



# **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

**September 10, 2025**

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** August 13, 2025
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**

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

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

This request is to conditionally rezone the subject property from CZ-HB (Ref. Case #10-06-GCPL-02259) which includes an associated Sketch Plan to CZ-HB Amended (sketch plan not included in submittal) with the following conditions.

#### **Current Use Condition(s):**

All uses permitted in the HB zoning district, with the exclusion of the following uses: 1) junked motor vehicles; 2) recycle collections point; 3) go-cart raceway; 4) automobile repair service (major and minor); 5) automobile towing and storage services; 6) truck and utility trailer renting and leasing (light); 7) bar; 8) boat sales; 9) building supply sales (with storage yard); 10) manufactured home sales; 11) motor vehicles sales (new and used); 12) motorcycle sales; 13) truck stop; 14) construction demolition (C&D) landfill (minor); 15) land clearing and inert debris (LCID) landfill

(minor); 16) radio/television/communications tower; 17) railroad terminal or yard; 18) billboards; and 19) temporary events.

**Current Development Condition(s):**

1. Along the northern, eastern and southern boundaries of the subject property, the developer shall establish a 65-foot wide buffer consisting of a double row of Leland Cypress trees, staggered, and planted 15 feet apart. Buffer shall allow for emergency vehicle access as required by Guilford County Fire Marshal, storm water devices, and septic fields.
2. Entrance to the subject property shall be controlled by an electronic gate with personal code access.
3. No sign on the subject property shall exceed 6 feet in height.
4. Storage units located on the northern, eastern and southern portions of the subject property shall be accessed from the interior of the site.
5. All roofs shall be colored as opposed to bare metal.

**Proposed Use Conditions:**

- 1) Office (General); and 2) Warehouse (Self-Storage).

**Proposed Development Conditions:**

1. 30' Type B Landscape buffer along north and east property lines.

This request is inconsistent with the Southwest Area Plan recommendation of Residential Single-family and Residential Multi-family. Therefore, if the request is approved, an amendment to Moderate Commercial will be required.

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

Information for **CONDITIONAL REZONING CASE #25-06-PLBD-00124** can be viewed by scrolling to the September 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of a Permitted Use Table is also included under the **MEETING CASE INFORMATION** section at the link above.

**VII. New Business**

**Legislative Hearing Item(s)**

**A. CONDITIONAL REZONING CASE # 25-08-PLBD-00131: RS-40, RESIDENTIAL, TO CZ-AG, AGRICULTURAL: 1804 PENNY ROAD**

The subject property is located at 1804 Penny Road (Guilford County Tax Parcel #158770 in Jamestown Township), approximately 500 feet north of the intersection of Penny Road and East Fork Road, and comprises approximately 2.67 acres.

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

**Proposed Use Conditions:**

All permitted uses allowed except: 1) Two-Family Dwelling; 2) Caretaker Dwelling; 3) (HUD)/Mobile Home Dwelling; 4) Boarding House, 3 – 8 residents; 5) Batting Cages; 6) Country Club with Golf Course 7) Golf Course; 8) Paintball Field; 9) Private Club Recreation (incl. Indoor Batting Cages; 10) Swim and Tennis Club; 11) Shooting Range, Outdoor; 12) Place of Worship; 13) Daycare Center (Not In-Home); 14) Kennels or Pet Grooming; 15) Wireless Comm Tower (Non-Stealth Design); 16) Land Clearing & Inert Debris Landfill, Major; 17) Land Clearing & Inert Debris Landfill, Minor; and 18) Turkey Shoots.

**Proposed Development Conditions:** None offered.

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

The proposed rezoning is consistent with the Southwest Area Plan recommendation of Residential Single-Family. Therefore, if the request is approved, no land use plan amendment will be required.

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

Information for **CONDITIONAL REZONING CASE #25-08-PLBD-00131** can be viewed by scrolling to the September 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of a Permitted Use Table is also included under the **MEETING CASE INFORMATION** section at the link above.

**B. CONDITIONAL REZONING CASE #25-08-PLBD-00130: RS-40, RESIDENTIAL & CZ-RPD, RURAL PRESERVATION DISTRICT (Ref. Case #19-11-GCPL-08684) TO CZ-RPD AMENDED, RURAL PRESERVATION DISTRICT AMENDED: 5672, 5660, 5616, & 5658 CHURCH STREET**

Located at 5672, 5660, 5616, & 5658 Church Street (Guilford County Tax Parcels #139431, 139425, 129266, & 129264), approximately 5,255 feet south of the intersection of Church Street and NC Highway 150 W and comprises approximately 107.5 acres.

This request is to conditionally rezone the subject property from RS-40 & CZ-RPD (Ref. Case #19-11-GCPL-08684) to CZ-RPD Amended with the following conditions. The amendment adds new property, an approximately 5.26 portion of Tax Parcel 139431, to the requested CZ-RPD, and revise a portion of 129264 as amended by this application. All parcels will be under the amended conditions outlined below and with the rezoning sketch plan which revises the original sketch plan to include the changes of the subdivision plan. The rezoned area will be added to the current Cedar Oaks Planned Unit Development (PUD).

**Current Use Condition(s):**

1. Only single-family and customary accessory uses shall be allowed

**Proposed Use Conditions:**

1. The property's use shall be limited to single-family detached homes and any customary accessory uses. See Rezoning Sketch Plan.

**Proposed Development Conditions:**

1. All buffer conditions as approved in Conditional Zoning Case #19-11-GCPL-08684 shall remain in full force and effect as shown on the approved Zoning Sketch Plan and Zoning Decision for said case.
2. See attached Zoning Sketch Plan

The proposed Amended Conditional Zoning is consistent with the Northern Lakes Area Plan land use classification of Agricultural Rural Residential, if approved, no plan amendment would be required.

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

Information for **CONDITIONAL REZONING CASE #25-08-PLBD-00130** can be viewed by scrolling to the September 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of a 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.*



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**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

**August 13, 2025  
6:00 PM**

**Call to Order**

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

**I. Roll Call**

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

James Donnelly, Chair; David Craft, Vice Chair; Dr. Nho Thi Bui; Jason Little; Sam Stalder; and Rev. Gregory Drumwright

The following members were absent from this meeting:

Ryan Alston; Cara Buchanan; and Guy Gullick;

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

J. Leslie Bell, Planning and Development Director; Jason Hardin, Planning and Development Deputy Director; Oliver Bass, Planning and Zoning Manager; Avery Tew, Senior Planner; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Sneha Bora, Planner I; Troy Moss, Planning Technician; Michael Townsend, Fire Plans Examiner; Andrea Leslie-Fite, Guilford County Attorney

New staff members introduced themselves and Chair Donnelly welcomed them to the meeting.

**II. Agenda Amendments**

Oliver Bass stated that there were no amendments.

**III. Approval of Minutes: July 9, 2025**

Chair Donnelly asked if there were any corrections or amendments to the minutes of the July 9, 2026, meeting. He found just a few typos and forwarded his comments and corrections to Mr. Bass for clarification.

Mr. Little moved to approve the July 9, 2025 Minutes with any corrections, seconded by Dr. Bui. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Donnelly, Craft, Bui, Stalder, Little, Drumwright. Nays: None.)

#### **IV. Rules and Procedures**

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

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

Oliver Bass stated that there were no continuance requests for this meeting.

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

None

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

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

##### **A. REZONING CASE #25-06-PLBD-00125: AG, AGRICULTURAL TO RS-40, RESIDENTIAL: 6984, 6996, and 6998 SPENCER-DIXON ROAD (APPROVED)**

The subject properties are located at 6984, 6996 and 6998 Spencer-Dixon Road (Guilford County Tax Parcels #139545, #225681 and #239123 in Center Grove Township), approximately 3,800 feet south of the intersection of NC Highway 150 West and Spencer-Dixon Road, and comprise approximately 13.6 acres.

Samantha Lockwood, Senior Planner, stated that this is a request to rezone an approximate 11.6-acre portion of 6984 Spencer-Dixon Road and the remaining approximately 0.33 acres of 6996 Spencer-Dixon Road and approximately 0.23 acres of 6998 Spencer-Dixon Road from AG, Agricultural, to RS-40, Residential. The latter two parcels are currently split-zoned (two zoning designations) AG, Agricultural and RS-40, Residential. The proposed rezoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required. The Planning Board is not limited to the proposed rezoning of these parcels and may consider substantial changes to the proposed rezoning.

The subject properties are located at 6984, 6996 and 6998 Spencer-Dixon Road (Guilford County Tax Parcels #139545, #225681 and #239123 in Center Grove Township), approximately 3,800 feet south of the intersection of NC Highway 150 West and Spencer-Dixon Road and comprise approximately 13.6 acres. There is no history of denied cases. This is a request to rezone an approximate 11.6-acre portion of 6984 Spencer-Dixon Road and the remaining approximately 0.33 acres

of 6996 Spencer-Dixon Road and approximately 0.23 acres of 6998 Spencer-Dixon Road from AG, Agricultural, to RS-40, 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.

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

The vicinity of the subject properties primarily consists of single-family residential and rural residential uses. There are also some commercial and institutional uses in the area.

Existing Land Use(s) on the Property: Manufactured Home, and Greenhouses  
Surrounding Uses:

North: Single-family residential, institutional (place of worship, middle/high school)

South: Single-family residential, rural residential, commercial (pet kennel/grooming)

East: Rural residential, single-family residential

West: Rural residential, single-family residential

There are no inventoried historic resources located on or adjacent to the subject properties. No cemeteries are shown to be located on or adjacent to the subject properties. Fire Protection District is Fire District 13, distance from fire station is approximately 0.9 miles. Water and sewer services provider is private septic systems and wells. The properties are within the service area of the City of Greensboro – Growth Tier 3 ("Tier 3 will require significant City investment to serve. Water and/or sewer service may be allowed inside Growth Tiers 3 provided property can be annexed immediately. If property cannot be annexed immediately, water and/or sewer service can be allowed in Growth Tier 3 under specific circumstances.") There is currently no feasibility study or service commitment.

Existing Conditions: Spencer-Dixon Road is classified as a Minor Thoroughfare under the Greensboro Urban Area Metropolitan Planning Organization's (MPO) Comprehensive Transportation Plan. The Annual Average Daily Traffic for Spencer-Dixon Road is 3,700 vehicles per the 2023 North Carolina Department of Transportation (NCDOT) traffic count. There are currently no known planned road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

Environmental Assessment

Topography: The subject properties have nearly level to strongly sloping topography per the United States Department of Agriculture / Natural Resources Conservation Service Web Soil Survey; a small portion of the northeast corner has moderate to very steep slopes.

Regulated Floodplain: There are no regulated floodplains on the subject properties per Flood Insurance Rate Map #3710786900J (effective date 6/18/2007).

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

Streams: There are three (3) buffered features on the subject properties per the Natural Resources Conservation Service Soil Survey Map of Guilford County.

Watershed: The subject properties lie within the Greensboro (Reedy Fork) WS-III, Watershed Critical Area, Tier 4.

Consistency: Land Use Plan & Comprehensive Plan Land Use Plan: Northern Lakes Plan Recommendation: AG Rural Residential.

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

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

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

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

Reasonableness: The request to rezone the subject properties from AG to RS-40 is reasonable because the RS-40 zoning district permits residential uses that would be compatible with the existing pattern of residential development in the area. Much of the surrounding area is also zoned RS-40. Finally, the proposed

RS-40 zoning district is recognized as consistent with the subject properties' future land use designation of AG Rural Residential.

Staff Recommendation: Approval

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

Slides of the property were shown for demonstration purposes.

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

Alex Carter, Beeson & Carter Engineering, stated that staff has done a very good job of explaining the reason for this request and he is available for any questions the Board members may have. He also produced a sketch plan for residential subdivision on this site.

There being no other speakers in favor or opposed to the request, the Public Hearing was closed by acclamation.

#### Discussion

Leslie Bell, Director of Planning and Development, reminded the Board that this is a conventional zoning and although the applicant mentioned what their intentions were, the Board would need to consider all uses in that zoning district. Chair Donnelly stated that he feels this request is reasonable and he would support a favorable motion. Mr. Craft stated that he would agree with Chair Donnelly's comments.

Dr. Bui moved that in regard to Rezoning Case #25-06-PLBD-00125: AG, Agricultural to RS-40, Residential: 6984, 6996, and 6998 Spencer-Dixon Road, located at 6984, 6996 and 6998 Spencer-Dixon Road (Guilford County Tax Parcels #139545, #225681 and #239123 in Center Grove Township), approximately 3,800 feet south of the intersection of NC Highway 150 West and Spencer-Dixon Road, and comprise approximately 13.6 acres, the amendment is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential and that no Land Use Plan amendment would be required. Dr. Bui also stated that the plan is consistent with Policy #1.1.1 and #1.4.3 of the Future Land Use element of Guilford County Comprehensive Plan which states that policy 1.1.1 will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations.. Policy 1.4.3 states that reference shall be made to adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.. The amendment is reasonable because the

zoning district permits residential uses that would be compatible with the existing pattern of residential development in the area. Most of the surrounding area is also zoned RS-40. Finally, the proposal RS-40 zoning district is recognized as consistent with the subject properties Future Land Use designation of AG Rural Residential, seconded by Mr. Little. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Donnelly, Craft, Bui, Stalder, Little, Drumwright. Nays: None.)

**B. REZONING CASE #25-07-PLBD-00126: GREENSBORO DE-ANNEXATION INITIAL ZONING OF RS-40, RESIDENTIAL: 9219 & 9223 W. MARKET STREET (APPROVED)**

Located at 9223 and 9219 W. Market Street (Guilford County Tax Parcels #100165 and #100181 in Morehead/Gilmer Township), approximately 300 feet southeast of the intersection of W. Market Street and S. Bunker Hill Road and comprises approximately 2.16 acres.

