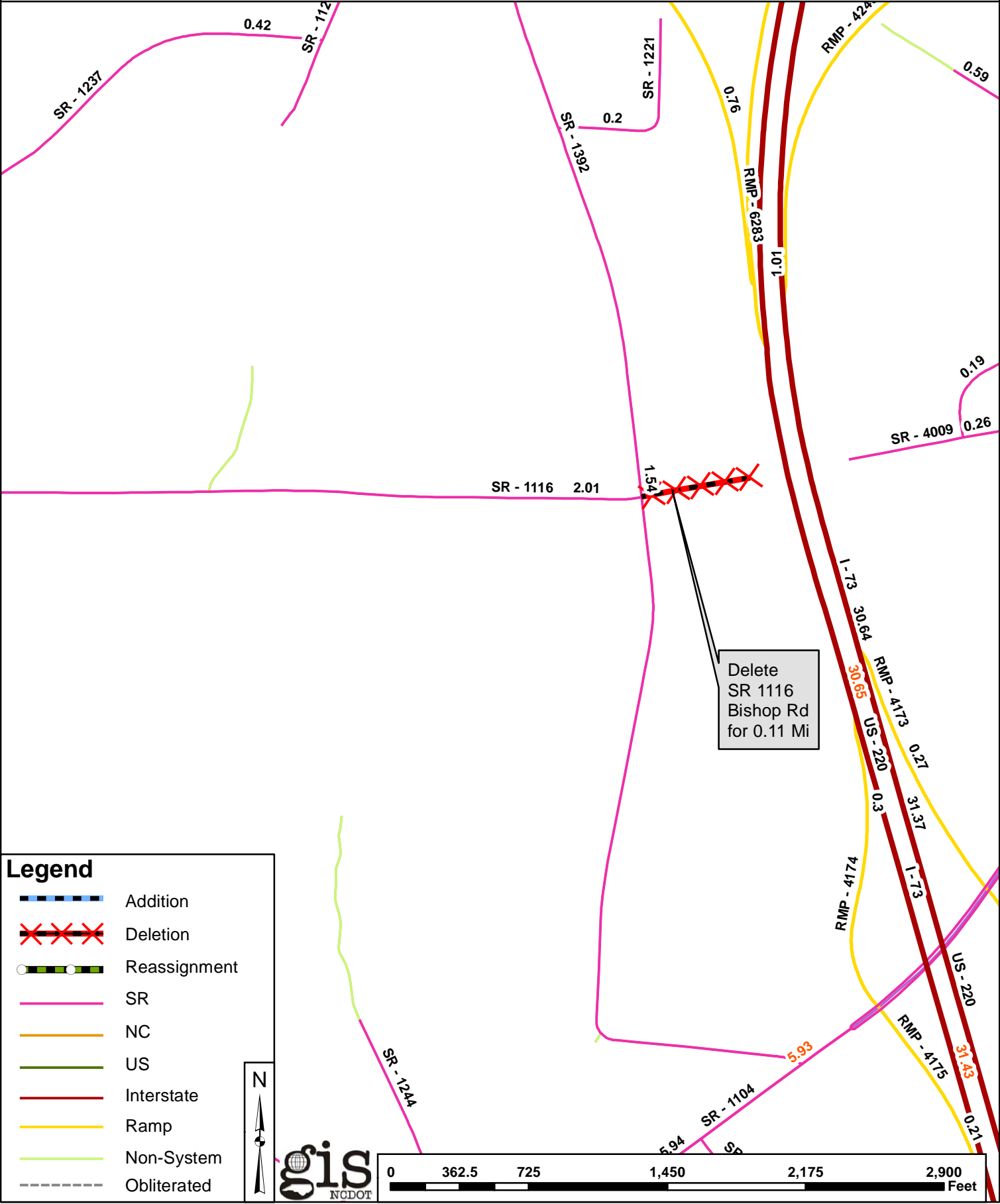
Route	Street Name	Mileage	Map
None			

Deletions

Route	Street Name	Mileage	Map
SR 1116	BISHOP RD	0.11	

Reassignments

Existing Route	New Route	Street Name	Mileage	Map
None				





SUBMITTAL SUMMARY REPORT (25-03-PLBD-00115) FOR GUILFORD COUNTY

PERMIT ADDRESS:

PARCEL:

APPLICATION DATE: 03/11/2025
EXPIRATION DATE:

SQUARE FEET: 0
VALUATION: \$0.00

DESCRIPTION: BISHOP ROAD CLOSING: Closing road presently known as a 0.11 portion of Bishop Road in Sumner township and running ease from the intersections of S. Holden Road (Near Parcel #141884). Resolution of intent adopted 4/9/25.
To close a road, no individual owning property in the vicinity of the road or in the subdivision in which it is located would be deprived of reasonable means of ingress and egress to his property.

CONTACTS

NAME

COMPANY

ADDRESS

Applicant	J NATHAN DUGGINS III	TUGGLE DUGGINS PA	400 BELLEMEADE ST 800 GREENSBORO, NC 27401
-----------	----------------------	-------------------	---

SUBMITTAL

STARTED

DUE

COMPLETE

STATUS

TRC Review v.1	03/20/2025	04/10/2025	04/28/2025	Review Completed
Staff Review v.1	04/09/2025	04/09/2025	04/09/2025	Review Completed

SUBMITTAL DETAILS

TRC Review v.1

ITEM REVIEW NAME (DEPARTMENT)

ASSIGNED TO

DUE

COMPLETE

STATUS

Building Code Review (Building/Inspections)	Tonya Hodgins	03/31/2025	03/20/2025	Review Completed
---	---------------	------------	------------	------------------

Comments No Comments. TH 3-20-25

Environmental Health Review (Environmental Health)	Elizabeth Ellmore	04/10/2025	04/01/2025	Review Completed
--	-------------------	------------	------------	------------------

Comments Bishop Road closing - TRC review
If the new road easement impacts any existing septic systems or wells then that will need to be addressed. -EAE 4/1/25

Fire Review (Fire Marshal)	Tim McNeil	03/31/2025	03/20/2025	Review Completed
----------------------------	------------	------------	------------	------------------

Comments No comments at this time.

GIS-Addressing (GIS-Addressing)	Carolyn Kasper	03/31/2025	03/25/2025	Review Completed
---------------------------------	----------------	------------	------------	------------------

Comments Bishop Rd road closing - There are no addresses affected by this road closing.

NCDOT Review (Planning/Zoning)	Oliver Bass	03/31/2025	04/01/2025	Review Completed
--------------------------------	-------------	------------	------------	------------------

Comments Maintenance has been abandoned by NCDOT

Soil Erosion Review (Soil Erosion)	Kristi Cheek	03/31/2025	04/01/2025	Review Completed
------------------------------------	--------------	------------	------------	------------------

Comments Any land disturbing activities for Bishop Road that are in relation to parcel 141874 and/or by the same owners, a grading permit will be needed. Contact the Soil Erosion section chief with any questions.

Watershed Review (Watershed)	Brent Gatlin	03/31/2025	03/27/2025	Review Completed
------------------------------	--------------	------------	------------	------------------

Comments Watershed Section has no objection to Bishop Rd road closing

Zoning (Planning/Zoning)	Oliver Bass	03/31/2025	04/04/2025	Review Completed
--------------------------	-------------	------------	------------	------------------

Comments An easement may need to be recorded across the current right-of-way to maintain continuous access to Duke transmission lines before recording closing in the register of deeds.

Staff Review v.1

ITEM REVIEW NAME (DEPARTMENT)

ASSIGNED TO

DUE

COMPLETE

STATUS

Zoning Review (Planning/Zoning)	Oliver Bass	05/01/2025	04/09/2025	Reviewed
---------------------------------	-------------	------------	------------	----------



Planning & Development
Department

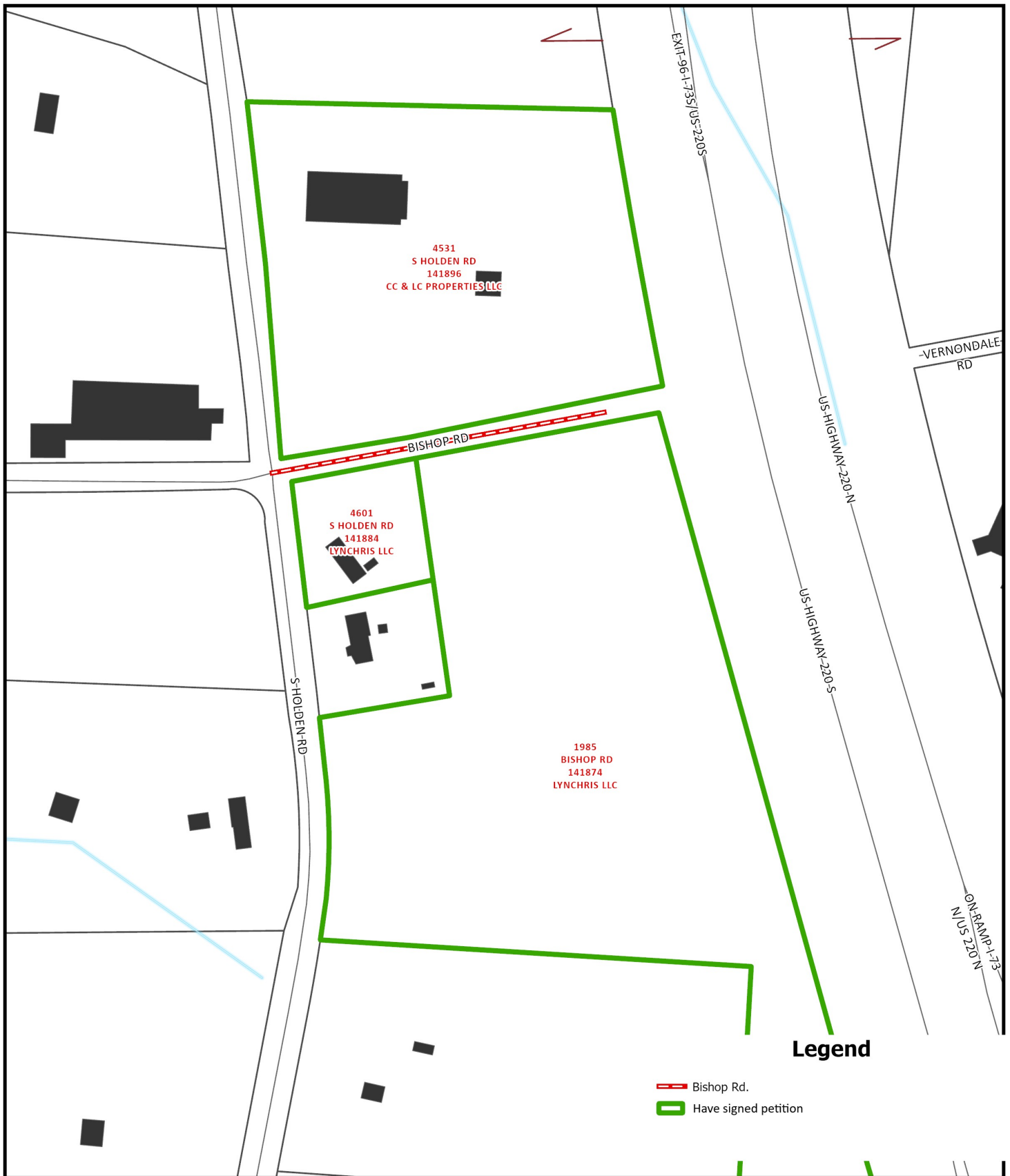
Jurisdiction:
GUILFORD COUNTY

Case Number:
25-03-PLBD-00115

Case Area:
0.11 Mile portion
of Bishop Rd.



Scale: 1" = 300'



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-03-PLBD-00115

Case Area:

0.11 mile Portion of Bishop Rd



Scale: 1" = 200'

(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: 04-14-2025 Receipt # REC-024733-2025 Case Number 25-04-PLBD-00118

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.

Ref. Case 25-03-PLBD-00116

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 C2-LI zoning district to the C2-LI Amended zoning district.

Said property is located at 1008 & 1016 Highway 62 E

in Fentress Township; Being a total of: 4.90 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 132843

Tax Parcel # _____

Tax Parcel # 132892

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) Business, Professional, and Personal Services ----
OFFICE (General)

2) Transportation, Warehousing, and Wholesale Trade
Wholesale Trade Light,,,, Equipment Rental and Leasing with outside storage,,,

3) General Industrial
Warehouse 9 General Storage, Enclosed)

4) Please continue use of (Utility Company office & Utility Equipment and Storage Yards)

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,

Property Owner Signature

Jason McElvey (Caught Me Thinking LLC)

Name

1008 Highway 62 E

Mailing Address

Climax NC 27283

City, State and Zip Code

5409100712

Phone Number

Jason@tpcbroadband.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.

- a. **Scenic Corridor Overlay District:** Class A, B, and C Mobile Home dwellings are prohibited in the Scenic Corridor Overlay District.
- b. **Airport Overlay District:** Multi-family housing and single-family housing on lots less than forty thousand (40,000) square feet are prohibited in the Airport Overlay District.
- c. **Watershed Critical Area:** Uses denoted with an "X" in Table 4.3.1 are prohibited in the Watershed Critical Areas (WCA) as also referenced in Subsec. 9.
- d. **Flood Hazard Area:** Storage or Processing of materials that are flammable, corrosive, toxic or explosive, or which could otherwise be injurious to human, animal or plant life in time of flood shall be prohibited from the flood hazard areas.