Oliver Bass, Planning & Zoning Manager, stated that the subject properties were de-annexed from the City of Greensboro as a result of Session Law 2025-31 (House Bill 226), effective June 30, 2025. The subject properties were zoned R-3, Residential Single-Family, by the City of Greensboro and will become unzoned on August 29, 2025, 60 days from the effective date of deannexation, if the County does not apply initial zoning to the property. This request, would apply an initial zoning of RS-40, Residential to the subject properties located at 9223 W. Market (Guilford County Tax Parcel #100165, PIN 7806008817) and 9219 W Market Street (Guilford County Tax Parcel #100181, PIN 7806009684). The property owner may initiate a rezoning request at any time after the County establishes the initial zoning. The proposed zoning is inconsistent with the Airport Area Plan Recommendation of Greensboro Proposed Annexation. Therefore, if the initial zoning recommendation is approved, a plan amendment to Mixed Density Residential will be required. The Planning Board is not limited to the proposed rezoning of these parcels and may consider substantial changes to the proposed rezoning.

A request to rezone a portion of the subject parcel from R-20S to B-1 was denied under Case #149-69 in August, 1969. The City of Greensboro's R-3, Residential Single-Family district is primarily intended to accommodate low density single-family detached residential development. The overall gross density in R-3 will typically be 3 units per acre or less. Guilford County's 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 de-annexed parcels are in a single-family residential neighborhood east of the intersection with S. Bunker Hill. Parcels in the unincorporated area are zoned RS-40, and those in Greensboro are R-3. Non-residential development, including



commercial and industrial sites, is located along W. Market Street west of the S. Bunker Hill intersection. The parcel at 9223 W. Market Street, occupying approximately 1.91 acres, contains a single-family home. The smaller parcel at 9219 W Market Street is vacant. It measures approximately 0.25 acres, making it a non-conforming lot under the County's RS-40 zoning and the previous City zoning designation of R-3 in Greensboro. Staff have informed the property owner of the non-conforming status of the smaller lot created by the proposed rezoning. The owner has consented to the non-conforming status of the lot per their signature on the application.

The surrounding uses to the north are commercial and undeveloped; to the south are a railroad right-of-way and single-family residential; east is undeveloped residential property, and west is single-family residential. There are no inventoried historic resources located on or adjacent to the subject property. No cemeteries are shown to be located on or adjacent to the subject properties, but efforts should be made to rule out the potential for unknown grave sites. Fire protection is provided by the Kernersville (Colfax) Station approximately 6.3 miles from the subject parcels. Water is located along the road frontage for 9219 and 9223 W. Market St. Development would not be able to connect to Greensboro water or sewer unless the properties are annexed.

West Market Street is a Major Thoroughfare under the 2015 Greensboro Metropolitan Planning Organization (MPO) Thoroughfare Plan. The Annual Average Daily Traffic count is 7600 vehicles. Per the USGS-NRCS Soil Survey, the topography of these two parcels is nearly level to gently sloping. There is no regulated floodplain on the subject properties, per FIRM map #3710780600J with effective date 6/18/2007. No mapped wetlands are on the subject properties per the National Wetland Inventory. No mapped streams on the subject properties exist, per USGS Topography & NRCS Soil Survey Maps of Guilford County. The subject properties are partially within the Greensboro (Reedy Fork) WSIII and partially within the High Point (East and West Fork Deep River) WS-IV, General Watershed Areas.

The Airport Area Plan recommendation for the subject parcels is the Greensboro Proposed Annexation. The City of Greensboro annexed the subject properties with an effective date of 6/30/2008. The parcels fall within the Western Area Plan under Greensboro's 2040 Comprehensive Plan, with a Future Land Use designation of Future Employment Area. Per Session Law 2025-31, HB 226, the subject parcels were de-annexed effective June 30, 2025. No land use designation was assigned to the subject parcels in the Airport Area Plan before annexation in June 2008.

The requested initial zoning is consistent with Objective 1.4 and Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state: "Objective 1.4: Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring

jurisdictions.” 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 recommendation to assign an initial zoning of RS-40, Residential, is reasonable because the single-family residential use aligns with current use and development patterns for the neighboring unincorporated properties. Public sewer to the subject parcels is unavailable, which limits the capacity of vacant Parcel #100181, at 0.25 acres, to accommodate a single-family residential use. Staff recommends approval.

The proposed zoning is inconsistent with the Airport Area Plan Recommendation of Greensboro Proposed Annexation. Therefore, if the initial zoning recommendation is approved, a plan amendment to Mixed Density Residential will be required.

Chair Donnelly opened the Legislative Public Hearing and asked if there was anyone wishing to speak in favor or opposition to this item and no one came forward. The Public Hearing was closed by acclamation.

#### Discussion

Mr. Craft moved approval of Rezoning Case #25-07-PLBD-00126 to assign an initial zoning of RS-40, Residential, to de-annexed parcels located at 9223 and 9219 W. Market Street (Guilford County Tax Parcels #100165 and #100181 in Morehead/Gilmer Township), approximately 300 feet southeast of the intersection of W. Market Street and S. Bunker Hill Road and comprises approximately 2.16 acres. This approval amends the Airport Area Plan land use designation to Mixed Density Residential. The amendment is reasonable because Guilford County has to rezone the property due to the de-annexation under the State Law #2025-31, House Bill #226. The requested zoning is consistent with Objective 1.4 and policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan which states Objective 1.4, “See cooperation and compatibility of land use plans among Guilford County and its incorporated cities and towns and neighboring jurisdictions.” Policy 1.1.1, “Planning Staff will continue to utilize Future Land Uses depicted on citizen-based area plans in conjunction with the rezoning guidance matrix as the basis for land use and policy recommendations” and Policy 1.4.3, “Reference adopted Land Use Plans and recommended uses and densities and intensities, where applicable, in conjunction with rezoning staff reports presented to the Planning Board.” The recommendation is reasonable because the single-family residential use aligns with current use and development patterns for neighboring unincorporated properties. Public sewer to the subject property is unavailable which limits the capacity of vacant parcel #100181 at 0.25 acres to accommodate single-family

residential use, seconded by Rev. Drumwright. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Donnelly, Craft, Bui, Stalder, Little, Drumwright. Nays: None.)

**C. REZONING CASE #25-07-PLBD-00127: GREENSBORO DE-ANNEXATION INITIAL ZONING OF AG, AGRICULTURAL: 415 S. BUNKER HILL ROAD (APPROVED)**

The subject property is located at 415 South Bunker Hill Road (Guilford County Tax Parcel #97660 in Morehead/Gilmer Township), approximately 900 feet north of the South Bunker Hill Road overpass at Interstate 40 Business, and comprises approximately 2.17 acres.

Oliver Bass, Planning & Zoning Manager, stated that the subject property was de-annexed from the City of Greensboro due to Session Law 2025-31 (House Bill 226), effective June 30, 2025. The subject property was zoned R-3, Residential Single-Family, by the City of Greensboro and will become unzoned on August 29, 2025, 60 days from the effective date of de-annexation, if the County does not apply initial zoning to the property.

This is a request to apply an initial zoning of AG, Agricultural, to the subject property located at 415 S. Bunker Hill (Guilford County Tax Parcel #97660, PIN 6895976475). The property owner may initiate a rezoning request at any time after the County establishes initial zoning. The City of Greensboro's R-3, Residential Single-Family district is primarily intended to accommodate low-density single-family detached residential development. The overall gross density in R-3 will typically be 3 units per acre or less. Guilford County's 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.

Development in the immediate vicinity of the subject property primarily consists of residential uses and vacant/undeveloped land. The existing land use on the subject property is a single-family detached dwelling. Surrounding uses to the north are residential; to the south are residential and undeveloped; to the east are residential; and to the west are residential and undeveloped. There are no inventoried historic resources located on or adjacent to the subject property. No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out the potential for unknown grave sites.

Fire protection is provided by the Kernersville (Colfax) Station 16 approximately 1 mile from the subject parcel. Water and sewer services are provided by private well & septic. Public water nor sewer are located near 415 S. Bunker Hill. The

property would need to be annexed in order to get access to water and sewer utilities. South Bunker Hill Road is classified as a Minor Thoroughfare under the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The Annual Average Daily Traffic for South Bunker Hill Road is 2,900 vehicles per the 2023 North Carolina Department of Transportation traffic count. There are currently no known planned road improvements in the area. Any new development would be subject to a North Carolina Department of Transportation Driveway Permit.

The subject property has gently sloping and strongly sloping to moderately steep topography per the United States Department of Agriculture / Natural Resources Conservation Service Web Soil Survey. There are no regulated floodplains on the subject property per Flood Insurance Rate Map #3710689500K (effective date 3/16/2009). There are no regulated wetlands on the subject property per the National Wetlands Inventory. A mapped feature exists on the subject property per the United States Geological Survey Quadrangle Maps and Natural Resources Conservation Service Soil Survey Maps of Guilford County. The subject property lies within the High Point (East and West Fork Deep River) WS-IV, General Watershed Area.

The parcel is located in the Airport Area Plan. The proposed zoning is inconsistent with the plan recommendation of Greensboro Proposed Annexation. The City of Greensboro annexed the subject property with an effective date of 6/30/2008. The property falls within the Western Area Plan under Greensboro's 2040 Comprehensive Plan, with a Future Land Use designation of Future Employment Area. Comprehensive Plan Consistency: The requested rezoning is consistent with Objective 1.4 and Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state: Objective 1.4: Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring jurisdictions. 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 request to apply an initial zoning of AG, Agricultural, to the subject property is reasonable because it aligns with its existing residential use and the pattern of development in the immediate vicinity. Additionally, nearby parcels within Guilford County's jurisdiction are all zoned AG. This includes the parcel located at 407 S. Bunker Hill Road, which was recently de-annexed from Greensboro in June 2022. Staff recommends approval. The proposed zoning is inconsistent with the Airport Area Plan Recommendation of Greensboro Proposed Annexation. Therefore, if the initial zoning recommendation is approved, a plan amendment to Mixed Density Residential will be required.

Chair Donnelly opened the Legislative Public Hearing and asked if there was anyone wishing to speak in favor or opposition to this item and no one came forward. The Public Hearing was closed by acclamation.

#### Discussion

Chair Donnelly stated that he visited the property and because this is a collaboration of the staff and the property owner he is comfortable with moving forward with AG in this location.

Mr. Craft moved approval of Rezoning Case #25-07-PLBD-00127, Greensboro De-annexation, to apply an initial zoning of AG, Agricultural to 415 S. Bunker Hill Road. The subject property is located at 415 South Bunker Hill Road (Guilford County Tax Parcel #97660 in Morehead/Gilmer Township), approximately 900 feet north of the South Bunker Hill Road overpass at Interstate 40 Business, and comprises approximately 2.17 acres. This approval also amends the Airport Area Plan to Mixed Density Residential. The zoning map amendment and associated Airport Area Plan amendments are based on the following: Changes in conditions of the Airport Area Plan. The requested zoning is consistent with Objective 1.4 and Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan which state Objective 1.4, "Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns and neighboring jurisdictions." Policy 1.1.1, "Planning Staff will continue to utilize Future Land Uses depicted on citizen-based area plans in conjunction with the rezoning guidance matrix as the basis for land use and policy recommendations" and Policy 1.4.3, "Reference adopted Land Use Plans and recommended uses and densities and intensities where applicable in conjunction with rezoning staff reports presented to the Planning Board." The amendment is reasonable because it aligns with existing residential use and development patterns for neighboring unincorporated properties, public sewer to the subject property is unavailable which limits the capacity of parcel located at 4407 S. Bunker Hill Road which was recently de-annexed from Greensboro in June 2022. This action is in response to House Bill #226 which de-annexed this property creating a need to establish the zoning, seconded by Mr. Stalder. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Donnelly, Craft, Bui, Stalder, Little, Drumwright. Nays: None.)

**D. CONDITIONAL REZONING CASE #25-07-PLBD-00129: RS-40, RESIDENTIAL, TO CZ-AG, CONDITIONAL ZONING – AGRICULTURAL: 5523 MURPHY ROAD (APPROVED)**

Darby Terrell, Senior Planner, stated the subject property was located at 5523 Murphy Road (Guilford County Tax Parcel #147498 in Bruce Township), approximately 1,100 feet northwest of the intersection of Murphy Road and US Highway 158, and comprised approximately 1.56 acres.

Ms. Terrell stated the request was to conditionally rezone the subject property from RS-40, Residential, to CZ-AG, Conditional Zoning – Agricultural. The request included the following conditions:

1. Single Family Detached Dwelling
2. Manufactured (HUD) Mobile Home Dwelling (Class A only)
3. Family Care Facility
4. Subdivision (minor) Residential.

There were no proposed development conditions, and no history of denied cases.

Ms. Terrell stated the vicinity of the subject property was predominantly rural residential. Parcel #147498 was undeveloped land. All surrounding properties (north, south, east, and west) were residential. There were no inventoried historic resources located on or adjacent to the subject property. She stated there were no cemeteries shown to be located on or adjacent to the subject property, but efforts should have been made to rule out the potential for unknown grave sites.

Ms. Terrell stated there was no anticipated impact on infrastructure, community facilities, or public school facilities. The Fire Protection District was Summerfield, and the distance from the fire station was approximately 4.1 miles. Ms. Terrell stated the water and sewer services provider will be private septic systems and wells. Also, Murphy Road was classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan, and there were no proposed improvements. She stated any development would require a driveway permit from the North Carolina Department of Transportation (NCDOT).

Ms. Terrell stated that for the Environmental Assessment, it was found that the topography was nearly level to gently sloping. There was no regulated floodplain on-site, no mapped wetlands on-site, and no mapped streams on-site. The site did lie within the NPDES non-water supply watershed area.

Ms. Terrell stated the parcel was located within the Northwest Area Plan. The recommendation for this area was AG Rural Residential. This designation was intended to recognize land that was currently zoned or recommended for future agricultural and residential uses. Ms. Terrell stated the anticipated land uses were those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development–Residential (PD-R), and Rural Preservation (RPD) zoning districts. The requested rezoning was consistent with the Northwest Area Plan land use designation of AG Rural Residential. The requested rezoning was also consistent with Policies 1.1.1 and 1.4.3 of the Future Land Use Element and Goal #1 of the Housing 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,” and goal #1 – “Provide current and future residents of Guilford County with a variety of housing options and opportunities.”

Ms. Terrell stated the request to rezone the subject property from RS-40 to CZ-AG was reasonable because it was consistent with the Northwest Area Plan recommendation of AG Rural Residential. The proposed AG district, as conditioned, would have expanded workforce housing options while excluding uses that would have conflicted with the established residential character of the surrounding area. The staff recommendation was to approve the request to rezone the subject property from RS-40 to CZ-AG because it was consistent with the Northwest Area Plan land use designation of AG Rural Residential. Therefore, if the request had been approved, no land use plan amendment would have been required.

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

Richard Costello, 5523 Murphy Road, stated that this area used to have a mobile home in the area and he has spoken with surrounding property owners, and no one had any objections.

Tamara Costello, 5521 Murphy Road, stated that she wants to live next door to her daughter and family so she can help take care of the children.

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

#### Discussion

Dr. Bui moved approval of the request to rezone the subject property in Conditional Rezoning Case #25-07-PLBD-00129: RS-40, Residential, TO CZ-AG, Conditional Zoning – Agricultural located at 5523 Murphy Road, (Guilford County Tax Parcel #147498 in Bruce Township), approximately 1,100 feet northwest of the intersection of Murphy Road and US Highway 158, and comprises approximately 1.56 acres, from RS-40 to CZ-AG as it is reasonable because the amendment is consistent with the Northwest Area Plan recommendation of AG Rural Residential. It is consistent with Policy 1.1.1 and 1.4.3 of the Future Land Use Element of the housing element of the Guilford County Comprehensive Plan. 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.” Goal #1 – “Provide current and future residents of Guilford County with a variety of housing options and opportunities.” The proposed AG district, as conditioned, will expand workforce housing options while excluding uses that would be in conflict with the established residential character of the surrounding area. This request to rezone the subject property from RS-40 to CZ-AG is consistent with the Northwest Area Plan land use designation of AG Rural Residential, seconded Mr. Little. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Donnelly, Craft, Bui, Stalder, Little, Drumwright. Nays: None.)

## **VIII. Other Business**

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

Leslie Bell stated that the Comprehensive Plan was presented at a work session to the Board of Commissioners on August 7<sup>th</sup>, and they set a Legislative Public Hearing for September 4<sup>th</sup>, 2025, at their 5:30 p.m. Regular Meeting.

Mr. Bell noted that at a previous meeting there were discussions concerning a rezoning appeal on Yanceyville Road, (Triple Lakes Subdivision). The Board of Commissioners unanimously approved that rezoning. There were a couple of things that were amended in the application. They added an additional 17 uses to be excluded. Cemeteries or mausoleums were excluded, as well as land-clearing and inert debris landfill (minor). They also added family care facilities, manufactured or HUD mobile home, athletic fields, club or lodges, country club or golf course, equestrian facilities/golf course, ball field, public park or public recreational facility, place of worship, both elementary or secondary schools, emergency services beneficial fill area, both major and minor utilities and in construction or demolition land fill (major). This was offered by the applicant's representative. They also offered to have a 10' undisturbed vegetative buffer for two (2) of the parcels that would directly abut the subject parcel. They agreed to construct a roadbed prior to any construction to allow all construction activities on the subject parcel. On the two (2) parcels abutting, they offered to preserve a 10' undisturbed vegetative buffer there. The hours of construction were confined from Monday through Saturday from 7:00 a.m. to 7:00 p.m.

In response to questions concerning the September meeting items, Mr. Bass stated that there was one old case coming back on Strickland Road, and two new rezoning cases, a text amendment proposed regarding the TRC authority, and staff will also present the 2025 Planning Board schedule for review.

Chair Donnelly asked if any of the members had anything they wished to discuss. Mr. Craft stated that it is the County's goal to promote housing, he feels the manufactured homes are allowed in AG zoning and not RS-40 because it goes

back to the old days where people thought they would ruin local property values, whereas, the current design and structure of these manufactured homes are much nicer and stylish than they were 30 and 40 years ago. He thinks that should be considered at some point and it is a good way to encourage more places for people to live. With all the proposed growth in the very near future in this area, these homes are going to be needed.

Mr. Bell stated that would be a text amendment that would come before the Board and then to the Board of Commissioners.

#### **IX. Adjourn**

There being no further business before the Board, the meeting adjourned at 7:30 p.m.

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*(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: 06/09/2025 Receipt # REC-026111-2025 Case Number 25-06-PLBD-00124

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

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

Said property is located at 1119 Strickland Court Jamestown, North Carolina 27282

in Friendship Township; Being a total of: 4.96 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 152186

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

*Additional sheets for tax parcels are available upon request.*

**Check One: (Required)**

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

**Check One: (Required)**

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

**Conditional Zoning Requirements:**

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



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

**Planning Board  
Conditional Zoning  
Application**

**Use Conditions**

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

- 1) Office (General)
- 2) Warehouse (Self-storage)
- 3)
- 4)

**Development Conditions**

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

- 1) 30' Type B Landscape buffer along North and East Property lines.
- 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

Sean Jones

Name

7622 Bentley Rd

Mailing Address

Greensboro, NC 27409

City, State and Zip Code

336-299-4500

Phone Number

Englishboy24@aol.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.*



**2012079009**

GUILFORD CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:

12-21-2012 02:58:00 PM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: MEREDITH A APPLE  
DEPUTY-OS

**BK: R 7428**

**PG: 1777-1782**

## NORTH CAROLINA GENERAL WARRANTY DEED

**EXCISE TAX: \$NTC**

**RECORDING TIME, BOOK and PAGE**

Mail after recording to: Grantee @ 6318-A West Market St., Greensboro NC 27407

This instrument was prepared by: Voula Boutis, Esq. (no title search requested or performed)

Brief Description for the Index: VARIOUS

**THIS DEED** made this 20th day of December, 2012, by and between

**GRANTOR: CECIL S. LITTLE AND WIFE, PATRICIA J. LITTLE**

6318-A West Market St Greensboro NC 27407

**GRANTEE: FOUR GRAND, LLC, a North Carolina Limited Liability Company**

Property Addresses: 1111 and near 1111 Strickland Ct, Jamestown, NC 27282;

1115, 1119, 1121 & 1123 Strickland Ct, Jamestown, NC 27282;

7 Westmount Ct., Greensboro NC 27407; 2200 Hardie St. Greensboro, NC;

6318 W. Market St Greensboro, NC; 1100 Strickland Ct Jamestown, NC;

3702 Groometown Road, Jamestown NC; 5812 High Point Rd

Jamestown, NC and 1110 Strickland Ct Jamestown, NC

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH:**

The Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the \_\_\_\_\_ Township, Guilford County, North Carolina and being more particularly described as follows:



**These properties are not the primary residence of at least one of the Grantors. (N.C.G.S. S105-317.2)**

**SEE EXHIBIT A ATTACHED HERETO**

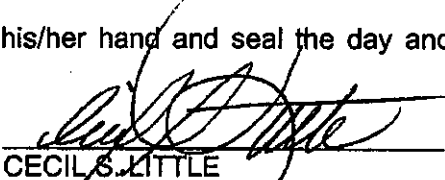
Prior instrument reference: Book at Page.

A map showing the above described property is recorded in Plat Book at Page.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, and the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

 (SEAL)  
CECIL S. LITTLE

 (SEAL)  
PATRICIA J. LITTLE

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, Amy Clapp, a Notary Public of the County and State aforesaid, certify that **CECIL S. LITTLE AND PATRICIA J. LITTLE**, principal(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the principal(s), or (ii) I have seen satisfactory evidence of the principal(s) identity, by current State or Federal identification with the principals photograph in the form of a state issued driver's license, or (iii) a credible witness has sworn to before me the identity of the principal(s), and each principal acknowledged to me that he or she voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 20 day of December, 2012.

  
Notary Public

My commission expires: 7-14-14



## EXHIBIT A

### TRACT A: 1111 STRICKLAND CT AND NEAR 1111 STRICKLAND CT, JAMESTOWN, NC

All those certain lots or parcels of land situated in Friendship Township, Guilford County, North Carolina and more particularly described as follows:

Tract 1: Beginning at a point in the center of Guilford-Jamestown Road, said point being located North 83 deg. 00 min. West 30.0 feet from a railroad spike at the base of a white oak, running thence South 83 deg. 00 min. East 444.65 feet to a stone, a mutual corner with C. V. Idol and W. R. Brown; thence along the western line of W. R. Brown property South 9 deg. 16 min. West 278.2 feet to an iron stake, the same being the northeast corner of the J. C. Larsen property; thence along the northern line of the J. C. Larsen property North 81 deg. 41 min. West 432.05 feet to a point in the center of the Guilford-Jamestown Road; thence with the center of the Guilford-Jamestown Road North 6 deg. 35 min. East 267.94 feet to the point of Beginning, containing 2.748 acres, more or less, according to a survey thereof prepared by John T. Morgan, Registered Surveyor, dated June 16, 1964.

The above described property is all of that property described in deed from Mamie Edwards to Norman M. Edwards recorded in Book 2159, at Page 316 in the Guilford County Registry. Save and except from the above described property the following described property conveyed by Norman M. Edwards to LC Gossett and wife, Ethel S. Gossett by deed dated September 10, 1964, recorded in Book 2197, at Page 581 in the Guilford County Registry:

Beginning at a point in the center of the Guilford-Jamestown Road, said point being located North 81 deg. 41 min. West 27.1 feet from an iron stake located in the eastern right-of-way of the Guilford-Jamestown Road, the same being the northwest corner of the James C Larsen property, and running thence with the center of the Guilford-Jamestown Road North 6 deg. 35 min. East 107.68 feet to a point in the center of the Guilford-Jamestown Road; thence South 81 deg. 41 min. East 437.10 feet to an iron stake located in the western line of the W. R. Brown property; thence along the western line of the W.R. Brown property South 9 deg. 16 min. West 107.66 feet to an iron stake, the same being the northeast corner of the James C Larsen property; thence along the northern line of the James C. Larsen property North 81 deg. 41 min. West 432.05 feet to the point of Beginning, containing 1.074 acres, more or less, according to a map thereof prepared by John T. Morgan, Registered Surveyor, dated August 24, 1964.

Tract 2: BEGINNING at a point in the center of the Guilford-Jamestown Road, said point being located North 83 deg. 00 min. West 30.0 feet from a railroad spike at the base of a white oak, and running thence South 83 deg. 00 min. East 444.65 feet to a stone, a mutual corner with C. V. Idol and W.R. Brown; thence along the western line of the W. R. Brown property, South 09 deg. 16 min. West 105.7 feet to a new point; thence North 83 deg. 01 min. West 439.70 feet to a point in the center of the Guilford-Jamestown Road; thence with the center of the Guilford-Jamestown Road North 06 deg. 35 min. East 105.71 feet to the point of BEGINNING.

The above described Tract 2 was conveyed to Cathy Edwards Hunt (aka Cathy J. Gwyn and now Cathy J. Wilson) and Daniel Milford Edwards by deed dated June 24, 1987, from Norman M. Edwards, recorded in Book 3596, Page 872 in the Guilford County Registry. Daniel Milford Edwards conveyed his interest therein to Cathy J. Alfred (aka Cathy J. Gwyn and now Cathy J. Wilson) by deed recorded in Book 3897, Page 1258, in the Guilford County Registry.

For back reference see Book 7416, Page 2336 Guilford County North Carolina Registry

### TRACT B: 1115, 1119, 1121 AND 1123 STRICKLAND CT., JAMESTOWN, NC

BEGINNING at a 3/4 inch iron pipe in the eastern margin of the 60 ft. right-of-way of Strickland Court, said beginning point also being the southwest corner of the property of Portrait Homes-Horsepen Creek, LLC (now or formerly) as described in Deed Book 6722, Page 3095, Guilford County Registry and bearing Parcel Number 0152157; running thence along the southern boundary line of the Portrait Homes-Horsepen Creek Property, South 84 deg 04 min 25 sec East 399.64 feet to a 3/4 inch iron pipe in the western boundary line of the Walter Brown Property (now or formerly) as described in Deed Book

2562, Page 264, Guilford County Registry and bearing Parcel Number 0095731, said point also being the southeast corner of the Portraif Homes-Horsepen Creek LLC Property; running thence along the western boundary line of the Walter Brown Property South 06 deg 51 min 32 sec West 343.53 feet to an iron pipe; thence continuing along the western boundary line of the Walter Brown Property South 04 deg 14 min 52 sec West 118.43 feet to an iron pipe, said point also being the northeast corner of the Robert R Koonts Revocable Trust property (now or formerly) as described in Deed Book 6740, Page 2092, Guilford County Registry; running thence along the northern boundary line of the Koonts Property described in Deed Book 6740, Page 2092 and the Koonts Property (now or formerly) as described in Deed Book 6824, Page 880, bearing Parcel Number 0152185, North 83 deg 51 min 40 sec West 391.25 feet to an iron pipe; thence North 83 deg 51 min 40 sec West 9.31 feet to a rebar in the right-of-way of Strickland Court; running thence along the eastern margin in the right-of-way of Strickland Court the following three (3) courses and distances: (1) North 05 deg 22 min 00 sec East 117.39 feet crossing over a stone drive to a 3/4 inch iron pipe in the right-of-way of Strickland Court; (2) North 04 deg 33 min 04 sec East 100.06 feet crossing over a stone drive to a 3/4 inch iron pipe in the right-of-way of Strickland Court; and (3) North 04 deg 58 min 31 sec East 108.90 feet to a point in the right-of-way of Strickland Court; thence South 83 deg 59 min 29 sec East 10.22 feet to an iron pipe in the eastern margin of the right-of-way of Strickland Court; continuing thence along the eastern margin of the right-of-way of Strickland Court North 05 deg 08 min 47 sec East 134.10 crossing over a concrete drive to the point and place of BEGINNING, being 4.165 acres more or less outside the right-of-way of Strickland Court and .071 acres, more or less, inside the right-of-way of Strickland Court, according to an unrecorded map entitled "Boundary/Topography Survey for AAA Mini Storage" dated June 21, 2010, drawn by David J. Sgroi, P.L.S L-3681 of Sgroi Land Surveying, PO Box 6277, High Point, NC 27262.