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		

TABLE 4.3-1 PERMITTED USE SCHEDULE

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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	*	*	*	*	*	*	*	
Household Living	Single-Family Detached Dwelling		P	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						
	Home Occupation		D	D	D	D	D	D	D	D	D	D		D	D	D						
	Mfr.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z						Z	Z										
	Mfr.(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										
	Temporary Family Healthcare Structures		D	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

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
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 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	*	*	*	*	*	*	*		
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			
	Country Club with Golf Course		D	S	S	S	S	S	S	S	S	S	D		S			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		
	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	
Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	D		D			D	D	D	D			
Recreation and Entertainment (Heavy)	Adult-Oriented Establishments																					S	
	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			

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

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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	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	*	*	*	*	*	*	*	
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	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	D
	Daycare Center (Not In-Home)		S							D	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	P
	Community or Social Service Agencies												P	P	P	P	P	P	P	P		
	Fraternity or Sorority (University or College Related)												P		P		P	P	P		P	
	Government Office												P	P	P	P	P	P	P	P	P	P
	Library												P	P	P	P	P	P	P	P		
	Museum or Art Gallery												P	P	P	P	P	P	P	P		
	Post Office												P	P	P	P	P	P	P	P	P	P
	Hospital												P		P			P	P			

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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	*	*	*	*	*	*	*	
Business, Professional, and Personal Services	Office (General)												P	P	P	P	P	P	P			
	Medical or Professional Office												P	P	P	P	P	P	P			
	Personal Service												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				
	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		
	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			

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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	*	*	*	*	*	*	*	
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		
	Pawnshop or Used Merchandise Store																	P	P				
Food Service	Service Station, Gasoline	X															P	P	P		P	P	
	Tire Sales																	P	P		P		
	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 Intermment 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				

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[illegible]

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Limited Liability Company

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Legal name: CAUGHT ME THINKING, LLC

Secretary of State Identification Number (SOSID): 1454904

Status: Current-Active

Citizenship: Domestic

Date formed: 6/26/2015

Registered agent: [CR Services, LLC](#)

mailing address

1008 NC Highway 62 E
Julian, NC 27233

Principal office address

1008 NC Highway 62 E
Julian, NC 27233

Registered office address

235 N. Edgeworth Street
Greensboro, NC 27401-2217

Registered mailing address

235 N. Edgeworth Street
Greensboro, NC 27401-2217

Company officials

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

- **Managing Member**

[Christine A McElvey](#)

306 W J J Dr
Greensboro NC 27406

- **Managing Member**

[Jason T McElvey](#)

306 W J J Dr
Greensboro NC 27406

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



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North Carolina Secretary of State's Office

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CONDITIONAL REZONING CASE #25-04-PLBD-00118: 1008 AND 1016 NC HIGHWAY 62 EAST FROM CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL, TO CZ-LI AMENDED, CONDITIONAL ZONING – LIGHT INDUSTRIAL AMENDED

Property Information

The subject properties are located at 1008 and 1016 NC Highway 62 East (Guilford County Tax Parcels #132843 and #132892 in Fentress Township), approximately 500 feet west of the intersection of NC Highway 62 East and Appomattox Road, and comprise approximately 4.69 acres in total.

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

Nature of the Request

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

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

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

Development Conditions: None offered.

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.

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

Character of the Area

The vicinity of the subject properties is predominantly residential and agricultural with significant commercial and industrial development extending east along NC Highway 62 E and Old Climax Road.

Existing Land Use(s) on the Property: Parcel #132843 is used as a Utility Company Office. Parcel #132892 has a single-family house.

Surrounding Uses:

North: Residential and commercial
South: Residential and agricultural
East: Residential
West: Residential

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 potential grave sites.

Infrastructure and Community Facilities

Public School Facilities: No anticipated impact.

Emergency Response:

Fire Protection District: Climax

Miles from Fire Station: 0.6 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: NC Highway 62 E is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic for NC Highway 62 E is 4,200 vehicles per the 2022 North Carolina Department of Transportation traffic count.

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

Projected Traffic Generation: Data not available.

Environmental Assessment

Topography: Gently and moderately sloping.

Floodplain: There is no regulated floodplain on the properties per FIRM Map No. 3710778800J, effective 01/02/2008.

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

Streams: There are no mapped streams on the properties per the USGS Topographic Quadrangle Map or the Guilford County Soil Survey Map.

Watershed: Both properties are almost entirely within the Lake Mackintosh (Big Alamance Creek) WS-IV, General Watershed Area. A small sliver of 1008 NC Highway 62 E is within the Polecat Creek WS-III, General Watershed Area.

Consistency: Land Use Plan & Comprehensive Plan

Land Use Plan: Southern Area Plan

Plan Recommendation: Light Industrial

The **Light Industrial** designation is intended to recognize land depicted as Industrial on the original Plan or land currently zoned Light Industrial (LI) that is or could be developed under the LI standards of the Guilford County Development Ordinance.

Consistency: The requested rezoning is consistent with the Southern Area Plan recommendation of Light Industrial.

Comprehensive Plan

Consistency: The requested rezoning is consistent with Policy 1.1.1, Policy 1.4.3 and Objective 1.5 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state:

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

Reasonableness

The request to rezone the subject property is from CZ-LI to CZ-LI Amended is reasonable because there is significant commercial and industrial development just east of the subject properties along NC Highway 62 E and Old Climax Road. The proposed rezoning would permit an existing local business to continue its operations, and the subject properties also have direct road frontage on a major thoroughfare capable of providing sufficient transportation infrastructure for the business. The proposed rezoning includes several additional permitted uses to allow flexible use of the properties. The requested CZ-LI zoning district would also require a Type A Planting Yard, with a minimum average width of 50 feet, as a landscape buffer between the subject properties and adjacent residentially-zoned properties.

Recommendation

Staff Recommendation: Approval

Area Plan Amendment Recommendation: The proposed rezoning is consistent with the Southern Area Plan recommendation of Light Industrial. Therefore, if the request is approved, no land use plan amendment will be required.



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

April 10, 2025

CAUGHT ME THINKING LLC
1008 NC HIGHWAY 62 E
CLIMAX, NC 27233

RE: CONDITIONAL REZONING CASE #25-03-PLBD-00116

Following a legislative hearing at its regular meeting on April 9, 2025, to consider a request to conditionally rezone the property located at 1008 and 1016 NC Highway 62 E (Guilford County Tax Parcels #132843 and #132892 in Fentress Township), approximately 500 feet west of the intersection of NC Highway 62 E and Appomattox Road, and comprising approximately 4.69 acres in total, the Guilford County Planning Board **APPROVED** your request to conditionally rezone the subject property from LO, Limited Office, and RS-40, Residential, to CZ-LI, Conditional Zoning – Light Industrial, with the following conditions:

Use Conditions: (1) Utility Company Office and (2) Utility Equipment and Storage Yard.

Development Conditions: None offered.

This decision is final unless it is appealed by 5:00 p.m. on April 24, 2024. If appealed, you will be notified of the place, date and time of the public hearing by the Clerk to the Guilford County Board of Commissioners.

Sincerely,

Avery Tew
Senior Planner
336-641-5678
ctew@guilfordcountync.gov

**CZ-LI to CZ-LI Amended
+/- 4.90 Acres**

Legend

- RS-40
- LB
- CZ-LI
- AG

Parcel Numbers:

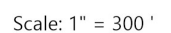
132915, 132916, 132917, 132918, 132919, 132920, 132921, 132930, 132931, 132932, 132933, 132934, 132935, 132936, 132937, 132938, 132939, 132871, 132835, 132876, 132840, 132882, 132830, 132883, 132819, 132841, 132843, 132892, 132842, 132852, 132860, 132832, 132890, 132785, 132834, 132873, 132836, 132880, 132834, 132889, 132849, 132828, 132893, 132869

Roads:

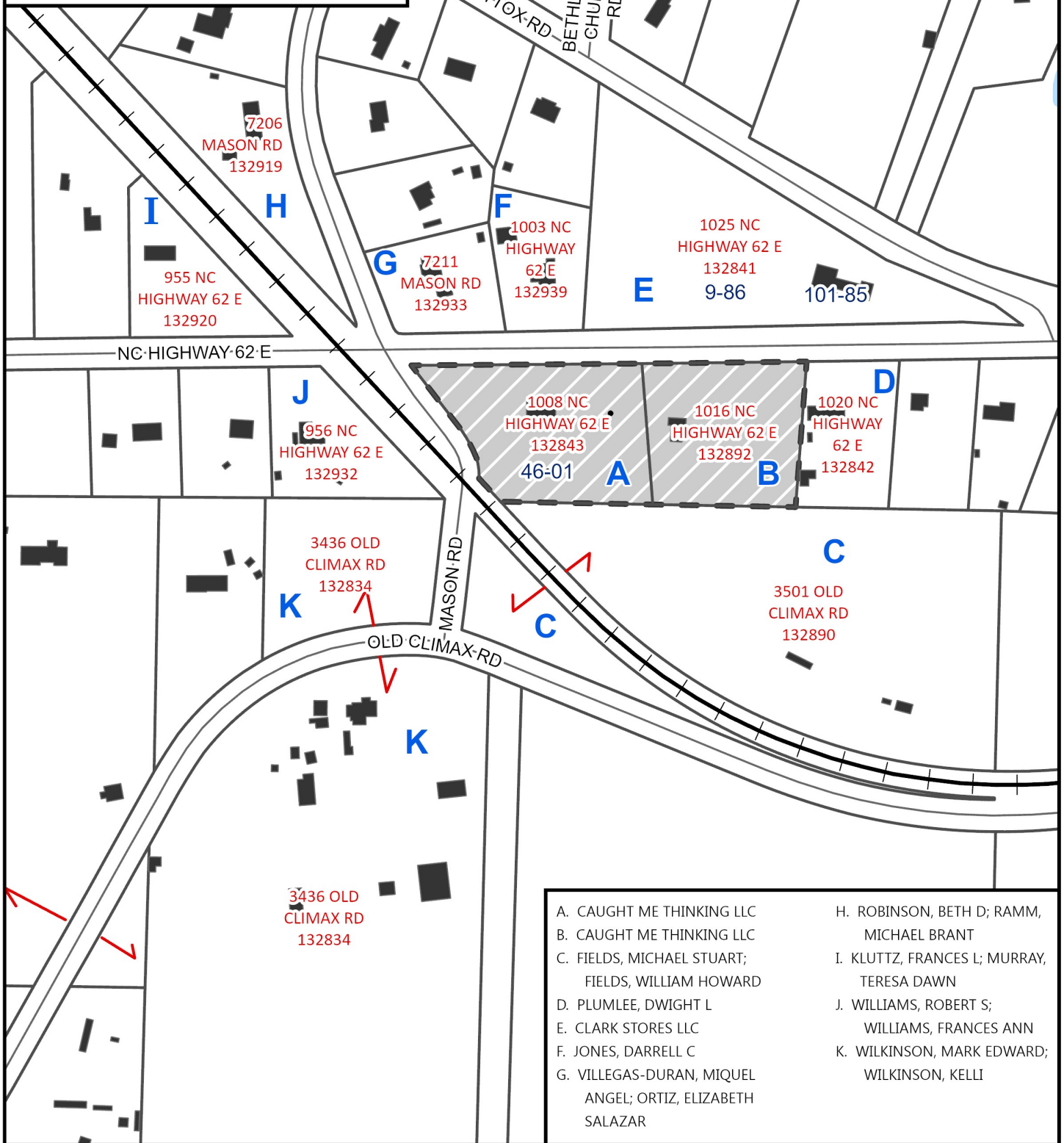
NC HIGHWAY 62 E, BETHLEHEM CHURCH RD, MASON RD, OLD CLIMAX RD

Other Labels:

47, 48



CZ-LI to CZ-LI Amended +/- 4.90 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

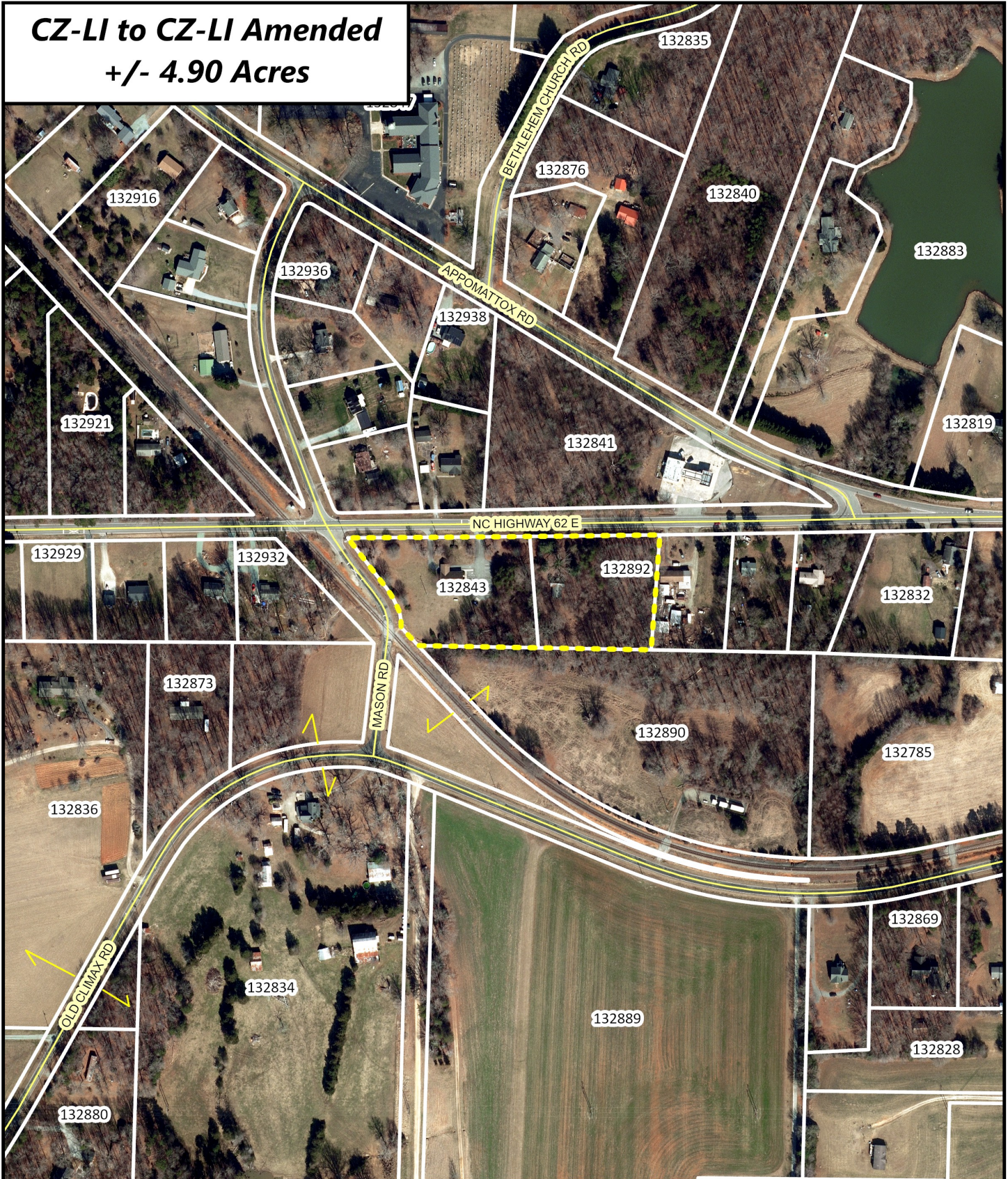
Case Number:
25-04-PLBD-00118

Case Area:
Parcels - 132843 & 132892
1008 & 1016 Highway 62 E



Scale: 1" = 250'

CZ-LI to CZ-LI Amended **+/- 4.90 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

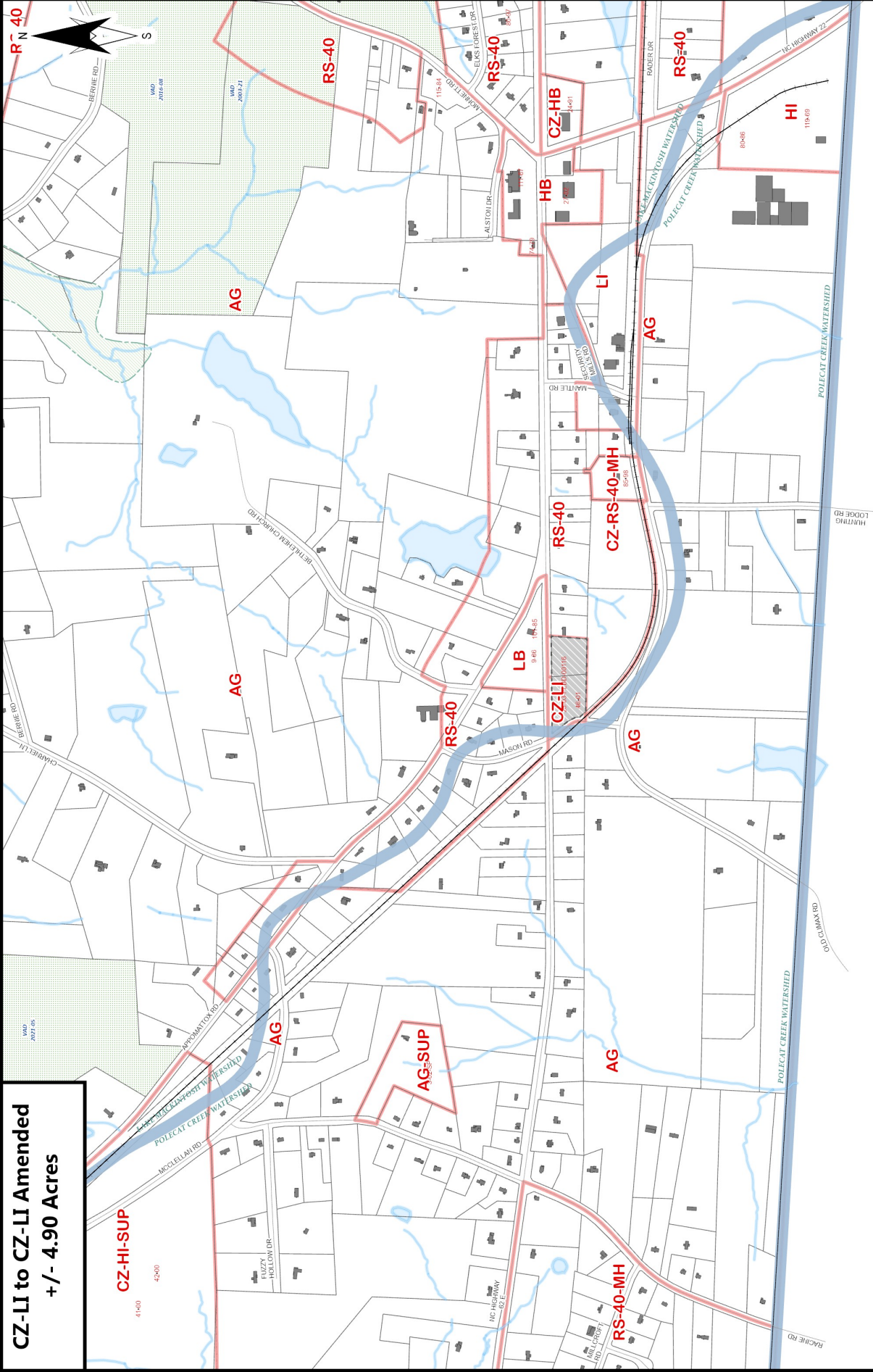
Case Number:
25-04-PLBD-00118

Case Area:
Parcels - 132843 & 132892
1008 & 1016 Highway 62 E



Scale: 1" = 300'

**CZ-LI to CZ-LI Amended
+/- 4.90 Acres**



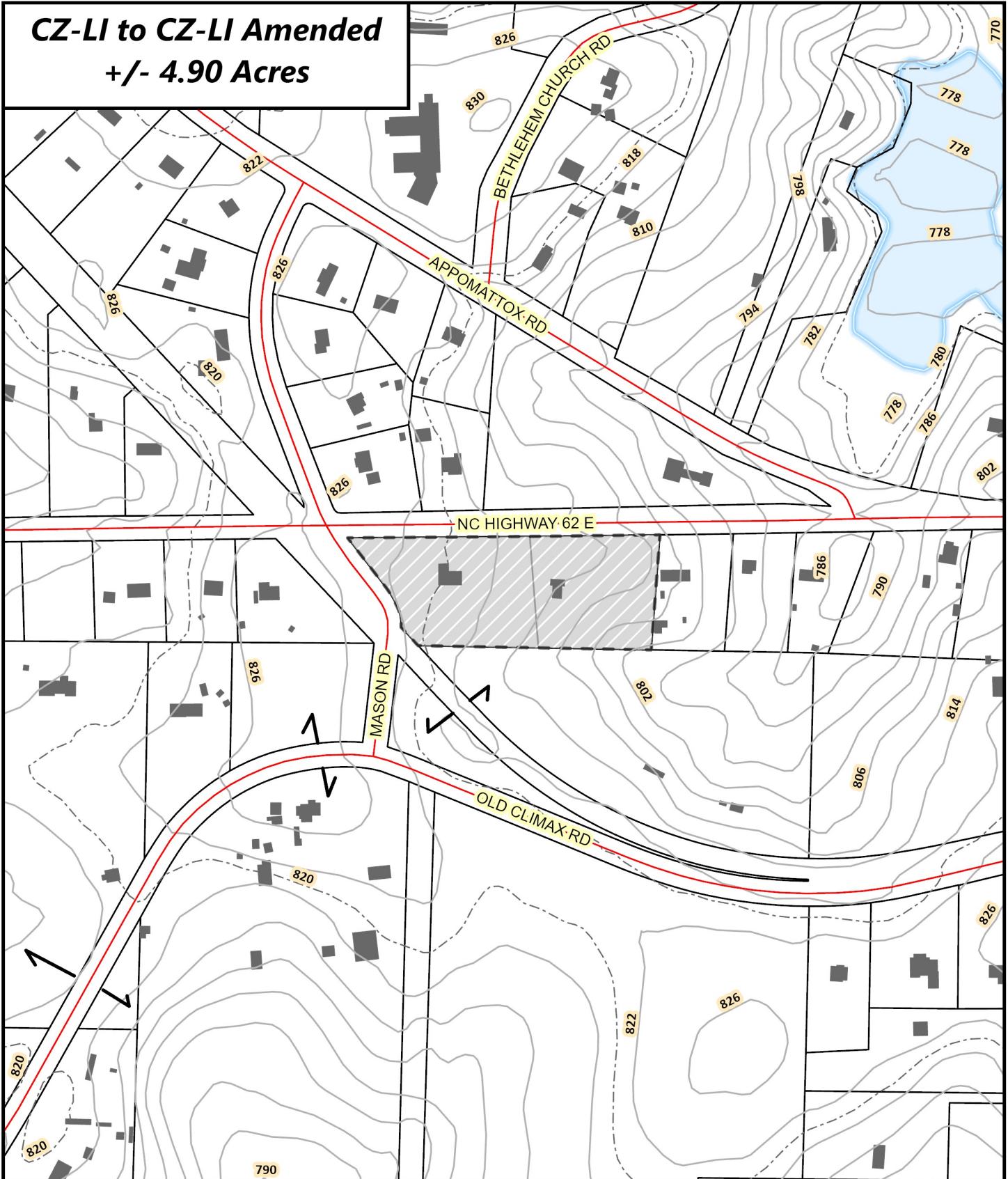
**RANDOLPH
COUNTY**

CASE #25-04-PLBD-00118

1008 & 1016 Highway 62 E

SCALE: 1" = 1,000'

**CZ-LI to CZ-LI Amended
+/- 4.90 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-04-PLBD-00118

Case Area:
Parcels - 132843 & 132892
1008 & 1016 Highway 62 E



Scale: 1" = 300'

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

**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 #25-04-PLBD-00118: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL TO CZ-LI AMENDED, CONDITIONAL ZONING-LIGHT INDUSTRIAL AMENDED: 1008 AND 1016 NC HIGHWAY 62 E

**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 #132843 and #132892, from **CZ-LI to CZ-LI Amended** because:

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

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

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

**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 #132843 and #132892, from **CZ-LI** to **CZ-LI Amended** because:

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

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

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

**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 #132843 and #132892, from **CZ-LI** to **CZ-LI Amended** because:

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

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

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

**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 #132843 and #132892, from **CZ-LI** to **CZ-LI Amended** because:

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

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

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Rezoning
Application**

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

Date Submitted: 3/5/25 Receipt # REC-023836-2025 Case Number 25-03-PLBD-00112

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the AG zoning district to the RS-30 zoning district. Said property is located 5546 Murphy Road, Summerfield, NC in Bruce Township; Being a total of: 10.00 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 147509

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Check One:

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

Check One:

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

Check One:

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

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

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

Submitted by

Property Owner Signature

Tejmar Builders, LLC

Name

PO Box 910

Mailing Address

Oak Ridge, NC 27310

City, State and Zip Code

(336)465-5168

Phone Number

tejmarbuilders@gmail.com

Email Address

Manager

Representative/Applicant Signature (if applicable)

Ridgewood of Greensboro, LLC

Name

4196 Mendenhall Oaks Parkway

Mailing Address

High Point, NC 27265

City, State and Zip Code

336-669-6680

Phone Number

CFleming@FEIConsulting.com

Email Address

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

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REZONING CASE #25-03-PLBD-00112: AG, AGRICULTURAL, TO RS-30, RESIDENTIAL: 5546 MURPHY ROAD

Property Information

The subject property is located at 5546 Murphy Road (Guilford County Tax Parcel #147509 in Bruce Township), approximately 2,000 feet west of the intersection of US Highway 158 and Murphy Road, and comprises approximately 10 acres.