#### **TRACT C: 7 WESTMOUNT CT GREENSBORO NC**

BEING ALL OF LOT 52, MAP 4 IN THE SUBDIVISION KNOWN AS WESTON AT FRIENDLY ACRES, A PLAT OF WHICH IS DULY RECORDED IN PLAT BOOK 113 PAGE 101 IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA AND BEING ALL OF THE SAME PROPERTY DESCRIBED IN BOOK 6020 PAGE 1278, IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA

#### **TRACT D: 2200 HARDIE ST GREENSBORO NC**

BEING ALL OF LOT 13, BLOCK C, SECTION 1, HILLSDALE PARK SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 22 IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA

For back reference see Book 5788, Page 617, Guilford County North Carolina Registry

#### **TRACT E: 6318 W. MARKET ST GREENSBORO NC**

BEING ALL OF LOT NUMBERS 19, 20, 21, 22, 23, 24, 47 AND 48 OF PLAT NUMBER 1 OF THE BESSIE M. HUNTER PROPERTY SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7 AT PAGE 32, IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY NORTH CAROLINA

TOGETHER WITH GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THAT PROPERTY FORMERLY KNOWN AS 'CAMERON STREET' WHICH HAS BEEN CLOSED AND TITLE TO ONE-HALF OF WHICH HAS BEEN VESTED IN GRANTOR BY LAW.

For back reference see Book 3885 Page 1019 Guilford County, North Carolina Registry

#### **TRACT F: 1100 STRICKLAND CT JAMESTOWN NC**

BEGINNING at an iron pipe in the western margin of the right-of-way of Guilford College-Jamestown Road, said iron marking the northeast corner of the tract herein described, corner with Roy E. Roger, Jr., and running thence North 85 degrees 27 minutes 35 seconds West along Roger boundary 181.31 feet to a point, corner with Department of Transportation; thence North 20 degrees 03 minutes 07 seconds West along line of Department of Transportation 279.29 feet to a point in the south margin of right-of-way of Wendover Avenue; thence North 83 degrees 36 minutes 19 seconds East along the margin of right-of-way of Wendover Avenue 243.06 feet to a monument of the Department of Transportation; thence South 59 degrees 33 minutes 40 seconds East along

line of right-of-way 93.55 feet to a monument of Department of Transportation in the western right-of-way of Guilford College-Jamestown Road; thence South 04 degrees 29 minutes 12 seconds West along the western margin of Guilford College-Jamestown Road right-of-way 138.0 feet to a point; thence continuing along the western margin of right-of-way of Guilford College-Jamestown Road South 03 degrees 10 minutes 27 seconds West 200.10 feet to an iron pipe, the point of beginning, containing 1.88 acres, more or less, according to a survey of Department of Transportation dated November 19, 1998, to which reference is hereby made and being the remaining portion of the land of Jimmy Wayne Idol acquired by instrument recorded in Book 2949, Page 999, Guilford County Public Registry after takings by the North Carolina Department of Transportation in condemnation cases 92-CVS-0742 and 98-CVS-4677, Guilford County Clerk of Superior Court records.

Also known as Lot #1100 as shown on the Final Plat for AAA Mini Storage recorded in Plat Book 161, Page 99 in the Office of the Register of Deeds of Guilford County, North Carolina.

For Back reference see Book 5040, Page 341, Guilford County, North Carolina Registry

### **TRACT G: 3702 GROOMETOWN ROAD JAMESTOWN, NC**

#### **TRACT I:**

Beginning at an existing iron pipe in the southern margin of the 60-foot right-of-way of Wayne Road at the northeastern corner of the property now or formerly owned by All Saints Episcopal Church; thence with the southern margin of the right-of-way of Wayne Road North 85° 20 min. 47 sec. East 340.47 feet to an iron pipe in the southern margin of the 60-foot right-of-way of Wayne Road at the northwest corner of the property now or formerly owned by Circle-K Convenience Store; thence with the west boundary line of the property now or formerly owned by Circle-K Convenience Store South 02° 27 min. 19 sec. East 149.53 feet to an iron pipe at the southwestern corner of the property now or formerly owned by Circle-K Convenience Store; thence with the south boundary line of the property now or formerly owned by Circle-K Convenience Store North 85° 02 min 53 sec. East 124.92 feet to a new iron pipe in the western margin of the 80-foot right-of-way of Groometown Road (S.R. 1129) at the southeastern corner of the property now or formerly owned by Circle-K Convenience Store; thence with the margin of the right-of-way of Groometown Road along a curve to the right a chord bearing and distance of South 02° 39 min. 04 sec. West 267.91 feet with a radius of 7948.00 feet to a new iron pipe in the western margin of the right-of-way of Groometown Road at the northeastern corner of the property known as Hunting Valley Apartments now or formerly owned by William G. McNairy, Trustee of the John R. Taylor, Jr. Revocable Trust; thence with the north boundary line of Hunting Valley Apartments South 89° 55 min. 33 sec. West 462.19 feet to an existing iron pipe at the southeastern corner of the property now or formerly owned by All Saints Episcopal Church; thence with the east boundary line of the property now or formerly owned by All Saints Episcopal Church North 00° 39 min. 40 sec. East 379.23 feet to an existing iron pipe, the point and place of Beginning, containing 3.844 acres, more or less, and as more particularly described as the Site Area on the Survey for Jerone D. Pearson, 3702 Groometown Road, Greensboro, NC dated April 7, 2008 by Borum, Wade and Associates, PA.

#### **TRACT II:**

Beginning at an existing iron pipe in the northern margin of the right-of-way of Stirup Drive at the southwestern corner of the property known as Hunting Valley Apartments now or formerly owned by William G. McNairy, Trustee of the John R. Taylor, Jr. Revocable Trust; thence with the west boundary line of the property known as Hunting Valley Apartments North 01° 24 min. 28 sec. East 177.77 feet to an existing iron pipe at the northwest corner of the property known as Hunting Valley Apartments and the southeastern corner of the property now or formerly owned by All Saints Episcopal Church; thence with the south boundary line of the property now or formerly owned by All Saints Episcopal Church South 86° 33 min. 16 sec. West 160.18 feet to an existing iron pipe in the south boundary line of the property now or formerly owned by All Saints Episcopal Church at the northeastern corner of Lot 37, Block B, Hunting Valley Subdivision, as per plat thereof recorded in Plat Book 33, Page 57, in the Guilford County Registry; thence with the east boundary line of Lot 37 South 09° 34 min. 41 sec. East 194.84 feet to an existing iron pipe in the northern margin of the right-of-way of Stirup Drive at the southeastern corner of Lot 37; thence with the northern margin of the right-of-way of Stirup Drive North 79° 01 min. 19 sec. East 110.00 feet to an iron pipe; thence continuing with the northern margin of the right-of-way of Stirup Drive along a curve to the right having a radius of 1,640.05 feet and a chord bearing a distance of North 78° 27 min. 55 sec. East 15.43 feet to an existing iron pipe, the point and place of Beginning, containing 0.606 acres, more or less, and as more particularly described as Pond Lot Area on the Survey for Jerone D. Pearson, 3702 Groometown Road, Greensboro, NC dated April 7, 2008 by Borum, Wade and Associates, PA.

Tracts I & II having a combined total acreage of 4.45 acres, more or less, and being more fully shown on that plat of survey labeled as Survey for Jerone D. Pearson, 3702 Groometown Road, Greensboro, NC dated April 7, 2008 by Borum, Wade and Associates, PA.

For back reference see Book 7240, Page 2176 in the Office of the Register of Deeds of Guilford County, North Carolina

### **TRACT H: 5812 HIGH POINT ROAD JAMESTOWN NC**

**BEGINNING** AT AN EXISTING IRON PIPE LOCATED IN THE WESTERN RIGHT OF WAY LINE OF HIGH POINT ROAD, SOUTHEAST CORNER OF PROPERTY OF TRUETT A. GRANT AS RECORDED IN DEED BOOK 2851, PAGE 225, GUILFORD COUNTY REGISTRY, AND SAID BEGINNING POINT BEING LOCATED NORTH 36 DEGREES, 28 MINUTES, 53 SECONDS EAST 258.10 FEET FROM THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF HIGH POINT ROAD AND THE NORTHERN RIGHT OF WAY LINE OF METALS DRIVE; AND SAID BEGINNING POINT BEING THE NORTHEAST CORNER OF LOT 24 OF THE JOHN A. SUITS' HOME PLACE AS SHOWN ON PLAT IN PLAT BOOK 13, PAGE 43, GUILFORD COUNTY REGISTRY; AND PROCEEDING FROM SAID BEGINNING POINT NORTH 51 DEGREES, 59 MINUTES, 26 SECONDS WEST 298.52 FEET TO AN IRON PIPE; THENCE SOUTH 35 DEGREES, 44 MINUTES, 58 SECONDS WEST 99.64 FEET TO AN IRON PIPE; THENCE NORTH 52 DEGREES, 17 MINUTES, 58 SECONDS WEST 272.13 FEET TO AN IRON PIPE, THE NORTHWEST CORNER OF LOT 44 OF JOHN A. SUITS' HOME PLACE SUBDIVISION; THENCE SOUTH 01 DEGREES, 49 MINUTES, 26 SECONDS WEST 302.47 FEET ALONG THE EASTERN LINE OF NORTH DRIVE TO AN IRON PIPE IN THE NORTHERN MARGIN OF METALS DRIVE; THENCE SOUTH 64 DEGREES, 25 MINUTES, 55 SECONDS EAST 200.92 FEET ALONG THE NORTHERN MARGIN OF METALS DRIVE TO A POINT, THE SOUTHWEST CORNER OF LOT 48 OF THE JOHN A. SUITS' HOME PLACE SUBDIVISION; THENCE NORTH 36 DEGREES, 28 MINUTES, 54 SECONDS EAST 202.25 FEET TO A POINT, THE SOUTHWEST CORNER OF LOT 23 OF JOHN A. SUITS' HOME PLACE SUBDIVISION; THENCE SOUTH 51 DEGREES, 54 MINUTES, 49 SECONDS EAST 200.00 FEET ALONG THE SOUTH LINE OF LOT 23 OF THE JOHN A. SUITS' PROPERTY TO A POINT IN THE NORTHERN MARGIN OF HIGH POINT ROAD; THENCE NORTH 36 DEGREES, 28 MINUTES, 54 SECONDS EAST 100.00 FEET ALONG THE NORTHERN MARGIN OF HIGH POINT ROAD TO AN IRON PIPE, THE POINT AND PLACE OF **BEGINNING**, AND BEING ALL OF LOTS 23, 24, 44, 45, 46 AND 47, AND PARTS OF LOTS 42 AND 43 OF THE JOHN A. SUITS' HOME PLACE SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 43, IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA.

For back reference see Book 5751, Page 3014 Guilford County North Carolina Registry

**TRACT I: 1110 STRICKLAND CT, JAMESTOWN NC**

**BEGINNING** AT A NEW IRON PIPE IN THE NORTH MARGIN OF GUILFORD COLLEGE ROAD, THE SOUTHWEST CORNER OF JIMMY WAYNE IDOL, AND PROCEEDING FROM SAID BEGINNING POINT SOUTH 30 DEGREES 10 MINUTES 30 SECONDS WEST ALONG THE NORTH MARGIN OF GUILFORD COLLEGE ROAD 61.97 FEET TO A NEW IRON PIPE; THENCE CONTINUING ALONG THE NORTH MARGIN OF GUILFORD COLLEGE ROAD SOUTH 07 DEGREES 36 MINUTES 30 SECONDS WEST 110.17 FEET TO A NEW IRON PIPE; THENCE NORTH 85 DEGREES 34 MINUTES 50 SECONDS WEST 98.18 FEET TO A NEW IRON PIPE; THENCE NORTH 20 DEGREES 03 MINUTES 10 SECONDS WEST 189.33 FEET TO A NEW IRON PIPE, THE NORTHWEST CORNER OF JIMMY WAYNE IDOL; THENCE SOUTH 85 DEGREES 28 MINUTES EAST ALONG THE BORDER WITH IDOL, 181.39 FEET TO A NEW IRON PIPE IN THE NORTH MARGIN OF GUILFORD COLLEGE ROAD, THE POINT AND PLACE OF **BEGINNING**, CONTAINING 0.56 ACRES MORE OR LESS, PER SURVEY OF CALLICUTT SURVEYORS OF SEPTEMBER 21, 1978

BEING ALL OF THE SAME PROPERTY CONVEYED BY DEED FROM TRIAD HOLDING CO, LLC TO CECIL S LITTLE AND WIFE, PATRICIA J LITTLE RECORDED IN BOOK 5606, PAGE 715 IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA, AND AS SHOWN AS LOT #1110 ON FINAL PLAT FOR AAA MINI STORAGE RECORDED IN PLAT BOOK 161, PAGE 99 IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA

**PUBLIC SERVICES**

**Dana Ruth**  
**Civil Engineer II**



June 9, 2025

Jared Vick  
Hagen Engineering, PA  
3859 Battleground Ave, Ste 300  
Greensboro, NC 27410

RE: 1119 Strickland Ct (7823877054)- Water Service Availability

Dear Mr. Vick,

The City of High Point currently has an existing water main that runs along Strickland Court. Water service may be provided to this site from an existing 12' water main in Strickland Court. The City of High Point does not have an existing sanitary main on Strickland Court in this area. The developer would be responsible for all costs associated with any utility extensions. Utility connection and service is contingent available capacity upon satisfactorily meeting all other local and state requirements.

The City of High Point currently charges System Development Fees for the connections the public water and sewer mains. These fees are based on the domestic water meter size/sizes. In the case of private water mains within the development, the System Development Fees are based on the water master meter size.

If you need additional information, please don't hesitate to call 336-883-3965.

Sincerely,

A handwritten signature in black ink that reads "Dana Ruth".