The subject parcel is bisected by the Guilford-Rockingham County line such that approximately 1.23 acres is located in Rockingham County and the remaining 8.78 acres is located in Guilford County.

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

Nature of the Request

This is a request to rezone the portion of the subject property located in Guilford County from AG, Agricultural, to RS-30, Residential.

District Descriptions

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

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

Character of the Area

The vicinity of the subject property is predominantly residential.

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

North: Undeveloped / agricultural in Rockingham County
South: Residential
East: Residential
West: Residential

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

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

Infrastructure and Community Facilities

Public School Facilities:

5546 Murphy Rd. – AG to RS-30					
Guilford Co. School Boundaries	Built Capacity	2024-25 20 th Day Enrollment	Mobile Classrooms	Estimated Additional Students (14 units)	Estimated Additional Students (28 units)
Stokesdale Elementary	542	455	4	3-5	5-7
Northwest Middle	912	918	17	2-4	3-5
Northwest High	1809	2059	27	3-5	6-8
Remarks: Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms. Fourth grade, fifth grade, middle and high school built capacity assumes 30 students per core academic classroom.					
Source: Guilford County Schools					

Emergency Response:

Fire Protection District: Summerfield

Miles from Fire Station: 4.3 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Murphy Road is classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic of Murphy Road is not provided by the North Carolina Department of Transportation.

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

Projected Traffic Generation: Data not available.

Environmental Assessment

Topography: Moderately and steeply sloping.

Regulated Floodplain: There is no regulated floodplain on the property per FIRM Map No. 3710793100J, effective 6/18/2007.

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

Streams: There are no mapped streams on the property per the USGS Topographic Quadrangle Map or the Guilford County Soil Survey Map.

Watershed: The northern portion of the property is located in the Reidsville WS-III General Watershed Area; the southern portion of the property is located in the NPDES non-water supply watershed area.

Consistency: Land Use Plan & Comprehensive Plan

Land Use Plan: Northwest Area Plan

Plan Recommendation: AG Rural Residential

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

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

Comprehensive Plan

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

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

Reasonableness

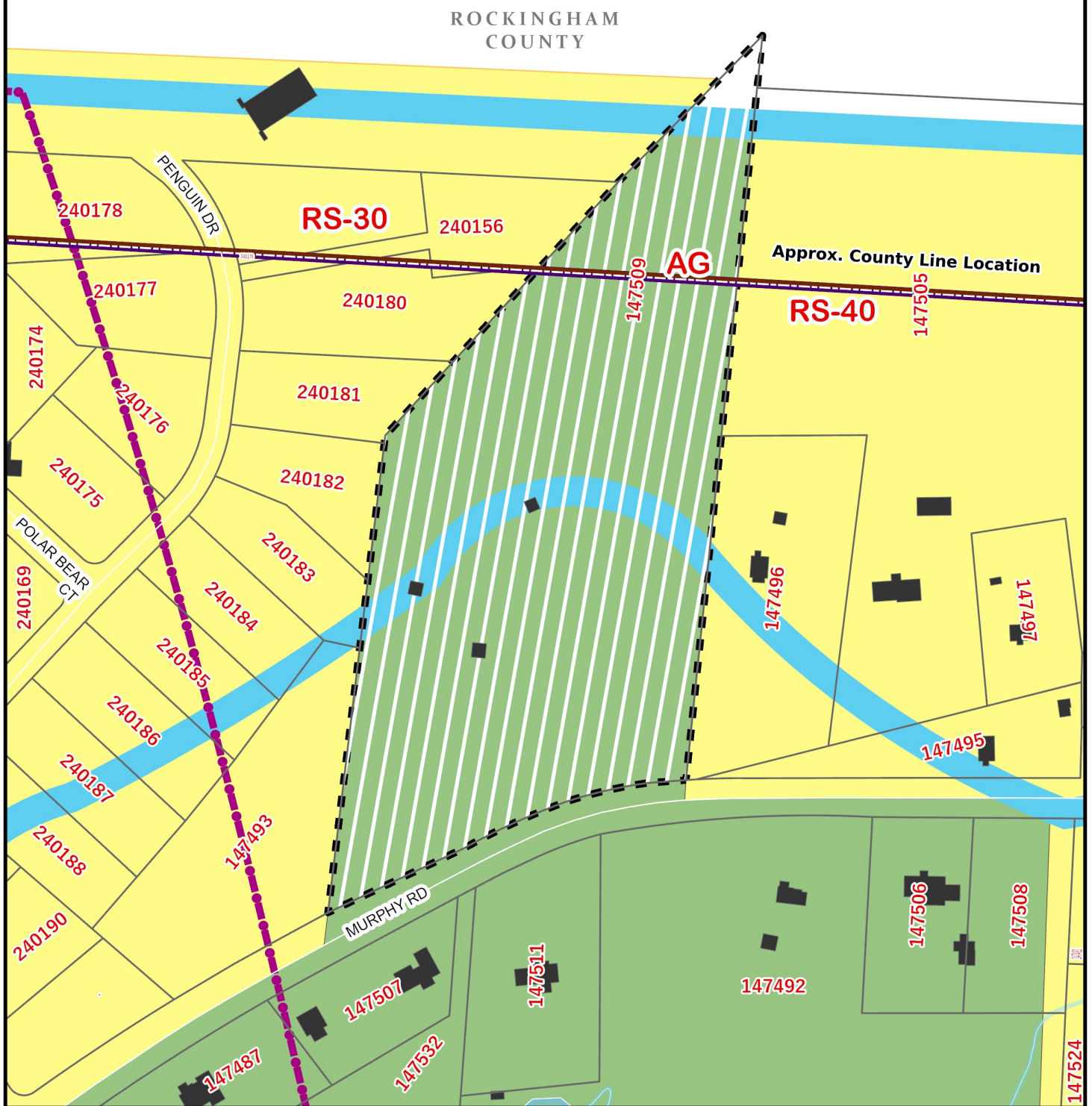
The request to rezone the subject property from AG, Agricultural, to RS-30, Residential, is reasonable because most of the surrounding area is zoned residential. Specifically, directly west of the subject property is a subdivision zoned RS-30 and to the east are properties zoned RS-40. The proposed RS-30 zoning district is also recognized as consistent with the future land use recommendation of AG Rural Residential in the Northwest Area Plan.

Recommendation

Staff Recommendation: Approval.

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

**AG to RS-30
+/- 10 acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-03-PLBD-00112

Case Area:
Parcel - 147509
5546 Murphy Rd



Scale: 1" = 200'

**AG to RS-30
+/- 10 acres**

**ROCKINGHAM
COUNTY**

**5564
Murphy Rd**

**5544
Murphy Rd**

Approx. County line

RS-30

**5544
MURPHY RD
147505**

RS-40

AG

**5664
MURPHY RD
147493**

**5557
MURPHY RD
147507**

**5551
MURPHY RD
147511**

**5539
MURPHY RD
147492**

**6550
US HIGHWAY 1
147532**

- A. Tejmar Builders LLC
- B. Mark Clayton Causey
- C. Stephen Christian Williams
- D. Stephen Christian Williams
- E. Hawks Landing Property CO LLC
- F. Lilah Grove Investments LLC
- G. Clayton Properties Group INC
- H. Clayton Properties Group INC

- I. Clayton Properties Group INC
- J. Clayton Properties Group INC
- K. Lilah Grove Homeowners Association INC
- L. Steven S. & Anita D. Satterfield
- M. James Garry & Ann Campbell Huntcherson
- N. William Brant & Angela P. Tharrington
- O. Barbara Barham Pegram
- P. Walter O. Hendron

CZ-HB



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-03-PLBD-00112

Case Area:

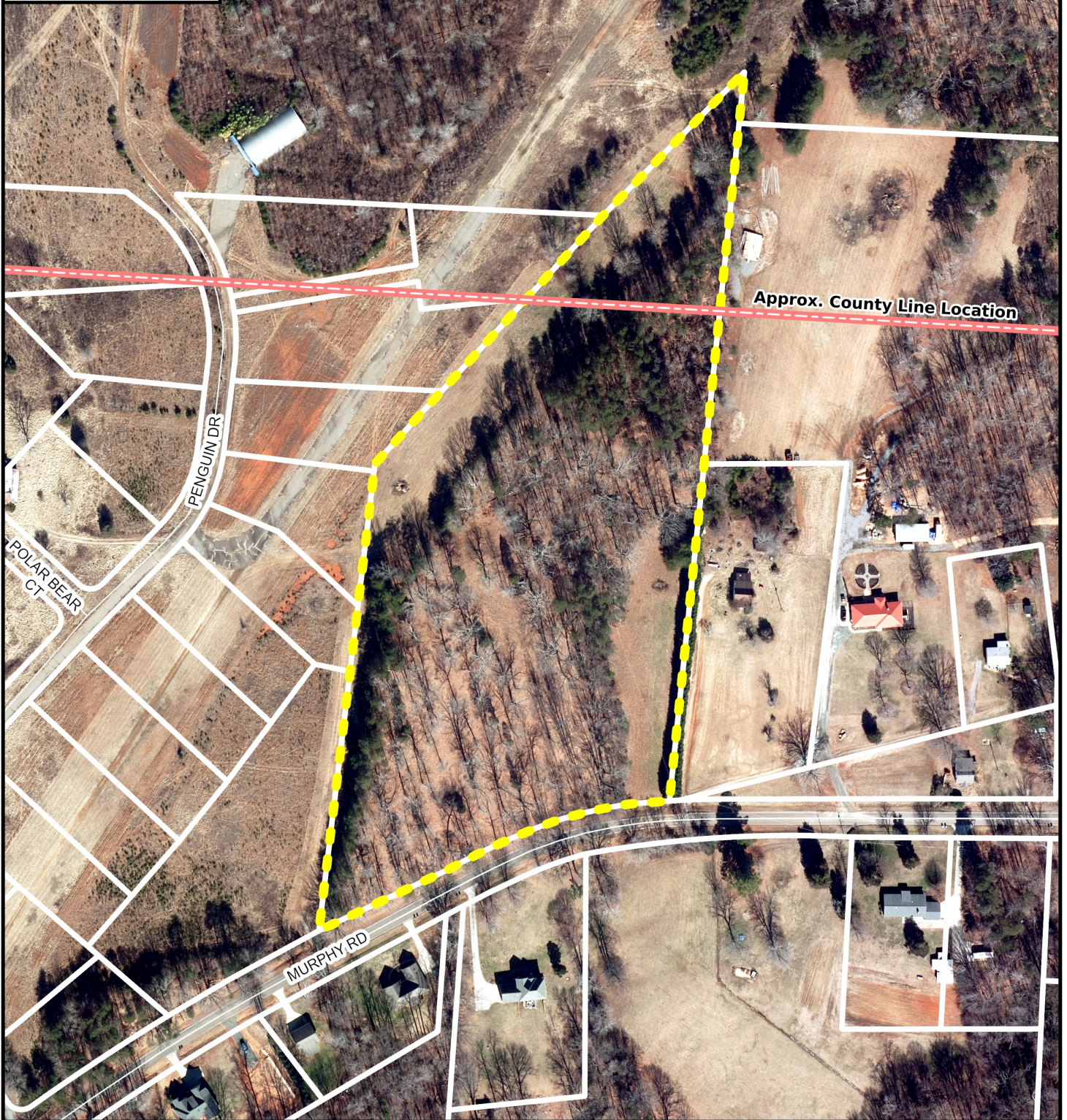
Parcel - 147509

5546 Murphy Rd



Scale: 1" = 300'