Dana P. Ruth



211 South Hamilton St. High Point, NC 27260



336.883.3111



HighPointNC.gov





HAGEN  
ENGINEERING, PA

**TRANSMITTAL**

DATE: 6/9/2025

TO : Oliver Bass  
Guilford County Planning and Zoning  
400 West Market St  
Greensboro, NC 27401  
336-641-3578

PROJECT: **Strickland Court Storage Rezoning**

**PLEASE FIND ATTACHED:**

ITEM

- 1 Conditional Zoning Application
- 1 Fee Check
- 1 Deed
- 1 High Point Public Works Letter

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Jared Vick, EI





## 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	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	*	*	*	*	*	*	*	
Agriculture/Animal Services	Agricultural Maintenance Barns		D																			
	Agricultural Tourism		S																			
	Animal Feeder/Breeder	X	D																			
	Animal Services (Livestock)		P																	P	P	
	Animal Services (Other)		P												D		D	D	D	D	P	P
	Horticultural Specialties		P																P		P	P
	Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P			P	P	P					
Two-Family Dwelling (Twin Home or Duplex)			P							P	P	P		P	P	P						
Townhouse Dwelling										P	P	P			P	P	P					
Caretaker Dwelling (Accessory)			D										D	D	D	D	D	D	D	D	D	
Multifamily Dwelling (including Condominium)*										P	P	P			D	D	D	D	P			
Family Care Facility			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Home Occupation			D	D	D	D	D	D	D	D	D	D			D	D	D					
Mfgr.(HUD)/Mobile Home Dwelling (Class A & B)			P	Z	Z						Z	Z										
Mfgr.(HUD)/Mobile Home Dwelling Park										S	S	S										
Accessory Apartments/ Dwelling Units			D	D	D	D	D	D	D	D	D	D			D	D						
Subdivision (Minor) - Residential			P	P	P	P	P	P	P	P	P	P			P	P	P					
Subdivision (Major) - Residential (6 or more lots)				P	P	P	P	P	P	P	P	P			P	P	P					
Tiny House Developments											D	D	D									





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





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





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





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Use Category	Use Type	WCA Prohibited	Residential											Institutional	Commercial					Industrial			
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	*	
	Motion Picture Production																		P	P	P	P	
	Pest or Termite Control Services	X																	D	D	P	P	
	Payday Loan Services																		P				
	Research, Development or Testing Services																			P	P	P	
	Studios-Artists and Recording														P	P	P	P	P	P	P	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	P		
Retail Trade	Retail (General)															P	P	P	P	P	P	P	
	A B C Store (Liquor)																	P	P	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	Y																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	P		
	Manufactured Home Sales																		P		P	P	
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																	P	P	P	P	





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





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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	*	*	*	*	*	*			
	Truck and Utility Trailer Rental and Leasing, Light	X																P	P		P	P	
	Truck Tractor and Semi-Rental and Leasing, Heavy	X																		P	P		
	Truck Washing	X																			P		
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Bus Terminal and Service Facilities	X																P	P	P	P		
	Courier Service, Central Facility																			P	P		
	Courier Service Substation														P		P	P	P	P	P		
	Helipad	X										S		S				S	S	S	P		
	Moving and Storage Service																				P	P	
	Railroad Terminal or Yard	X																	P	P	P		
	Taxi Terminal	X																P	P	P	P		
	Trucking or Freight Terminal	X																		P	P		
Utilities and Communication	Communication or Broadcasting Facility															P		P	P	P	P		
	Wireless Communication Tower – Stealth Camouflage Design		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Wireless Communication Tower – Non-Stealth Design		D													D		D	D	D	D		
	Small Cell Wireless Tower											S		S	S	S	S	S	S	S	S		
	Radio or TV Station																	P	P	P	P		
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Solar Collectors Principal		S									S								S	S		
	Utility Company Office																P	P	P	P	P		





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

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





**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

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

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Secretary of State  
**Elaine F. Marshall**

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## Limited Liability Company

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

**Legal name:** FOUR GRANDS, LLC

**Previous legal name:** Four Grand, LLC

**Secretary of State Identification Number (SOSID):** 1287547

**Status:** Current-Active

**Citizenship:** Domestic

**Date formed:** 11/15/2012

**Registered agent:** [Sean Jones](#)

**mailing address**

7622 Bentley Rd  
Greensboro, NC 27409

**Principal office address**

7622 Bentley Rd  
Greensboro, NC 27409

**Registered office address**

7622 Bentley Rd  
Greensboro, NC 27409

**Registered mailing address**

7622 Bentley Rd  
Greensboro, NC 27409

**Company officials**

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

- **Manager**

[Sean P Jones](#)

7622 Bentley Rd  
Greensboro NC 27409

- **Manager**

[Cecil S. Little](#)

7622 Bentley Rd  
Greensboro NC 27409

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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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**GUILFORD COUNTY**  
**PLANNING AND DEVELOPMENT DEPARTMENT**

October 4, 2010

Cecil Little  
6318-A West Market Street  
Greensboro, NC 27409

RE: **REZONING CASE #10-06-GCPL-02259**

I am sending this letter to confirm the decision of the Guilford County Planning Board in the above referenced case. The previous letter sent did not outline the use or development conditions.

Following a public hearing on July 14, 2010 requesting a rezoning of the property described below, the Planning Board approved the request to rezone the following property from RS-40 to CU-HB:

Located on the east side of Strickland Court east of Guilford College Road in Friendship Township. Being Guilford County Tax Map 11-686, Block 932, Parcels 17, 22, 44, 56 and 60, ± 4 acres.

**Use(s) :**

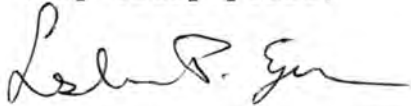
All uses permitted in the HB zoning district, with the exclusion of the following uses: junked motor vehicles, recycle collections point, go-cart raceway, automobile repair service (major and minor), automobile towing and storage services, truck and utility trailer renting and leasing (light), bar, boat sales, building supply sales (with storage yard), manufactured home sales, motor vehicles sales (new and used), motorcycle sales, truck stop, construction demolition (C&D) landfill (minor), land clearing and inert debris (LCID) landfill (minor), radio/television/communications tower, railroad terminal or yard, billboards, and temporary events.

**Condition(s) :**

1. Along the northern, eastern and southern boundaries of the subject property, developer shall establish a 65-foot

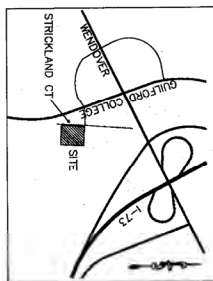
wide buffer consisting of a double row of Leland Cypress trees, staggered, and planted 15 feet apart. Buffer shall allow for emergency vehicle access as required by Guilford County Fire Marshal, storm water devices, and septic fields. 2. Entrance to the subject property shall be controlled by an electronic gate with personal code access. 3. No sign on the subject property shall exceed 6 feet in height. 4. Storage units located on the northern, eastern and southern portions of the subject property shall be accessed from the interior of the site. 5. All roofs shall be colored as opposed to bare metal.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Leslie P. Eger".

Leslie P. Eger, Secretary  
Guilford County Planning Board



[illegible]

SITE DATA

LOTS - TAX MAP / BLOCK / PARCEL
14-11-0686 / 09332-00 / 060
14-11-0686 / 09332-00 / 017
14-11-0686 / 09332-00 / 044
14-11-0686 / 09332-00 / 044
14-11-0686 / 09332-00 / 022

TOTAL ACREAGE - APPROXIMATELY 4 ACRES

EXISTING ZONING - RS-40

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

**Property Information**

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

**Zoning History of Denied Cases:** On April 15, 1964, a request to rezone (Case #123-64) the subject property from R-20S Residential to R-20 was denied.

**Nature of the Request**

This request is to conditionally rezone the subject property from RS-40 and CZ-HB (Ref. Case #10-06-GCPL-02259) which includes an associated Sketch Plan, to CZ-HB Amended (sketch plan not included in submittal) with the following conditions:

**Current Use Condition(s):**

All uses permitted in the HB zoning district, with the exclusion of the following uses: 1) junked motor vehicles; 2) recycle collections point; 3) go-cart raceway; 4) automobile repair service (major and minor); 5) automobile towing and storage services; 6) truck and utility trailer renting and leasing (light); 7) bar; 8) boat sales; 9) building supply sales (with storage yard); 10) manufactured home sales; 11) motor vehicles sales (new and used); 12) motorcycle sales; 13) truck stop; 14) construction demolition (C&D) landfill (minor); 15) land clearing and inert debris (LCID) landfill (minor); 16) radio/television/communications tower; 17) railroad terminal or yard; 18) billboards; and 19) temporary events.

**Current Development Condition(s):**

1. Along the northern, eastern and southern boundaries of the subject property, the developer shall establish a 65-foot wide buffer consisting of a double row of Leland Cypress trees, staggered, and planted 15 feet apart. Buffer shall allow for emergency vehicle access as required by Guilford County Fire Marshal, storm water devices, and septic fields.
2. Entrance to the subject property shall be controlled by an electronic gate with personal code access.
3. No sign on the subject property shall exceed 6 feet in height.
4. Storage units located on the northern, eastern and southern portions of the subject property shall be accessed from the interior of the site.
5. All roofs shall be colored as opposed to bare metal.

**Proposed Use Conditions:**

- 1) Office (General); and 2) Warehouse (Self-Storage).

**Proposed Development Conditions:**

1. 30' Type B Landscape buffer along north and east property lines.

Per the County UDO, a Type A planting yard (min. width 40', avg. width 50', and max. width 75') will be required along the southern boundary adjacent to RS-40 zoned properties. With the proposed development condition, a 30-foot-wide Type B planting yard must be installed along the north and east property lines adjacent to the multi-family parcel within the city limits of Greensboro. This is consistent with the Type B planting yard (min. width 25', avg. width 30', max. width 50) required between HB and RM zoned properties under the County's UDO.

**District Descriptions**

The **HB, Highway Business district** is primarily meant to accommodate auto-oriented retail service and other commercial uses typically located along major thoroughfares. These highly-visible establishments are characterized by large parking lots in front of the structures, anchor tenants, and outparcels. Attention should be paid to landscaping, site and architectural design.

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

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

**Character of the Area**

This request is in an area that includes residential and commercial development. A multi-family apartment complex has been developed east and north of the subject parcel.

**Existing Land Use(s) on the Property:** The Subject property has four single-family detached dwellings and associated accessory structures.

**Surrounding Uses:**

- North: Multi-family residential (Greensboro)
- South: Undeveloped residential parcels
- East: Multi-family residential (Greensboro)
- West: Single-family detached or undeveloped

**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

### Emergency Response:

Fire Protection District: Pinecroft-Sedgefield

Miles from Fire Station: Approximately 1.5 miles

### Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: City of High Point water is available.

Feasibility Study or Service Commitment: No

### Transportation:

Existing Conditions: Strickland Court is a local street. Guilford College Road is classified as a major thoroughfare under the Greensboro MPO Thoroughfare Plan. The Average Annual Daily Traffic count on Guilford College Road near the W. Wendover Avenue Off-Ramp is 13,500 vehicles per NCDOT 2023 Traffic Count.

Proposed Improvements: None have been proposed; an NCDOT driveway permit is required for future development.

Projected Traffic Generation: Data unavailable

## Environmental Assessment

### Topography:

Per the USDA-NRCS Web Soil Survey, the topography of the parcel is nearly level to gently sloping.

### Regulated Floodplain:

There is no regulated floodplain on the property, per FIRM map #3710782300J with effective date 6/18/2007.

### Wetlands:

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

### Streams:

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

### Watershed:

The property is partially within the High Point (East and West Fork Deep River) WS-IV,

General Watershed Area and partially within the Lower Randleman Lake (Deep River) WS-IV, General Watershed Area.

## **Consistency: Land Use Plan & Comprehensive Plan**

### **Land Use Plan:** Southwest Area Plan

#### **Plan Recommendation:** Residential Multi-Family and Residential Single-Family

The Residential Single-Family designation recognizes land currently zoned, or recommended for future residential uses. 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.

Residential-Multi-Family designation recognizes land currently zoned or recommended for future multi-family residential uses. Anticipated land uses are those permitted under the Guilford County Development Ordinance's Residential Multi-Family (RMF) zoning districts. Public water and sewer are necessary to rezone to the Multi-Family Districts.

#### **Consistency:**

This request is inconsistent with the Southwest Area Plan recommendation of Residential Single-family and Residential Multi-family. Therefore, if the request is approved, an amendment to Moderate Commercial will be required.

### **Comprehensive Plan**

**Consistency:** The requested rezoning is consistent with Objective 1.5 of the Future Land Use Element of the Guilford County Comprehensive Plan, which states:

- **Objective 1.5:** Recognize and respect the unique characteristics of Guilford County's unincorporated and emerging communities.

## **Reasonableness**

The request to conditionally rezone the subject property from RS-40 and CZ-HB (Ref Case #10-06-GCPL-02259) to CZ-HB, Amended as conditioned, is reasonable because the potential use of the site will be limited to Office (General) and Warehouse (Self-Storage). These uses are consistent with those near the intersection of Guilford College Road and Wendover Avenue. The proposed 30-foot Type B buffer along the perimeter adjacent to Greensboro city limits mirrors the County's landscape buffer required between HB-zoned and properties zoned for multi-family uses under the County's UDO. A Type A planting yard (min. width 40', avg. width 50', and max. width 75') will be required to buffer the southern boundary adjacent to RS-40 zoned properties from future development of the site.