**AG to RS-30
+/- 10 acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

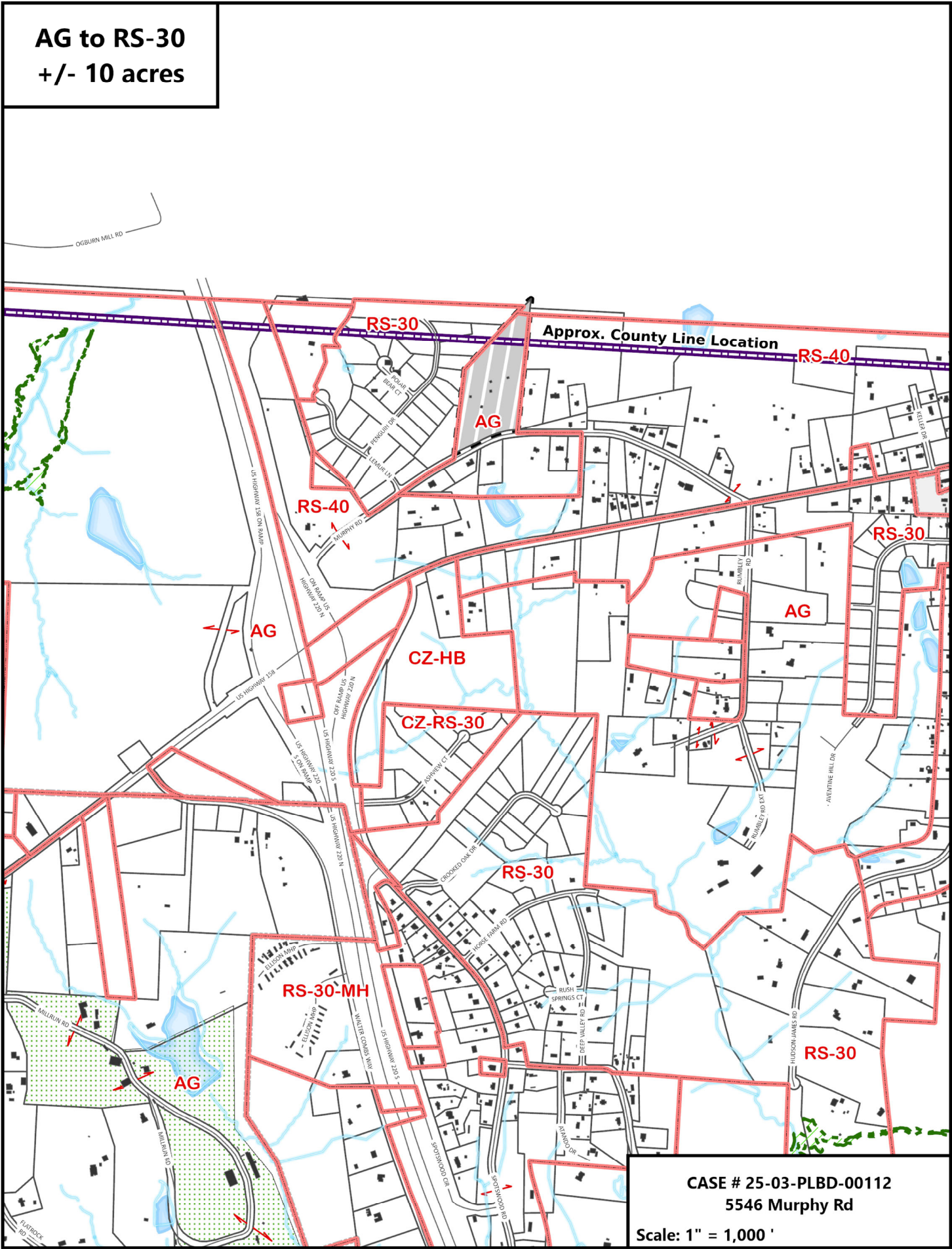
Case Number:
25-03-PLBD-00112

Case Area:
Parcel - 147509
5546 Murphy Rd



Scale: 1" = 200'

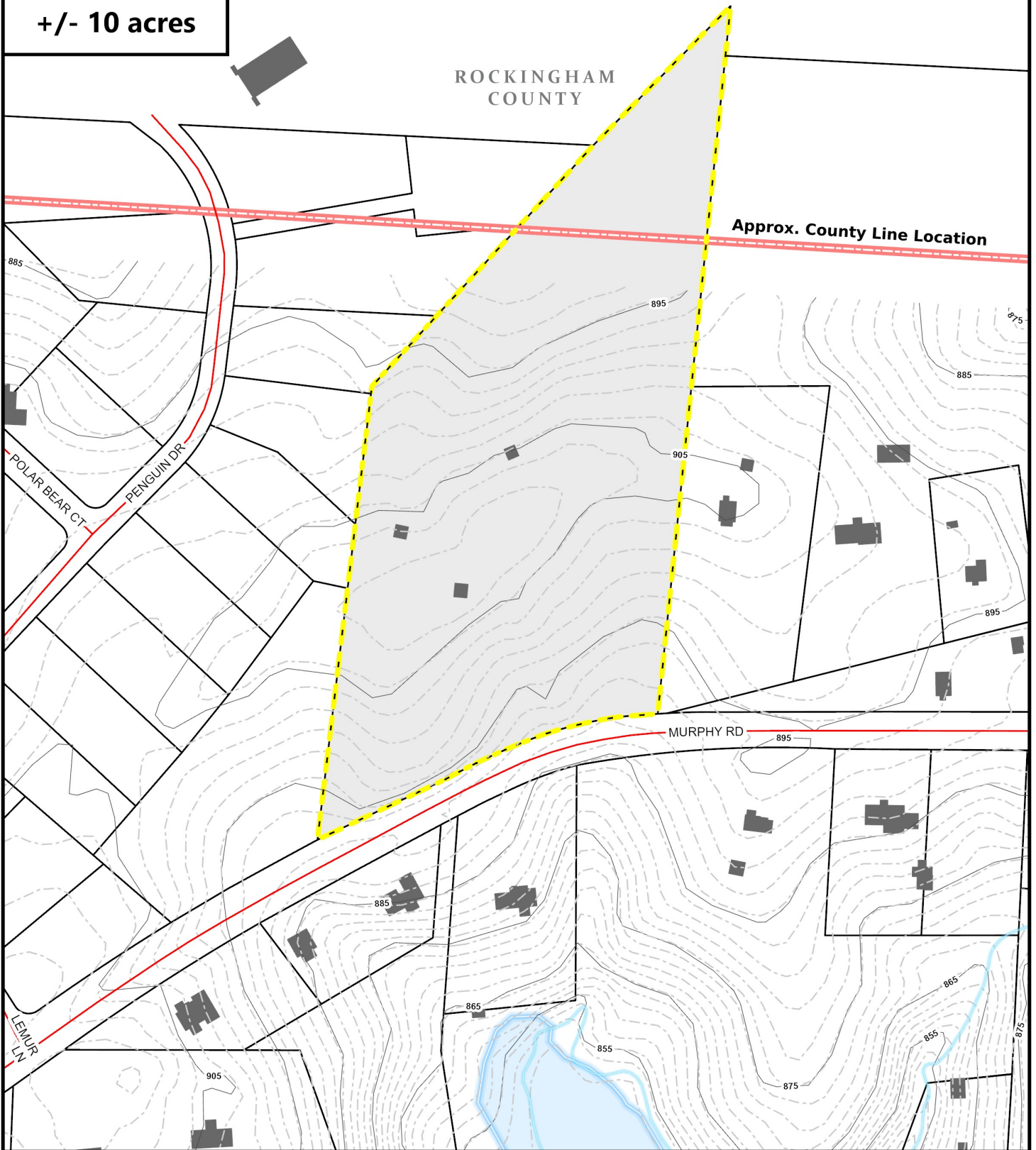
**AG to RS-30
+/- 10 acres**



AG to RS-30
+/- 10 acres

ROCKINGHAM
COUNTY

Approx. County Line Location



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-03-PLBD-00112

Case Area:
Parcel - 147509
5546 Murphy Rd



Scale: 1" = 200'

**REZONING CASE #25-03-PLBD-00112: AG, AGRICULTURAL, TO RS-30,
RESIDENTIAL: 5546 MURPHY ROAD**

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

DECISION MATRIX

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

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**REZONING CASE #25-03-PLBD-00112: AG, AGRICULTURAL, TO RS-30,
RESIDENTIAL: 5546 MURPHY ROAD**

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #147509 from **AG to RS-30** because:

1. The amendment **is** consistent with applicable plans because:

[Describe elements of controlling land use plans and how the amendment is consistent.]

2. The amendment **is** reasonable because:

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

**REZONING CASE #25-03-PLBD-00112: AG, AGRICULTURAL, TO RS-30,
RESIDENTIAL: 5546 MURPHY ROAD**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #147509 from **AG to RS-30** because:

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

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

**REZONING CASE #25-03-PLBD-00112: AG, AGRICULTURAL, TO RS-30,
RESIDENTIAL: 5546 MURPHY ROAD**

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #147509 from **AG to RS-30** because:

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

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

**REZONING CASE #25-03-PLBD-00112: AG, AGRICULTURAL, TO RS-30,
RESIDENTIAL: 5546 MURPHY ROAD**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #147509 from **AG to RS-30** because:

1. The amendment **is** consistent with applicable plans because:

[Describe elements of controlling land use plans and how the amendment is consistent.]

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

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

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Rezoning
Application**

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

Date Submitted: 04/07/2025 Receipt # REC-024714-2025 Case Number 25-04-PLBD-00117

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the AG zoning district to the RS-30 zoning district. Said property is located 4163 DICKS MILL RD in 05 - Jefferson Township; Being a total of: 20.02 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 119887

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Check One:

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

Check One:

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

Check One:

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

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

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

Submitted by

Shawn Cummings
Property Owner Signature

Shawn Cummings
Name

1141 Jay Lane
Mailing Address

Graham, NC 27253
City, State and Zip Code

743-205-3912 scummings@vennterra.com
Phone Number Email Address

Scott Krusell
Representative/Applicant Signature (if applicable)

Scott Krusell
Name

1141 Jay Lane
Mailing Address

Graham, NC 27253
City, State and Zip Code

704-467-0983 skrusell@vennterra.com
Phone Number Email Address

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

Guilford County
Planning & Development Department
400 W Market St.
Greensboro, NC 27401

Re: 4163 Dicks Mill Road Rezoning

Dear Guilford County Planning and Development,

I, Shawn Cummings, Company Official of Agency Partners, LLC. Hereby grant permission for Scott Krusell to act as our representative in the case of the rezoning of 4163 Dicks Mill Road as of 04/09/25.

If you have any questions regarding this correspondence, please feel free to contact me at :

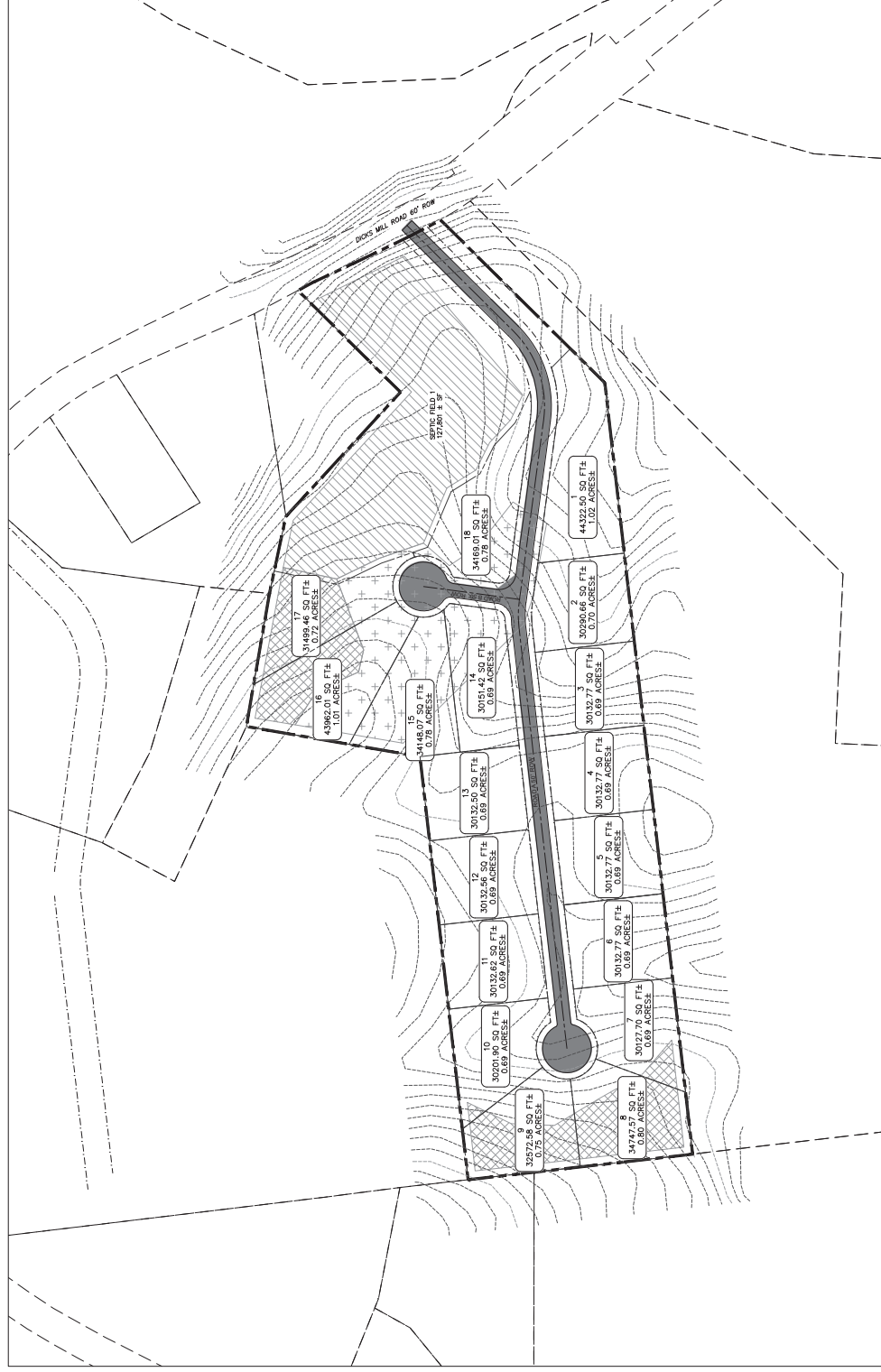
Scummings@vennterra.com

Sincerely,

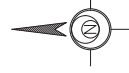


Shawn Cummings

SITE DATA:	4163 DICKS WILL ROAD
ADDRESSES:	8006131298
PN:	AG
EXISTING ZONE:	RS-30
PROPOSED ZONE:	NORTHEAST
AREA PLAN:	19.86 AC
TOTAL AREA:	NA
WCA AREA:	18 LOTS
LOTS PROPOSED:	GANG OFF SITE SEPTIC AND ONSITE SEPTIC
SEWER:	ONSITE WELLS
WATER:	



ALTERNATIVE SYSTEM SOILS

[illegible]

PRE APP SKETCH PLAN

DICK MILL RD. SINGLE FAMILY

BROWN SUMMIT, GUILFORD COUNTY, NORTH CAROLINA

DATE:	01/30/2025	SCALE:	1"=100'
DESIGN:	SAK	DRAWN:	SAK
JOB NO.:	無有無	FILE NAME:	SKETCH
SHEET NO.:			SK.01

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Limited Liability Company

Actions

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

Legal name: Agency Partners, L.L.C.