## Recommendation

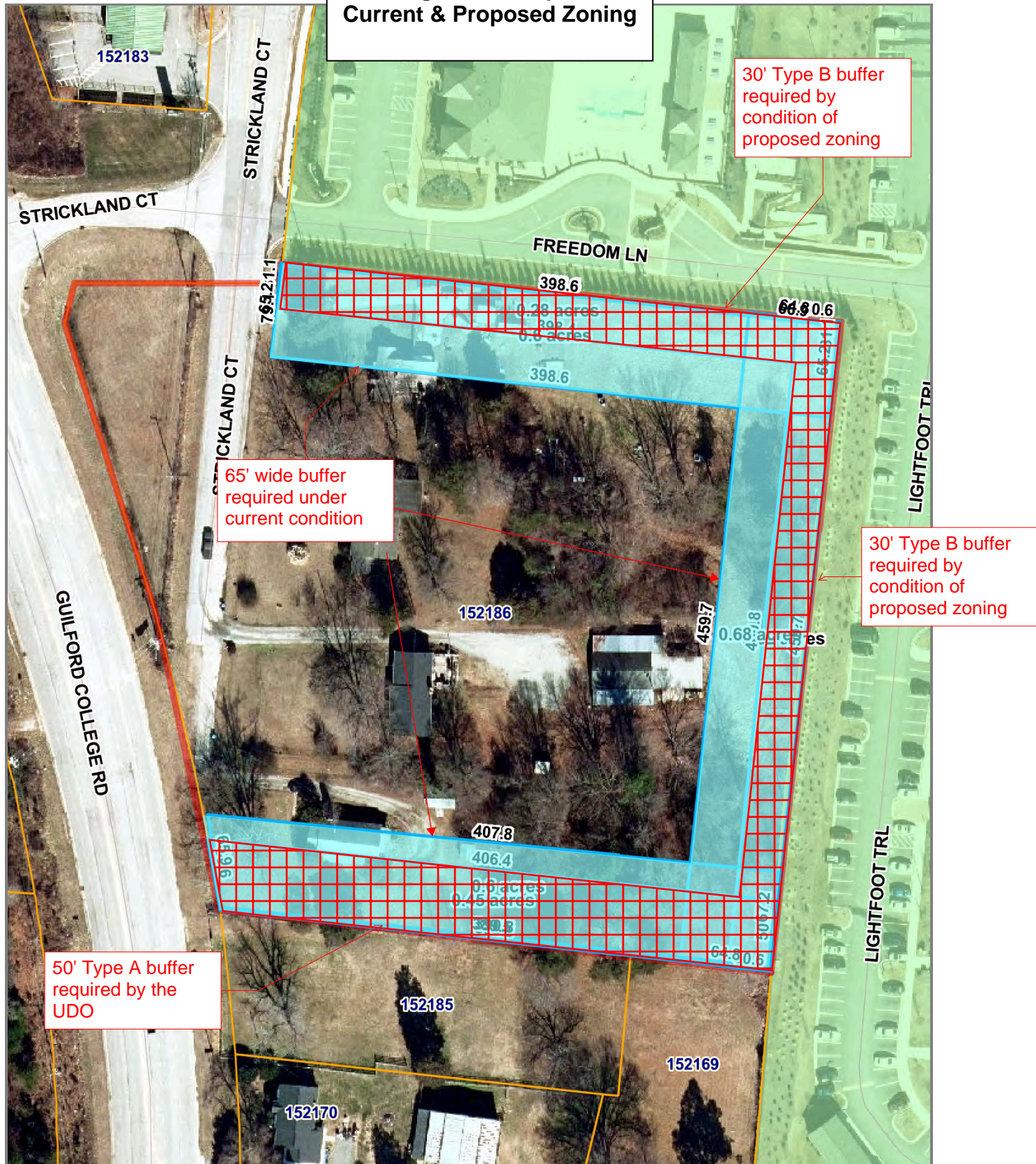
**Staff Recommendation:** Approval

**Area Plan Amendment Recommendation:** This request is inconsistent with the Southwest Area Plan recommendation of Residential Single-family and Residential Multi-family. Therefore, if the request is approved, an amendment to Moderate Commercial will be required.

DRAFT



# Planting Yard Comparison: Current & Proposed Zoning

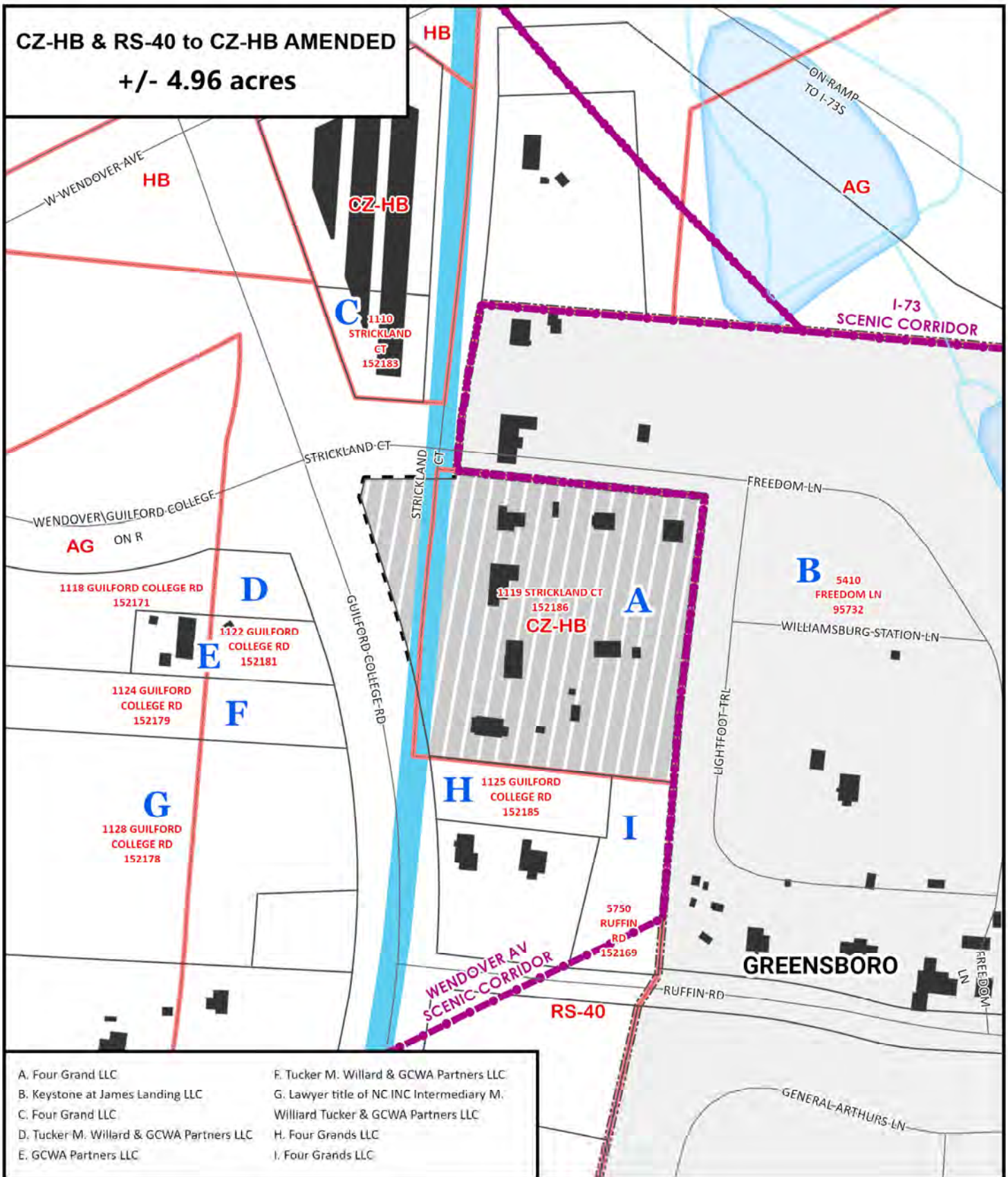


Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use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

Map Scale  
1 inch = 83 feet  
6/27/2025



**CZ-HB & RS-40 to CZ-HB AMENDED  
+/- 4.96 acres**



Planning & Development  
Department

**Jurisdiction:**

GUILFORD COUNTY

**Case Number:**

25-06-PLBD-00124

**Case Area:**

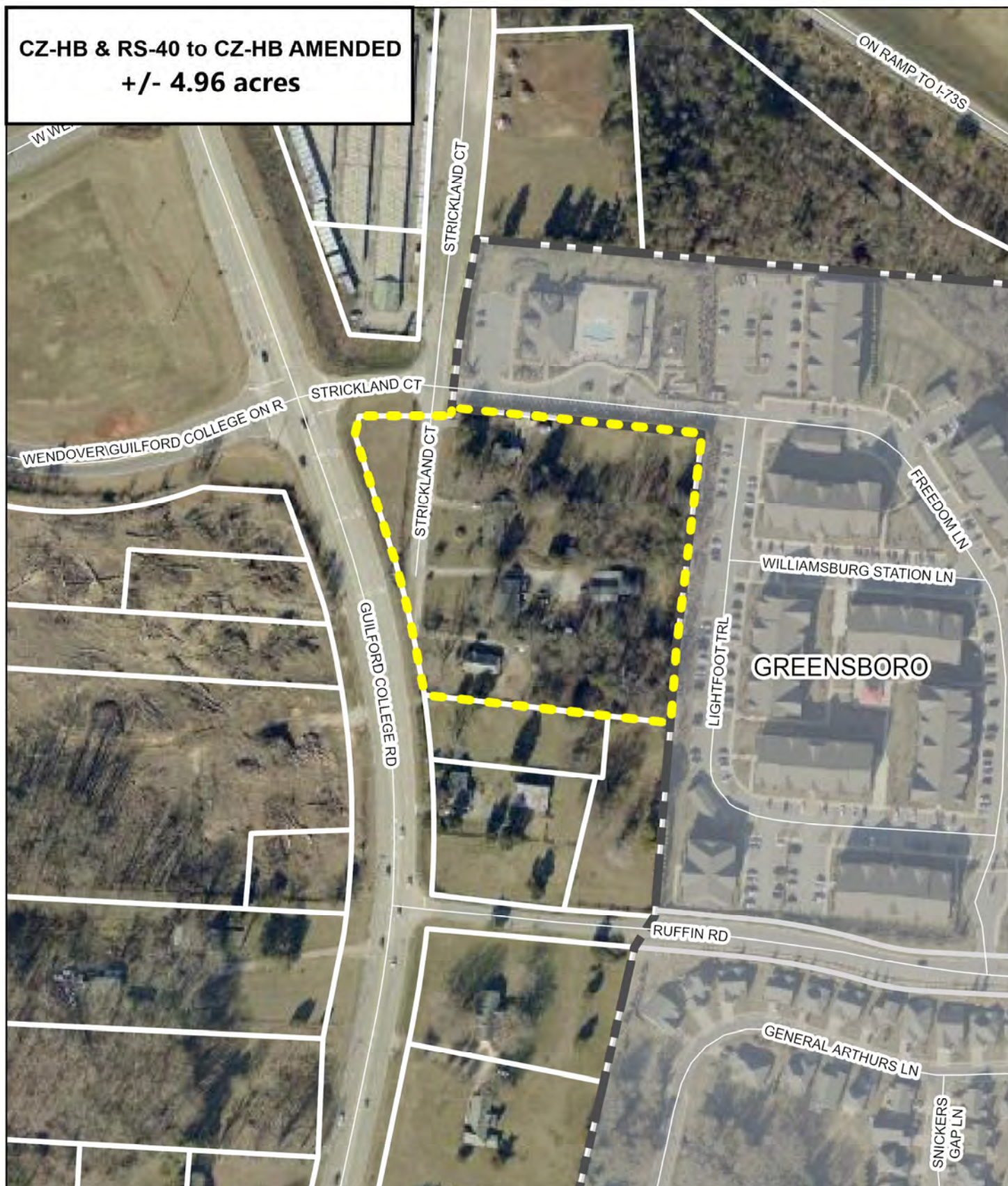
Parcel - 152186  
1119 Strickland Ct.



Scale: 1" = 200'



**CZ-HB & RS-40 to CZ-HB AMENDED  
+/- 4.96 acres**



Planning & Development  
Department

Jurisdiction:  
GUILFORD COUNTY

Case Number:  
25-06-PLBD-00124

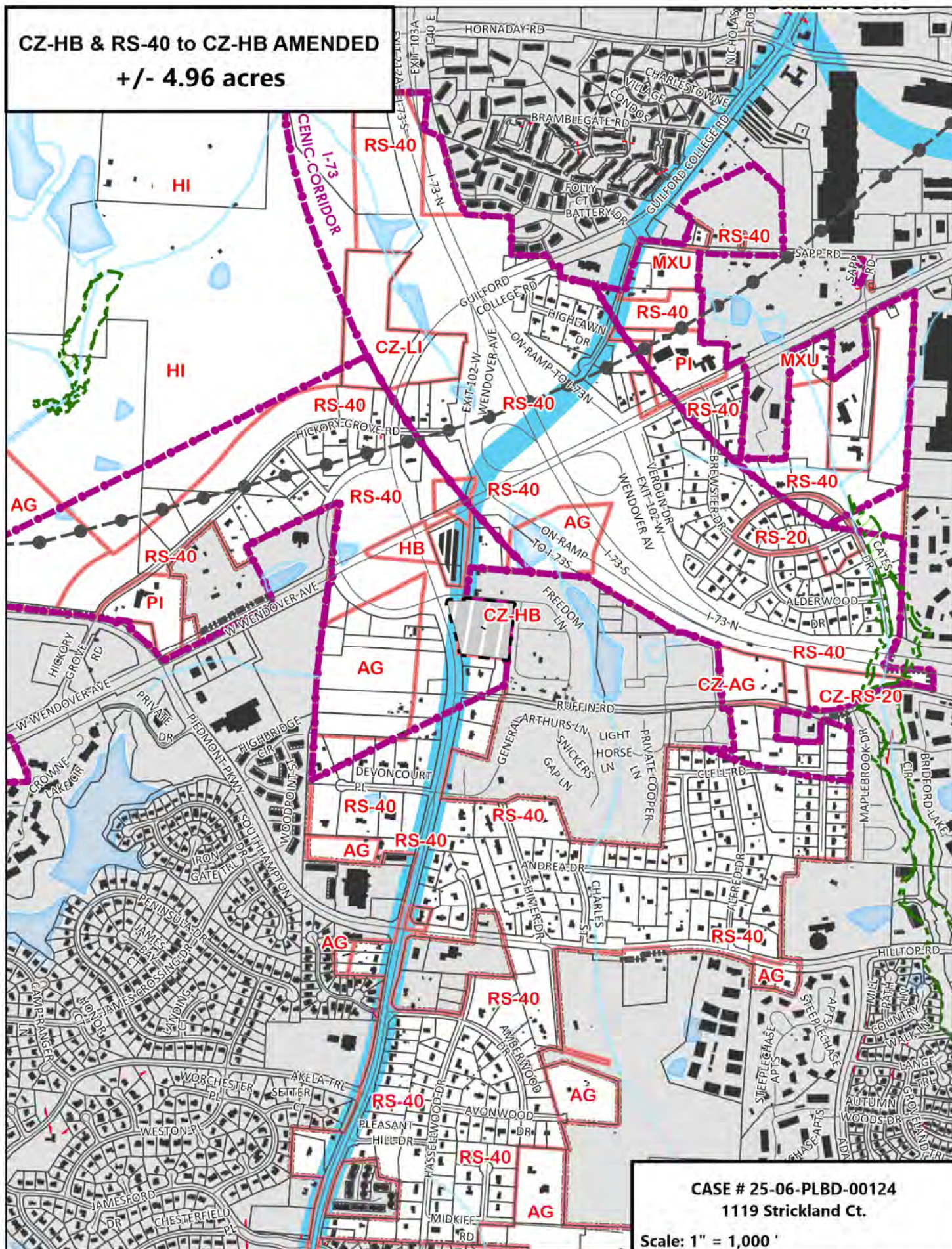
Case Area:  
Parcels - 152186  
1119 Strickland Ct.



Scale: 1" = 200'



**CZ-HB & RS-40 to CZ-HB AMENDED  
+/- 4.96 acres**

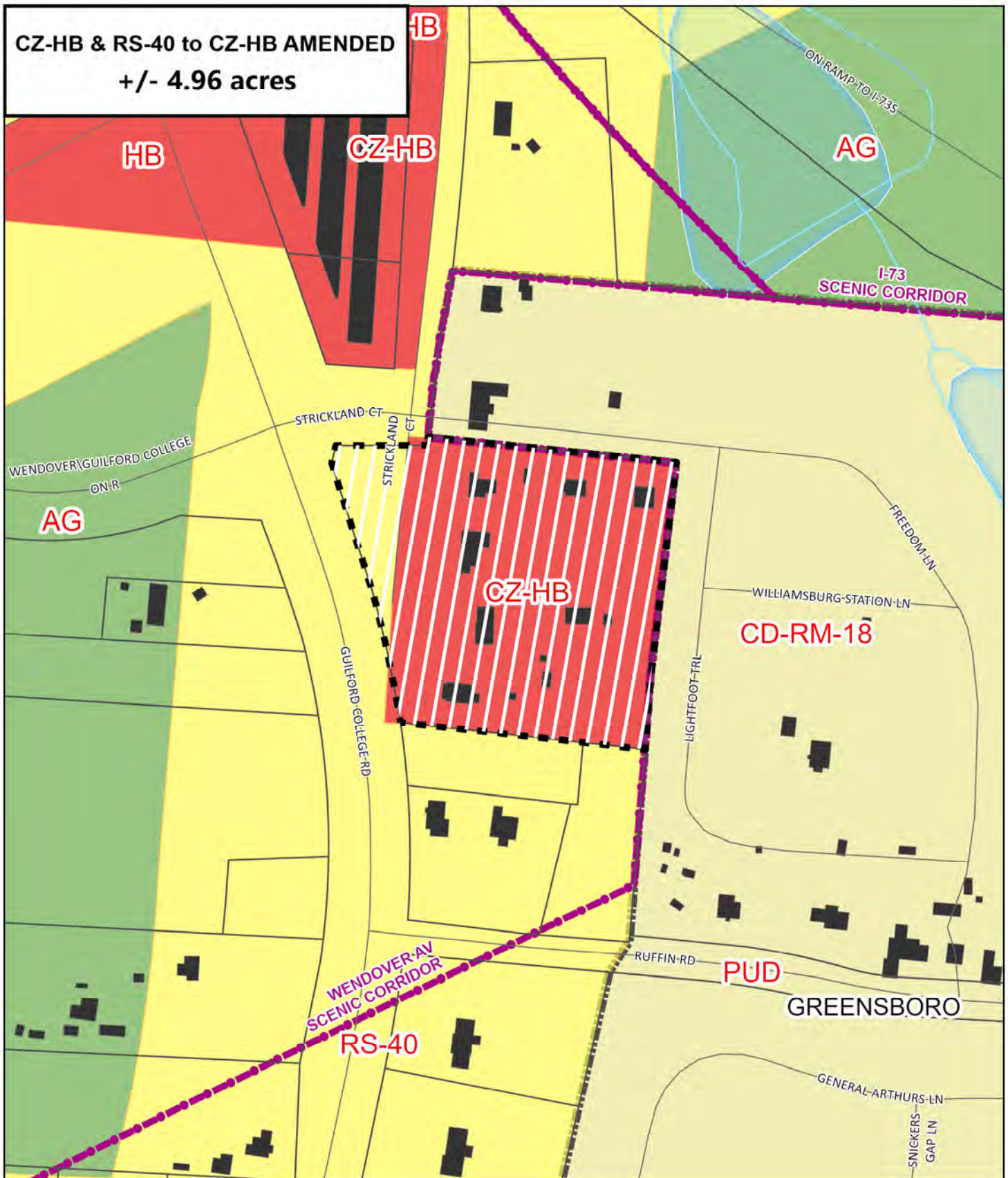


**CASE # 25-06-PLBD-00124  
1119 Strickland Ct.**

**Scale: 1" = 1,000'**



**CZ-HB & RS-40 to CZ-HB AMENDED**  
**+/- 4.96 acres**



Planning & Development  
Department

Jurisdiction:  
GUILFORD COUNTY

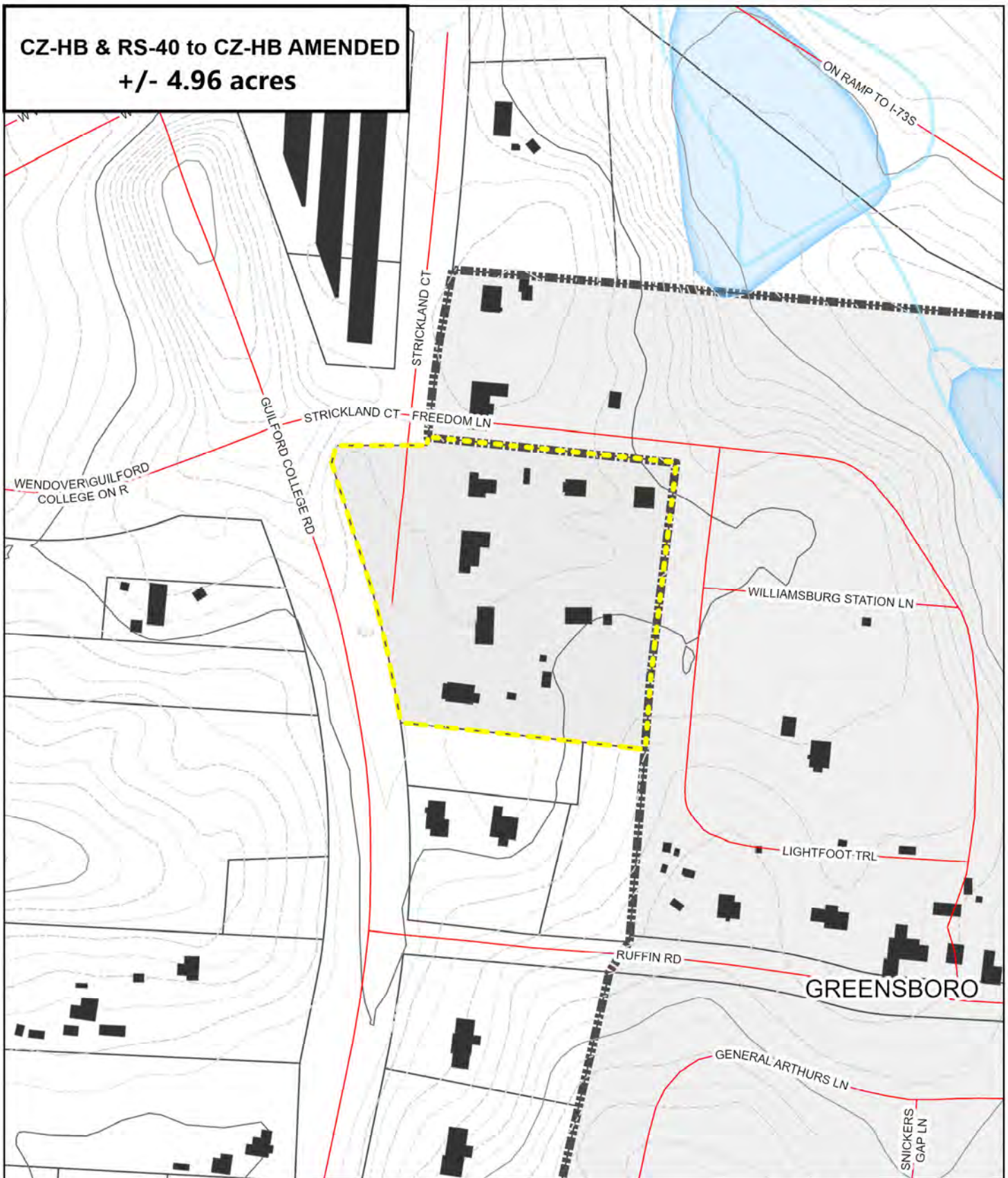
Case Number:  
25-06-PLBD-00124

Case Area:  
Parcels - 152186  
1119 Strickland Ct.



Scale: 1" = 200'

**CZ-HB & RS-40 to CZ-HB AMENDED  
+/- 4.96 acres**



Planning & Development  
Department

Jurisdiction:  
GUILFORD COUNTY

Case Number:  
25-06-PLBD-00124

Case Area:  
Parcel - 152186  
1119 Strickland Ct.



Scale: 1" = 200'

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

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

**DECISION MATRIX**

<b>Zoning</b>	<b>Plan Consistency</b>	<b>Decision</b>
Approve	Consistent	N/A
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	N/A



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

**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 #152186 from **CZ-HB and RS-40 TO CZ-HB Amended** because:

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

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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.]*

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

**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 #152186 from **CZ-HB and RS-40 TO CZ-HB 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.]*

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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.]*

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

**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 #152186 from **CZ-HB and RS-40 TO CZ-HB Amended** because:

1. This approval also amends the **Southwest Area Plan**. [Applicable element of Comp Plan]
2. The zoning map amendment and associated **Southwest Area Plan** amendment are based on the following change(s) in condition(s) in the **Southwest 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.]*

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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.]*

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

**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 #152186 from **CZ-HB and RS-40 TO CZ-HB Amended** because:

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

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

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*(Insert Color Paper)*



**GUILFORD COUNTY**  
**PLANNING AND DEVELOPMENT**

**Planning Board**  
**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  
08/27/2025 (amended) REC-025510-2025

Date Submitted: 08/04/2025 Receipt # REC-027933-2025 Case Number 25-08-PLBD-00131

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the \_\_\_\_\_ zoning district to the \_\_\_\_\_ zoning district.

Said property is located at \_\_\_\_\_

in \_\_\_\_\_ Township; Being a total of: \_\_\_\_\_ acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

*Additional sheets for tax parcels are available upon request.*

**Check One:** Required

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

**Check One:** Required

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

**Conditional Zoning Requirements:**

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



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

**Planning Board  
Conditional Zoning  
Application**

**Use Conditions**

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

1)

Please see attached permitted use table for all excluded uses.

2)

3)

4)

**Development Conditions**

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

1)

2)

3)

4)

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

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

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

Respectfully Submitted,

Property Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Owner's 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.*

Property Summary

Tax Year: 2025

REID	158770	PIN	7812-68-9487	Property Owner	OSCAR JACKSON COLE SR TRUST;COLE, OSCAR JACKSON JR TRUSTEE
Location Address	1804 PENNY RD	Property Description	PT 60-62 PB 11-98 MACKAY PL:11-98	Owner's Mailing Address	1725 JUNIPER ST NW WASHINGTON DC 20012

Administrative Data	
Plat Book & Page	11-98
Old Map #	
Market Area	7812B12
Township	15-JAMESTOWN
Planning Jurisdiction	GU-GUILFORD COUNTY
City	
Fire District	DEEP RIVER
Spec District	DEEP RIVER FPSD
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreage	2.67
Permit Date	
Permit #	

Transfer Information	
Deed Date	12/5/2011
Deed Book	004664
Deed Page	00806
Revenue Stamps	
Package Sale Date	
Package Sale Price	
Land Sale Date	
Land Sale Price	

Improvement Summary	
Total Buildings	1
Total Units	0
Total Living Area	1,572
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$82,500
Total Appraised Building Value	\$66,600
Total Appraised Misc Improvements Value	\$400
Total Cost Value	\$149,500
Total Appraised Value - Valued By Cost	\$149,500
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$149,500

Building Summary

Card 1 1804 PENNY RD

Building Details	
Bldg Type	01-SFR-CONST
Units	1
Living Area (SQFT)	1572
Number of Stories	1.00
Style	1.0 STORY
Foundation	CONTFoot
Frame	
Exterior	ASBESTOS SHINGLE
Const Type	
Heating	FORCED AIR-DUCTED
Air Cond	NONE
Baths (Full)	1
Baths (Half)	0
Extra Fixtures	0
Total Plumbing Fixtures	3
Bedrooms	3
Floor	
Roof Cover	
Roof Type	
Main Body (SQFT)	1332

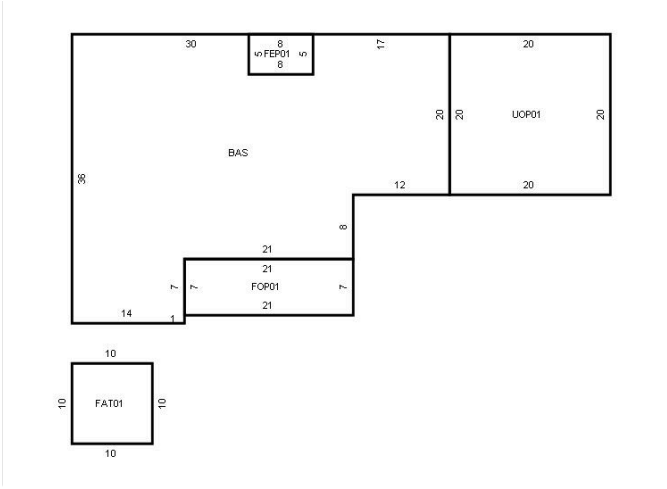
Building Description			
Year Built	1952	Effective Year	1978
Additions	4	Remodeled	0
Interior Adj	STANDARD FIREPLACE (1.00)		
Other Features			

Building Total & Improvement Details	
Grade	C-5 95%
Percent Complete	100
Total Adjusted Replacement Cost New	\$116,764
Physical Depreciation (% Bad)	0%
Depreciated Value	\$66,555
Economic Depreciation (% Bad)	0%
Functional Depreciation (% Bad)	0%
Total Depreciated Value	\$66,555
Market Area Factor	1
Building Value	\$66,600
Misc Improvements Value	\$400
Total Improvement Value	\$67,000
Assessed Land Value	
Assessed Total Value	

Addition Summary			
Story	Type	Code	Area
1.00	Porch, Encl Finish	FEP0	40
1.00	Porch, Open Fin	FOP0	147
1.00	Porch, Open Unfin	UOP0	400
1.00	Attic, Finished	FAT0	200

Building Sketch

Photograph



Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	16x12	DIMENSIONS	STORAGE BUILDING	\$15.00		1975	87	0	0		\$400
Total Misc Improvements Value Assessed: \$400											

Land Summary

Land Class: RESIDENTIAL			Deeded Acres: 0		Calculated Acres: 2.67		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
RS-40		0100-SINGLE FAM RES	1.00 BY THE UNIT PRICE	\$30,000		SIZE-275.00	\$82,500
Total Land Value Assessed: \$82,500							

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	OSCAR JACKSON COLE SR TRUST/ COLE, OSCAR JACKSON JR TRUSTEE	NAME CHANGE	100	0		004664	00806	12/5/2011
1 Back	COLE, OSCAR JACKSON JR OF ENTPAKA F TRUST	WARRANTY DEED	100	0		004664	00806	3/27/1998

Notes Summary

Building Card	Date	Line	Notes
No Data			



North Carolina - Guilford County  
The certificate (s) of \_\_\_\_\_

122792  
RECORDED  
KATHERINE LEE PAYNE  
REGISTER OF DEEDS  
GUILFORD COUNTY, NC

1 DEEDS 122792 \$6.00  
2 DEEDS ADDN PGS \$4.00

BOOK: 4664  
PAGE(S): 0806 TO 0808

A Notary (Notaries) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.