Secretary of State Identification Number (SOSID): 0700038

Status: Current-Active

Citizenship: Domestic

Date formed: 11/24/2003

Registered agent: [Shawn C Cummings](#)

Principal office address

1141 Jay Lane
Graham, NC 27253

Registered office address

1141 Jay Lane
Graham, NC 27253

mailing address

PO Box 477
Graham, NC 27253

Registered mailing address

PO Box 477
Graham, NC 27253

Company officials

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

- **Manager**

[Lisa Brewer](#)

3041 S Church St
Burlington NC 27244

- **Manager**

[Shawn C Cummings](#)

1844 Buxton Way
Burlington NC 27215

[Return to top](#)

Other Agencies

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[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](#)

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

Property Information

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

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

Nature of the Request

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

District Descriptions

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

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

Character of the Area

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

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

- North: Rural residential and undeveloped
- South: Rural residential and undeveloped
- East: Rural residential
- West: Rural residential and agricultural

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

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

Infrastructure and Community Facilities

Public School Facilities: The following is based on an estimated capacity of 29 single-family units.

4163 Dicks Mill Rd. – AG to RS-30				
Guilford Co. School Boundaries	Built Capacity	2024-25 20 th Day Enrollment	Mobile Classrooms	Estimated Additional Students
McLeansville Elementary	408	305	6	6-8
Eastern Guilford Middle	1194	906	5	3-5
Eastern Guilford High	1268	1213	0	5-7
Remarks: Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms. Fourth grade, fifth grade, middle and high school built capacity assumes 30 students per core academic classroom.				
Source: Guilford County Schools				

Emergency Response:

Fire Protection District: McLeansville

Distance from Fire Station: Approximately 1.4 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: Dicks Mill Road is classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan. The Annual Average Daily Traffic for Dicks Mill Road is not provided by NCDOT.

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

Projected Traffic Generation: Not available.

Environmental Assessment

Topography: Based on information from the USDA Guilford County Soil Survey, the subject property has gently to strongly sloping topography.

Regulated Floodplain:

There is no regulated floodplain on the subject property.

Wetlands: There are regulated wetlands on the subject property.

Streams: There are no buffered streams on the subject property.

Watershed: The subject property is within the NPDES Phase 2 non-water supply watershed area.

Consistency: Land Use Plan & Comprehensive Plan

Land Use Plan: Northeast Area Plan

Plan Recommendation: AG Rural Residential

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

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

Comprehensive Plan

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

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

Reasonableness

The request to rezone the subject property from AG to RS-30 is reasonable because there is widespread RS-30 and RS-40 zoning within about a half-mile radius in all directions from the subject property. In addition, permitting a greater degree of residential development on the subject property may benefit the surrounding community by providing more housing opportunities. Finally, the proposed RS-30 zoning is recognized as consistent with the future land use recommendation of AG Rural Residential in the Northeast Area Plan.

Recommendation

Staff Recommendation: Approval

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

**AG to RS-30
+/- 20.02 Acres**

AG

VAD 2016-05

HUFFINE MILL RD

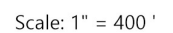
DICKS MILL RD

VAD 2003-17

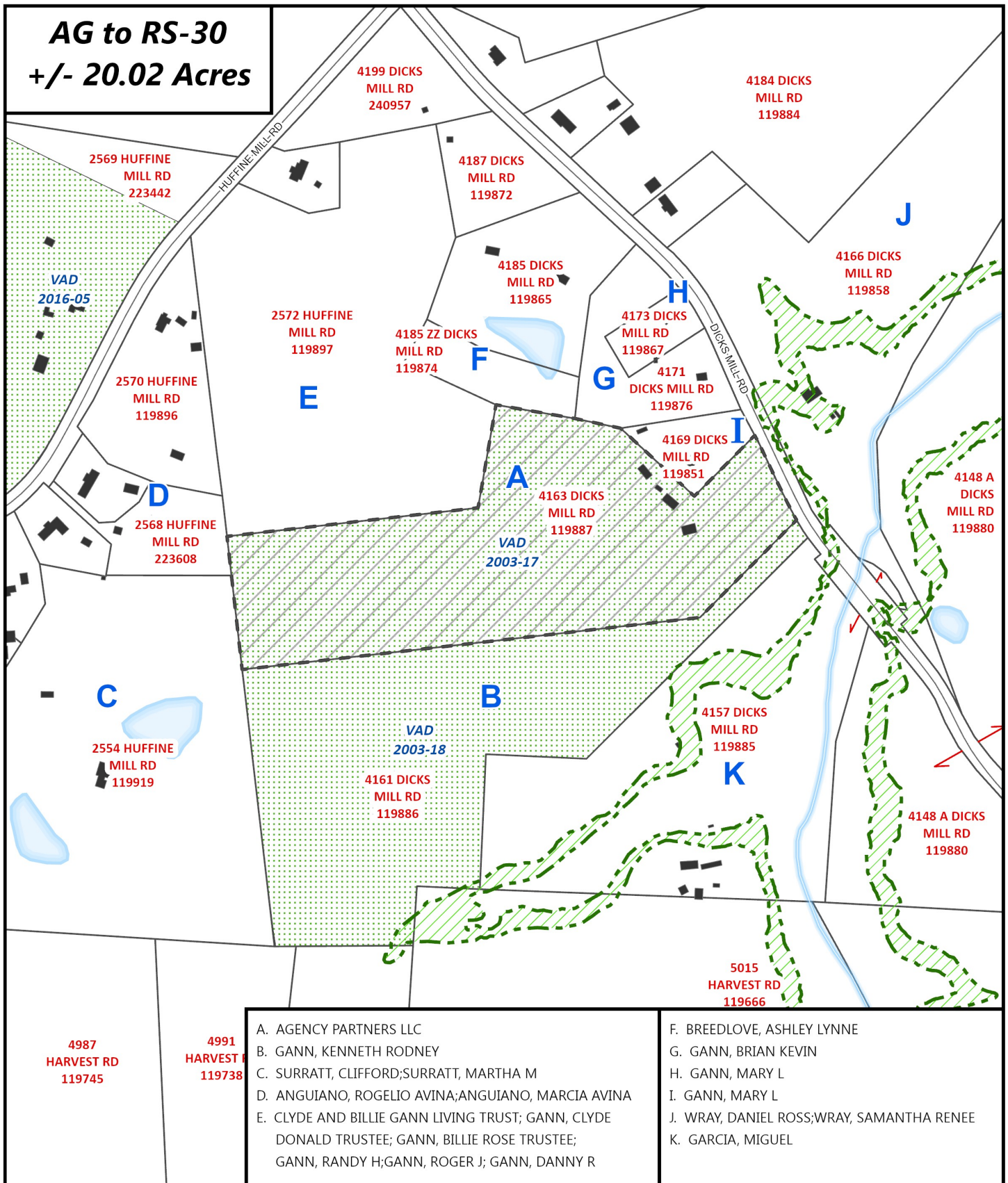
VAD 2003-18

AG

223442, 240957, 240961, 119888, 119861, 223177, 220804, 119884, 119872, 119873, 119897, 119896, 119911, 119908, 223608, 119874, 119865, 119867, 119876, 119851, 119887, 119880, 119858, 119885, 119880, 119745, 119738, 119654, 119666, 119667, 119919, 119886



AG to RS-30 +/- 20.02 Acres

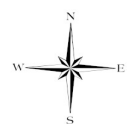


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

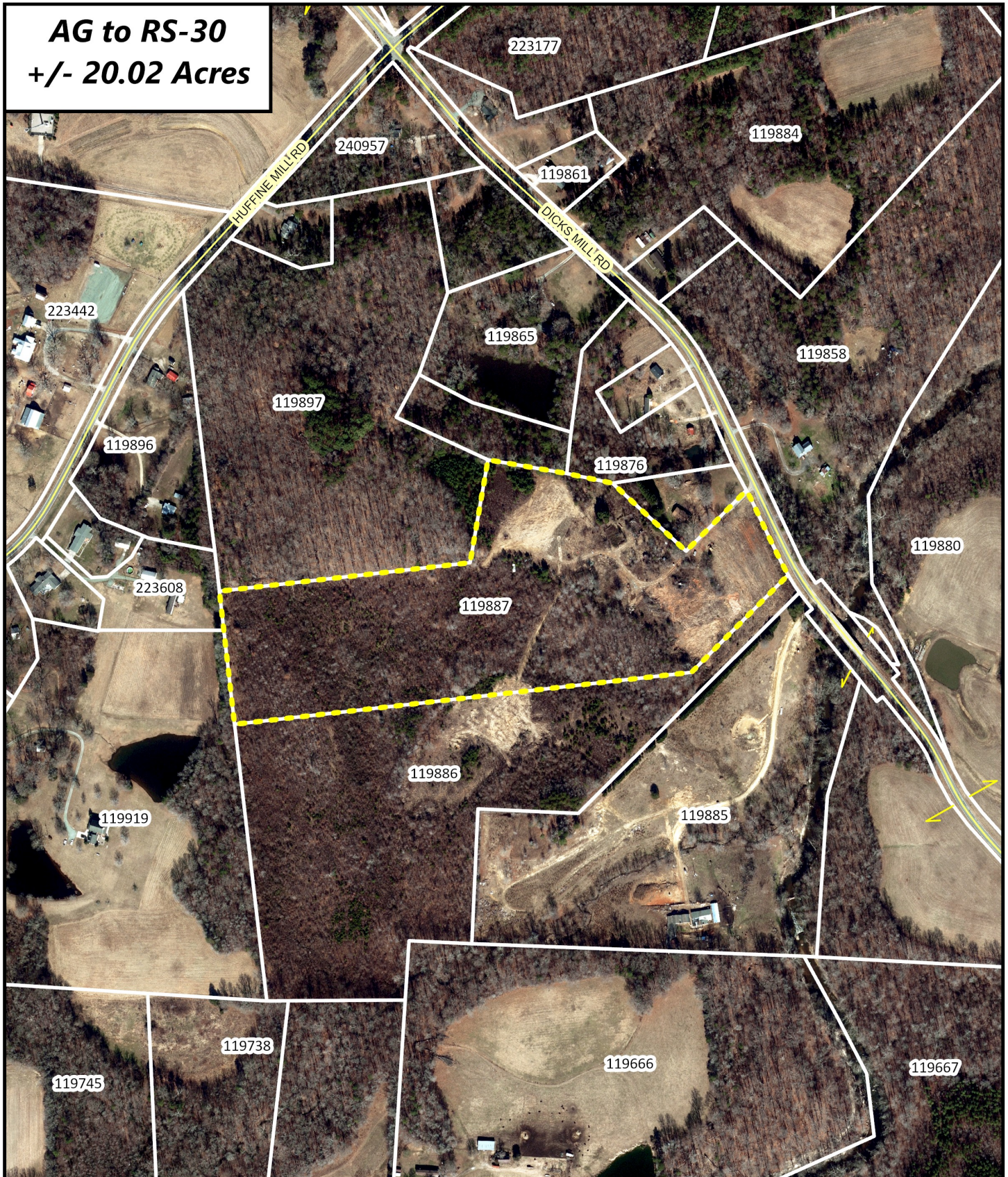
Case Number:
25-04-PLBD-00117

Case Area:
Parcel - 119887
4163 Dicks Mill Road



Scale: 1" = 400'

**AG to RS-30
+/- 20.02 Acres**



Planning & Development
Department

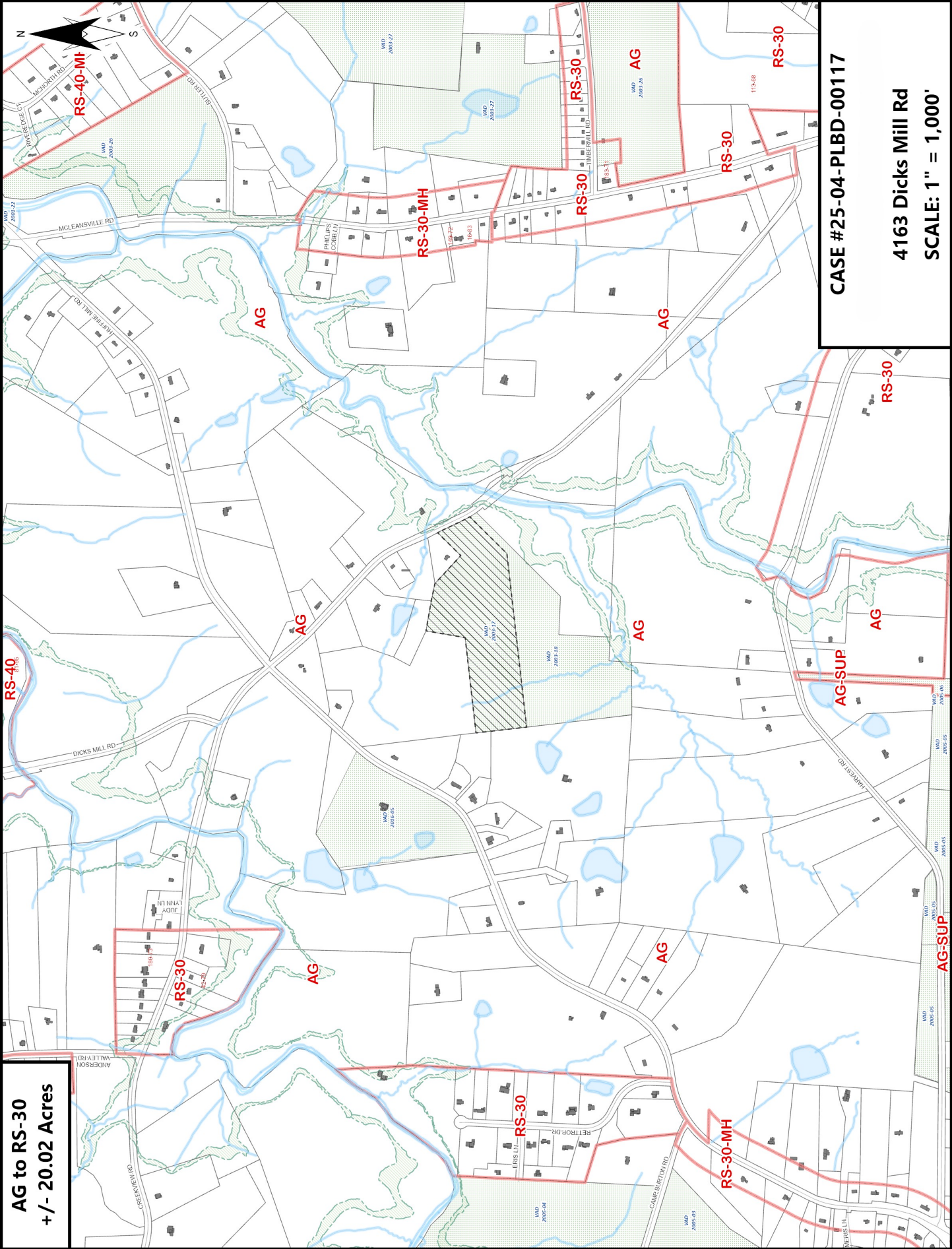
Jurisdiction:
GUILFORD COUNTY

Case Number:
25-04-PLBD-00117

Case Area:
Parcel - 119887
4163 Dicks Mill Road



Scale: 1" = 400'



**AG to RS-30
+/- 20.02 Acres**

CASE #25-04-PLBD-00117

4163 Dicks Mill Rd

SCALE: 1" = 1,000'

**AG to RS-30
+/- 20.02 Acres**

The map displays a topographic survey of a rural area. A proposed tract, outlined in yellow, is situated between Huffine Mill Rd and Dick Mile Rd. The tract is approximately 20.02 acres in size. The map features contour lines indicating elevation, with labels such as 742, 730, 720, 710, 700, 690, 680, 670, 660, 650, 640, 630, 620, 610, 600, 590, 580, 570, 560, 550, 540, 530, 520, 510, 500, 490, 480, 470, 460, 450, 440, 430, 420, 410, 400, 390, 380, 370, 360, 350, 340, 330, 320, 310, 300, 290, 280, 270, 260, 250, 240, 230, 220, 210, 200, 190, 180, 170, 160, 150, 140, 130, 120, 110, 100, 90, 80, 70, 60, 50, 40, 30, 20, 10, 0. The map also shows several roads, including Huffine Mill Rd and Dick Mile Rd, and a creek. A title box in the top left corner reads 'AG to RS-30 +/- 20.02 Acres'.



Scale: 1" = 400'

**CASE #25-04-PLBD-00117: 4163 DICKS MILL ROAD FROM AG,
AGRICULTURAL, TO RS-30, RESIDENTIAL**

**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

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**CASE #25-04-PLBD-00117: 4163 DICKS MILL ROAD FROM AG,
AGRICULTURAL, TO RS-30, RESIDENTIAL**

**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 #119887 from **AG to RS-30** because:

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

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

**CASE #25-04-PLBD-00117: 4163 DICKS MILL ROAD FROM AG,
AGRICULTURAL, TO RS-30, RESIDENTIAL**

**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 #119887 from **AG to RS-30** because:

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

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

**CASE #25-04-PLBD-00117: 4163 DICKS MILL ROAD FROM AG,
AGRICULTURAL, TO RS-30, RESIDENTIAL**

**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 #119887 from **AG to RS-30** because:

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

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

**CASE #25-04-PLBD-00117: 4163 DICKS MILL ROAD FROM AG,
AGRICULTURAL, TO RS-30, RESIDENTIAL**

**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 #119887 from **AG to RS-30** because:

1. The amendment **is** consistent with applicable plans because:

[Describe elements of controlling land use plans and how the amendment is consistent.]

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

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

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Special Use Permit
Application**

Date Submitted: **Revised March 4, 2025** Fee **\$526.00** Receipt # _____ Case Number _____
(includes \$26 recording fee)

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

Pursuant to Section 3.5.Q of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to authorize a Special Use Permit for the property described as being located at 2650 Jane Edwards Rd, Greensboro, NC 27406 in Greensboro Township; Being a total of: 22.3 acres. The property is in the **AG** Zoning District. The proposed use(s) is (are) Residential & Landscape and Horticulture Services.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>143728</u>	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

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

Check One: (Required)

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

Check One: (Required)

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

Special Use Permit Requirements: (All Required)

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



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Special Use Permit
Application**

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

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

☒ 2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based on the following:

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

☒ 3. The use, a Landscape & Horticulture Services Business for which the Special Use Permit is sought, is in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications. This is based on the following:

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

☒ 4. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and is in general conformity with the plan of development of the Jurisdiction and its environs. This is based on the following:

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

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

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



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Special Use Permit
Application**

Development Conditions

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


- 1) The Landscape and Horticulture Services Business will only operate between 7:00 AM and 7:00 PM.
- 2)
- 3)
- 4)
- 5)
- 6)
- 7)
- 8)

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

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

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

Respectfully Submitted,



Property Owner Signature
Randy McKinnon

Name
2650 Jane Edwards road

Mailing Address
Greensboro NC 27406

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

Phone Number Email Address



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

Name
101 S. Tryon Street

Mailing Address
Charlotte, NC 28280

City, State and Zip Code
704-384-2606

Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

Required documents must be attached to email after selecting submit.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- v. ***That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs.***

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

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

The applicant shall demonstrate that the review factors listed below have been adequality addressed.

1. ***Circulation: Number and location of access points to the property and the proposed structures and uses, with particular reference to automotive, pedestrian safety, traffic flow and control, and access in case of emergency.***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. Landscaping, Buffering & Screening: Installation of landscaping, fencing or berming for the purpose of buffering and screening where necessary to provide visual screening where appropriate.

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

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

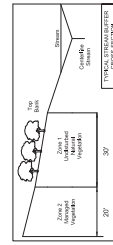
9. Effect on Nearby Properties: Effects of the proposed use on nearby properties, including, but not limited to, the effects of noise, odor, lighting, and traffic.

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

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

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

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



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

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

Property Information

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

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

Nature of the Request

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

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

Character of the Area

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

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

Surrounding Uses:

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

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

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

Infrastructure and Community Facilities

Public School Facilities: No anticipated impact.

Emergency Response:

Fire Protection District: Pinecroft Sedgefield Fire District

Miles from Fire Station: Approximately 2.5 miles

Water and Sewer Services:

Provider: Private well and septic

Within Service Area: No

Feasibility Study or Service Commitment: N/A

Transportation:

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

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

Projected Traffic Generation: Not available.

Environmental Assessment

Topography: Gently, moderately and steeply sloping.

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

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

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

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

Land Use Analysis

Land Use Plan: Southern Area Plan

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

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

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

The applicant shall demonstrate that the review factors listed below have been adequately addressed.

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

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

Staff Comments

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

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

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

1. The development of the parcel shall comply with all regulations as specified in the Guilford County Unified Development Ordinance (UDO). A copy of the TRC comments on the submitted sketch plan is enclosed.
2. The development shall proceed in conformity with all amended plans and design features submitted as part of the Special Use Permit Application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of plan and design features by the Planning Director after comments from the Technical Review Committee (TRC), illustrating conditions related to the request and applicable development standards.
4. Added conditions if applicable.
5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted.



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

PERMIT ADDRESS: 2650 JANE EDWARDS RD
GREENSBORO, NC 27406

PARCEL: 143728

APPLICATION DATE: 09/30/2024

SQUARE FEET: 0

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

EXPIRATION DATE:

VALUATION: \$0.00

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

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

SUBMITTAL DETAILS

Sketch Plan Review v.1

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

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

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

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

2. Please add the following notes to sketch plan:

"Watershed Note:

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

Riparian Buffer & Stream Notes:

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

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

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

Floodplain Note:

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

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

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

oREVIEW SESSION FILES:

1 - Application.pdf

2 - Sketch plan.pdf

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

Sketch Plan Review v.2

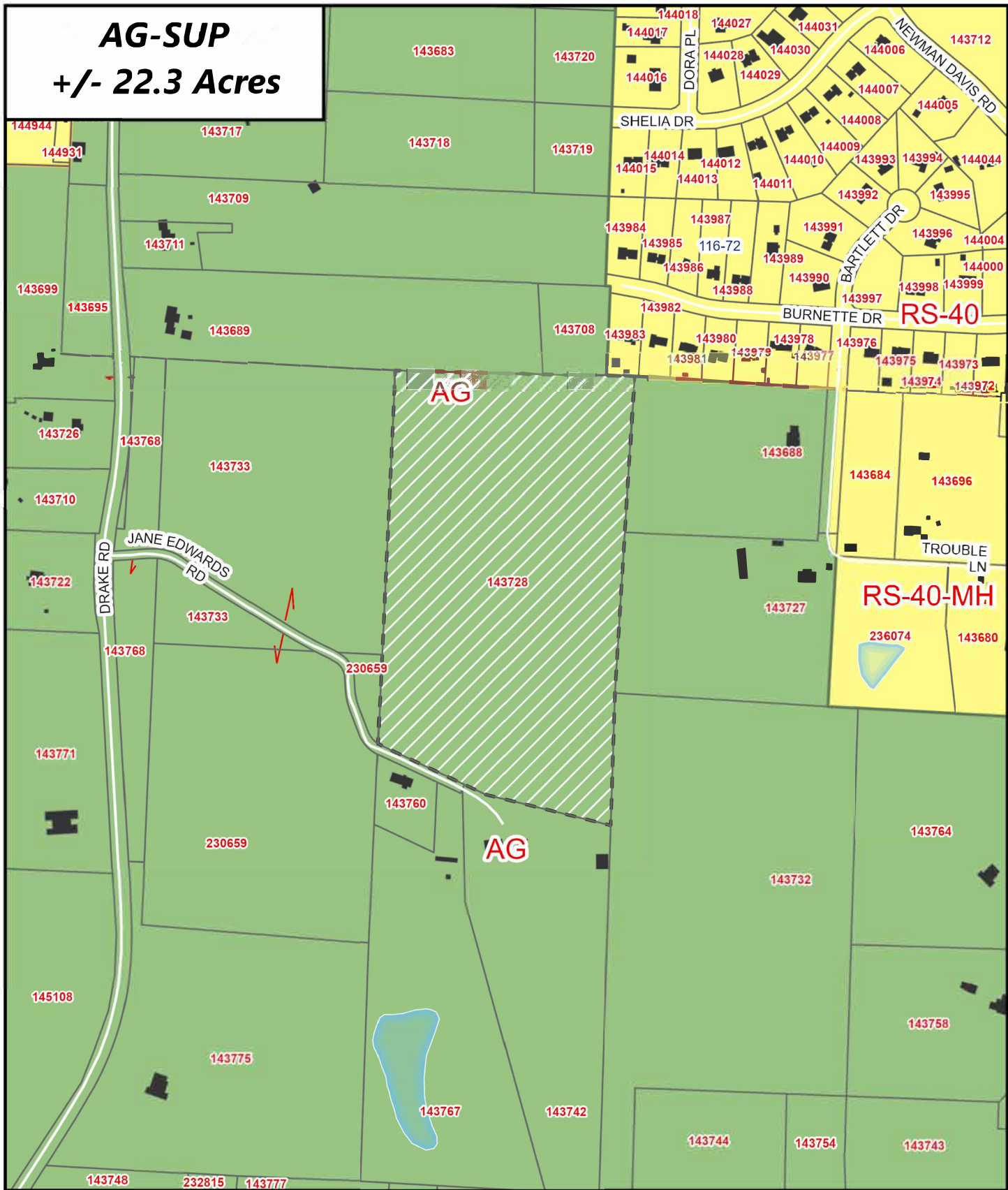
SUBMITTAL SUMMARY REPORT (24-09-PLBD-00099)

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

Staff Review v.1

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

AG-SUP +/- 22.3 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

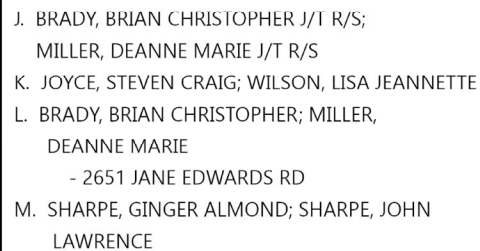
Case Number:
24-09-PLBD-00099

Case Area:
Parcel - 143728
2650 Jane Edwards Rd



Scale: 1" = 400'

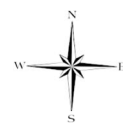
+/- 22.3 Acres



Jurisdiction:
GUILFORD COUNTY

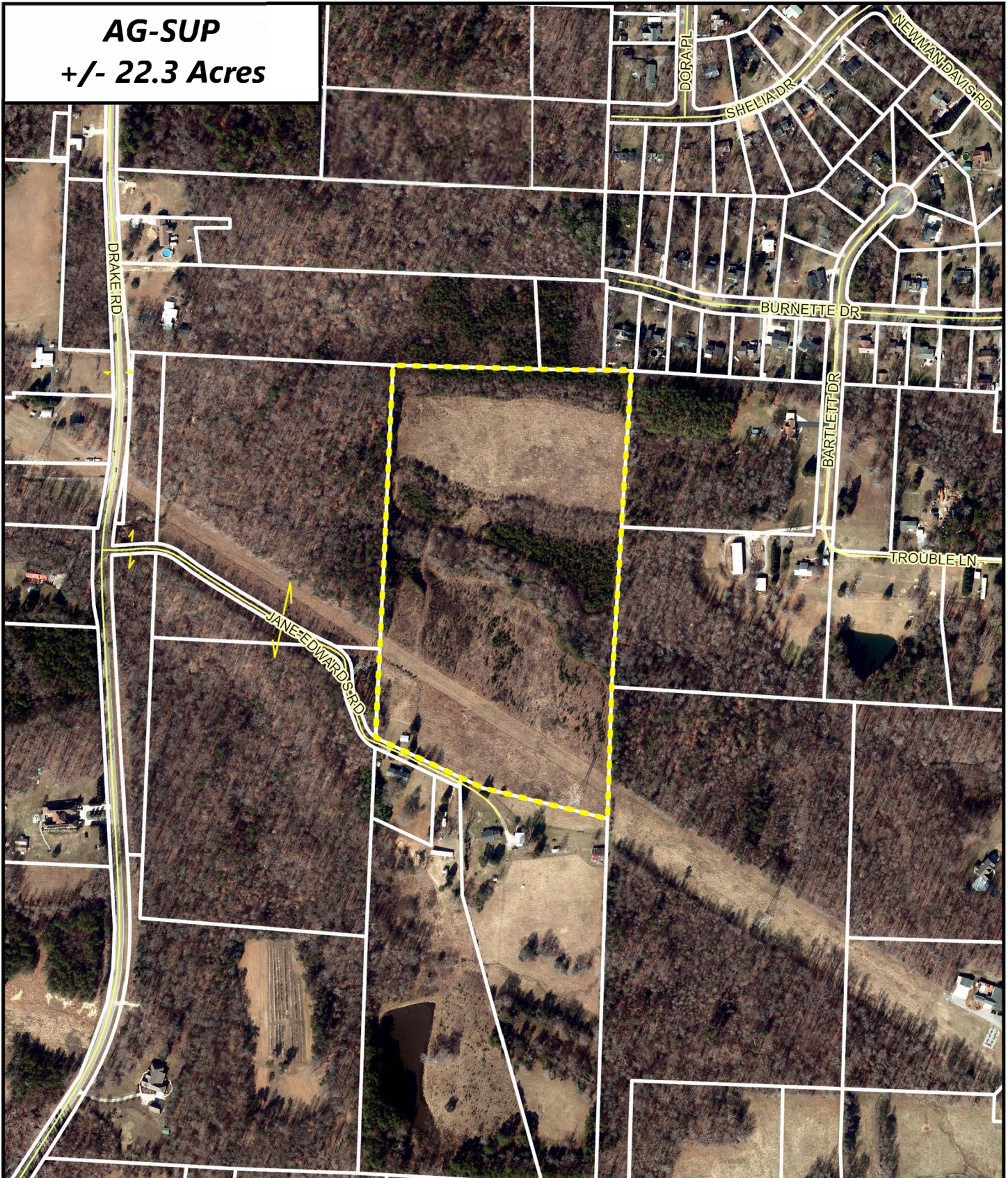
Case Number:
24-09-PLBD-00099

Case Area:
Parcel - 143728
2650 Jane Edwards Rd



Scale: 1" = 400'

AG-SUP
+/- 22.3 Acres



Planning & Development
Department

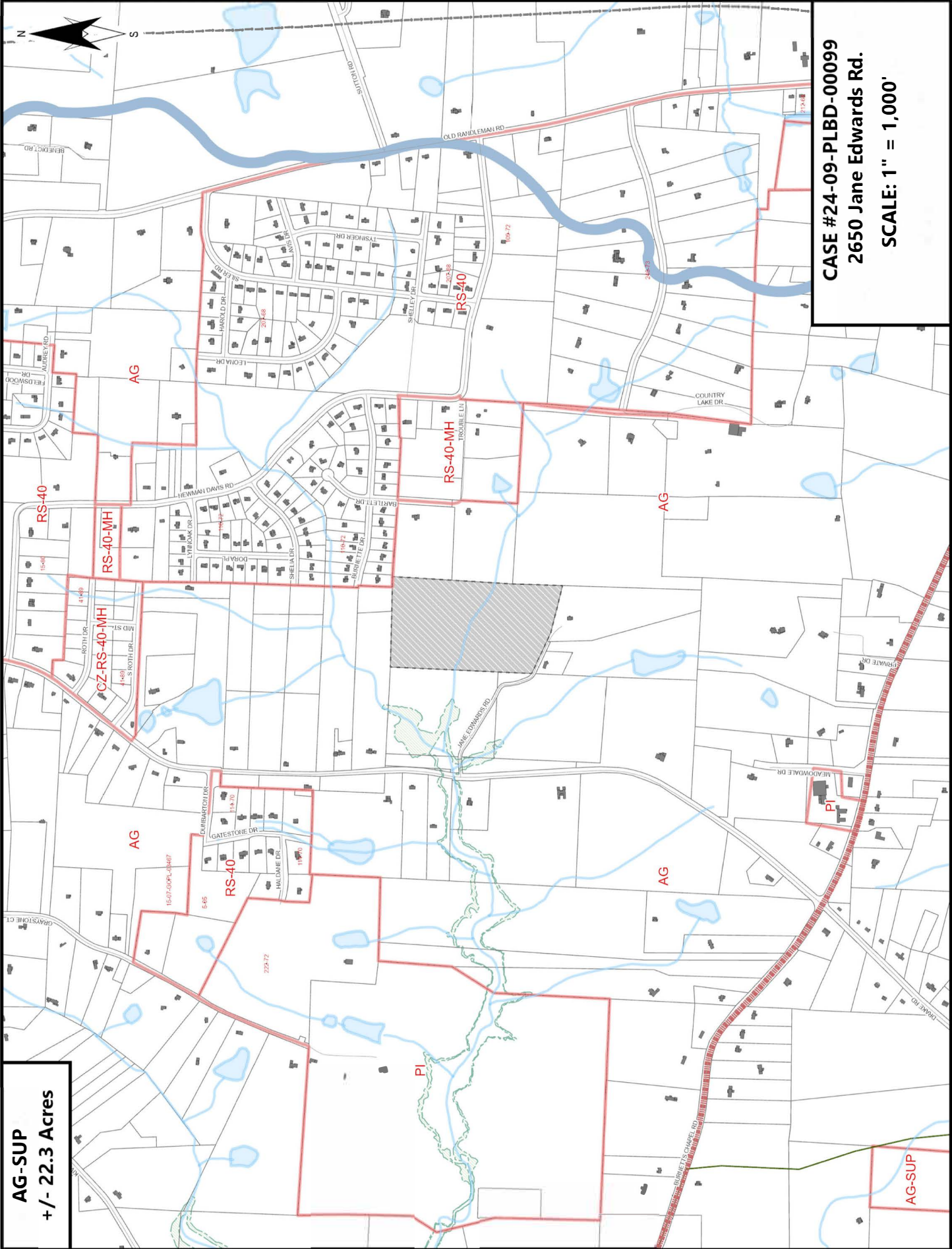
Jurisdiction:
GUILFORD COUNTY

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24-09-PLBD-00099

Case Area:
Parcel - 143728
2650 Jane Edwards Rd



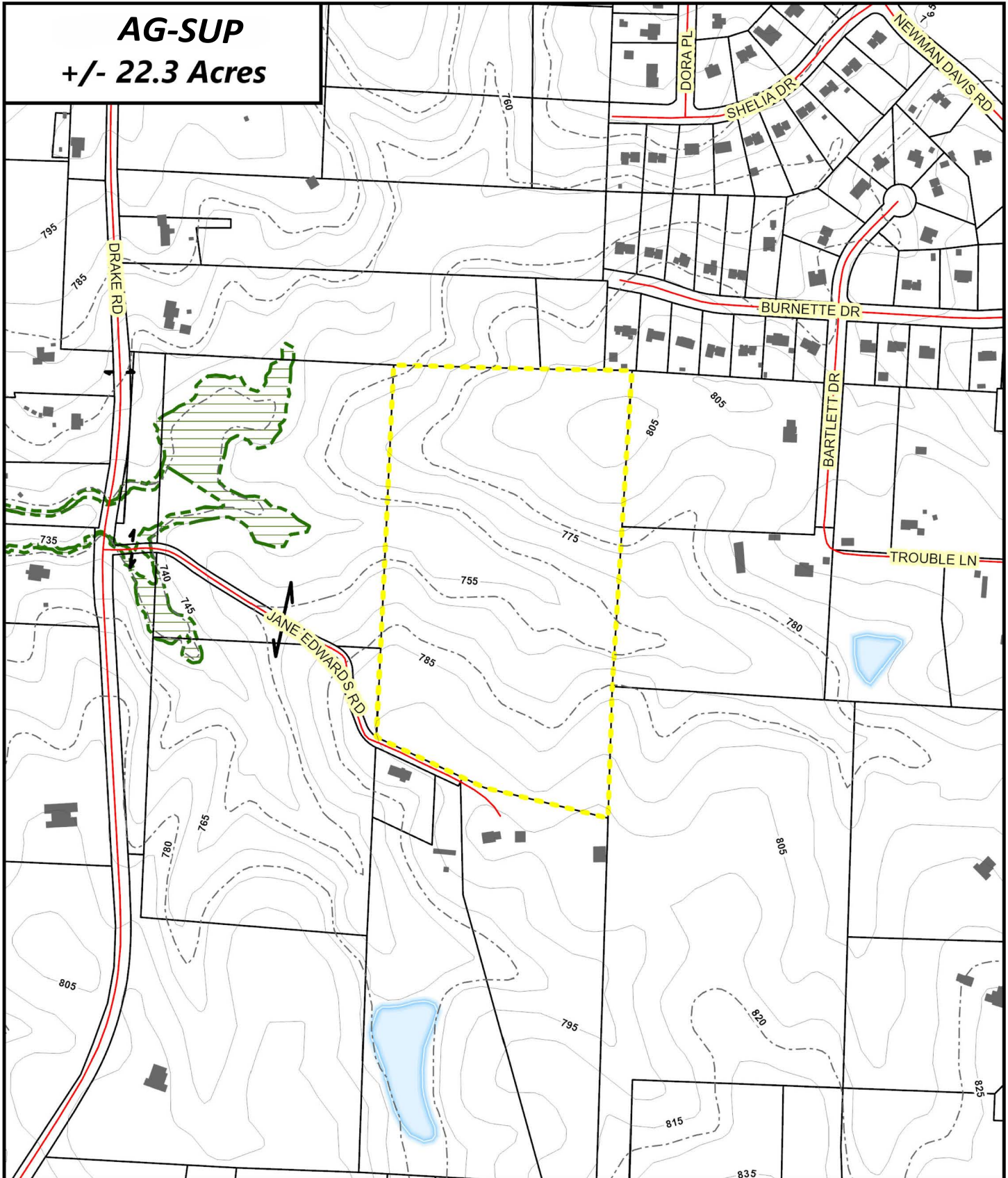
Scale: 1" = 400'



AG-SUP
+/- 22.3 Acres

CASE #24-09-PLBD-00099
2650 Jane Edwards Rd.
SCALE: 1" = 1,000'

AG-SUP
+/- 22.3 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
24-09-PLBD-00099

Case Area:
Parcel - 143728
2650 Jane Edwards Rd



Scale: 1" = 400'