KATHERINE LEE PAYNE, REGISTER OF DEEDS

*Patricia Summers*  
Assistant/Deputy Register of Deeds

03/27/1998 10:34:10

1 PROBATE FEE \$7.00

Excise Tax *NTC*

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_

Parcel Identifier No. \_\_\_\_\_

Verified by \_\_\_\_\_

County on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

by \_\_\_\_\_

Mail after recording to *Louise A. Maultsby, Adams Kleemeier Bagan Hannah & Fouts,*  
*P. O. Box 3463, Greensboro, NC 27402*

This instrument was prepared by *Louise A. Maultsby (w/o title exam)*

Brief description for the Index

*Sunnyvale Drive (old Williams Road)*

# NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25 day of March, 19 98, by and between

GRANTOR

GRANTEE

**OSCAR J. COLE (single)**

**OSCAR JACKSON COLE, JR.,**  
Trustee of the Trust Agreement  
dated 3/25, 1998 between  
Oscar Jackson Cole, Sr., Grantor  
and Oscar Jackson Cole, Jr. as  
Trustee  
1725 Juniper St. NW  
Washington, DC 20012

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of **Jamestown** Township,

**Guilford**

County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in BOOK 1106, PAGE 606 and BOOK 1048, PAGE 344 of the Guilford County Registry

A map showing a portion of the above described property is recorded in Plat Book 34 page 8

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

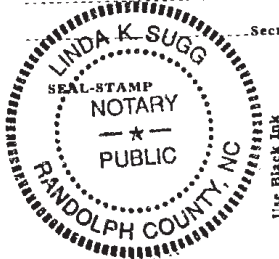
Subject to easements, restrictive covenants and rights of way of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)  
By: \_\_\_\_\_  
President  
ATTEST: \_\_\_\_\_  
Secretary (Corporate Seal)

USE BLACK INK ONLY

Oscar J. Cole (SEAL)  
Oscar J. Cole (SEAL)  
(SEAL)  
(SEAL)



Guilford County.  
NORTH CAROLINA, \_\_\_\_\_  
I, a Notary Public of the County and State aforesaid, certify that Oscar J. Cole  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 25 day of March, 1998.  
My Commission Expires 7-24-2000  
Linda K. Sugg Notary Public  
My commission expires: \_\_\_\_\_

SEAL-STAMP

Use Black Ink  
NORTH CAROLINA, \_\_\_\_\_ County.  
I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Secretary of  
personally came before me this day and acknowledged that he is \_\_\_\_\_ a North Carolina corporation, and that by authority duly  
given and as the act of the corporation, the foregoing instrument was signed in its name by its \_\_\_\_\_  
President, sealed with its corporate seal and attested by \_\_\_\_\_ as its Secretary.  
Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
My Commission Expires 7-24-2000  
My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_  
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
By \_\_\_\_\_ Deputy Assistant - Register of Deeds

## EXHIBIT A

### Tract 1

All of Lots 9, 10, 11, 12, and 13 of the Oscar Cole property as shown on that plat recorded in Plat Book 34, Page 8 in the Office of the Register of Deeds of Guilford County, North Carolina.

### Tract 2

Being the western portion of Lots 60, 61 and 62 of Map 3 of the Clarence Mackay Property as shown in Plat Book 11, Page 98 Guilford County Registry and being approximately 300 feet by 400 feet and being also identified as Tax Map No. 94-7035-A-1000-00 Lot 5 and also know as 1804 Penny Road, High Point, North Carolina.

808000

94-7035-A-1000-12

94-7035-A-1000-12

Jamestown

~~94-7035-1000-4-Sub~~

Oscar J. Cole

1106-606

1048-344

1

1965

Cole, Oscar Jackson, Jr.

4664-803

1999

1966- Cole, -Oscar J.

# 3 Oscar Cole Re-Sub

plat 34-8



NORTH CAROLINA  
GUILFORD COUNTY

TRUST AGREEMENT

THIS TRUST AGREEMENT ("Agreement") made this 25 day of March, 1998, by and among Oscar Jackson Cole, Sr., of High Point, Guilford County, North Carolina, hereinafter called the "Grantor"; and Oscar Jackson Cole, Jr., of Washington, D.C., hereinafter called the "Trustee";

WITNESSETH:

WHEREAS, the Grantor has irrevocably transferred to the Trustee certain property and may hereafter transfer additional property to the Trustee; and

WHEREAS, the Trustee has agreed to accept in trust the property transferred, as well as all additions thereto, upon the terms hereinafter provided;

NOW, THEREFORE, for and in consideration of the premises and of the mutual promises and obligations hereinafter set forth, the parties do hereby agree as follows:

1.

Trust Principal. The Grantor has this day transferred and delivered to the Trustee the property referred to in Schedule A attached hereto. The Trustee agrees to hold, administer and distribute all the property set forth on Schedule A, together with any accumulations of income and together with such additional property as may be added by the Grantor or by any other person, as the principal of the trust estate, in accordance with the terms and provisions set forth herein.

All properties transferred to the Trustee hereunder shall be held, administered and disposed of by the Trustee for the benefit of the children of the Grantor's son, Terrell, now living or hereafter born during the term of this trust, in accordance with the provisions below.

2.

Disposition of Trust Estate. During the term of this trust, the Trustee shall hold, manage, invest and reinvest the trust property and after deducting all lawful expenses incident to the administration thereof, including all costs of assessments, insurance, taxes and repairs related to any real estate held in this trust, shall hold and/or dispose of the trust property and the net income therefrom, as follows:

(a) All or any portion of the income or principal of the trust may be paid to or applied for the health (including medical, dental, and hospital), education, support and maintenance of any child of the Grantor's son, Terrell, having due regard for each beneficiary's

station in life and for all other means of provision for such needs. It is the desire of the Grantor that the Trustee be liberal in exercising his discretion to make distributions of income and principal to provide each beneficiary with funds to pay for any and all medical, dental and hospital expenses and to enable each beneficiary to attend undergraduate, graduate or professional school; however, this statement of desire is not binding upon the Trustee and is not intended to detract from the fact that distributions of trust income and principal are within the absolute discretion of the Trustee.

(b) All or any portion of the said income and additions to the principal may be accumulated and invested and held under the terms and provisions hereof to the extent to which the Trustee, in the absolute discretion of the Trustee, shall determine that such income is not necessary for the health, (including medical, dental, and hospital expenses), education, support and maintenance of each beneficiary. Any income or additions to principal so accumulated may subsequently be used in any manner authorized in the foregoing paragraph (a) of this Section 2.

(c) As of December 31, 2028, this trust shall terminate and the Trustee shall divide this trust estate into equal and separate shares, one share for each of the then living children of the Grantor's son Terrell, and one share for any deceased child of the Grantor's son Terrell who shall leave issue then surviving. Any share set aside for the issue of a deceased child of the Grantor's son Terrell shall be further divided into shares for each issue, per stirpes. Subject to Section 4 below, each share set aside for a beneficiary shall be paid over and distributed to such beneficiary, outright and free of trust.

### 3.

Declaration of Irrevocability. (a) It is the intention of the Grantor to make, and the Grantor does hereby make, an immediate, present and complete gift to the beneficiaries of the use and benefit of the property hereby transferred to the trust fund.

(b) This Agreement is hereby declared to be irrevocable and the Grantor shall have no right to alter or amend the same in any respect or particular. The Grantor hereby declares that he has been fully advised by counsel of the legal effect of this Agreement, and that he has given consideration to the question of whether the same should be revocable or irrevocable, and that he is reserving no rights with respect to the trust by declaring it to be irrevocable.

### 4.

Power to Delay Distribution. If, upon the termination of the trust created under this Agreement, any property or assets shall vest in absolute ownership in any person and, if at the time of such vesting, such person is less than twenty-one (21) years of age, then and in any such case, instead of paying, transferring and delivering the same to such person, the Trustee shall in each case be authorized to hold, administer, manage, control, preserve, invest and reinvest the property or assets to which such person is entitled as a separate and independent trust for the benefit of such person until such person reaches the age of twenty-one (21) years and the

Trustee shall be authorized, in the absolute discretion of the Trustee, to accumulate the net income therefrom and add the same periodically to the principal of such separate trust, or to use all or any part of the net income and principal of the trust for the benefit of such person in such manner (including payments made directly to such person or to the parent or person with whom such person resides) and in such amounts as the Trustee deems desirable and expedient for the care, comfort, support, maintenance, education and other reasonable needs of such person, have due regard for any other means of provision for such need. When such person attains the age of twenty-one (21) years, or sooner dies, the entire remaining properties of each separate trust held by the Trustee shall be paid to such person or his or her estate, as the case may be, absolutely and free of any trust. The authority thus granted to the Trustee to defer the payment of the trust assets to any such person shall be construed as a power only and shall not operate to suspend the absolute ownership of such trust assets by any person or prevent the absolute vesting thereof in such person.

5.

Power to Demand Distribution. (a) Notwithstanding anything hereinabove to the contrary, if, during any calendar year (including the calendar year in which this trust is executed), any transfers which are treated as gifts under the federal gift tax laws are made, either directly or indirectly, to this trust, each then living child of the Grantor's son, Terrell Keir Cole, shall thereupon have the absolute right and power (hereinafter referred to as the "demand right"), to demand an immediate distribution from the trust estate of an amount (which the Trustee may satisfy in cash or in property of equivalent fair market value or both) equal to the amount of such transfer divided by the total number of persons having a demand right under this Section.

(b) Notwithstanding the foregoing, in no event shall the annual demand right of any person with respect to property transferred by any one donor in a single calendar year exceed the donor's maximum annual federal gift tax exclusion under Section 2503(b) of the Internal Revenue Code of 1986, as it may be amended from time to time, or, if the donor is married on the date of the transfer to the trust, then the annual demand right shall not exceed twice the donor's maximum annual federal gift tax exclusion amount.

(c) Each demand right arising under this Section shall be exercisable at all times from the date the demand right comes into being until it terminates. Each demand right shall commence on the date of the transfer which is treated as a gift for federal gift tax purposes and shall terminate upon the expiration of thirty (30) days after the date of the receipt of notice of the demand right. To the extent that a demand right granted under this Section has not been exercised by a person having such right by the date of its termination, it shall thereupon lapse, and the person having the demand right shall forever cease to have any demand right with respect to such transfer made during such calendar year.

(d) Such demand right shall be exercisable by the person having such right by written notification to the Trustee, provided, that, if the beneficiary is under a legal disability of any



kind, such demand right may be exercised by the legal guardian of his estate acting solely on his behalf in making such demand. Any such distribution shall be received by such guardian solely for the benefit and use of the person having such right.

(e) Each and every time any transfer is made that would give rise to a demand right hereunder, the Trustee, upon receipt of assets which are subject to the transfer or upon receipt of written notification that such transfer has been completed, if such transfer has been made indirectly, shall promptly give written notice of such transfer to each person having a demand right or if any such person is then under any legal disability, the Trustee shall give such notice to his legal guardian, if any, or, if none, to a parent of an infant or to such other individual whom the Trustee deems appropriate. In lieu of the foregoing, the Trustee may give a single notice with respect to a particular transfer and subsequent transfers, subject to any beneficiary's written request for notice of each transfer.

(f) Upon timely receipt by the Trustee of notice from any person having a demand right that such demand right is to be exercised, such demand right shall be forthwith honored and satisfied by such Trustee as provided above, and to this end, the Trustee shall at all times while such demand right is outstanding and exercisable, retain sufficient transferrable assets in the trust, if possible, to satisfy such demand right should it be exercised.

(g) The Trustor or any other person who shall make a contribution to this trust may, by a written instrument delivered to the Trustee at the time the contribution is made, do one or more of the following: (a) exclude any beneficiary who would otherwise have a demand power from exercising that power as to such contribution; (b) increase or decrease the amount subject to any beneficiary's demand power as to such contribution; and (c) change the period during which any beneficiary's demand power as to such contribution may be exercised. No such direction may in any way alter, amend or change any beneficiary's demand power with respect to any prior contributions.

(h) For the purposes of this Section 5, any amount which is considered to be a gift received by the Trustee for federal gift tax purposes shall be considered a transfer subject to this Section 5, and the "donor" of a transfer to the Trustee shall be the person considered to be the donor for federal gift tax purposes. Unless a donor directs in writing to the contrary at the time of a transfer to the Trustee, it shall be presumed that the donor and the donor's spouse will consent to have the gift considered as made one-half by each of them in accordance with Section 2513 of the Internal Revenue Code of 1986, as amended.

6.

Limited Power of Appointment. Notwithstanding any other provision of this Agreement, if any beneficiary who would be a permissible distributee of trust principal under Section 2 above, shall die prior to the time for the termination of the trust as provided in Section 2 above, then such beneficiary shall have a limited power of appointment by Will or Codicil over a portion of the trust principal which may remain at his or her death, determined as follows: To

the extent that for any year such beneficiary had a right under Section 5 to demand a distribution of trust principal and such right exceeded the greater of Five Thousand Dollars (\$5,000.00) or Five Percent (5%) of the then market value of the net principal of the trust, taking into consideration any other powers of appointment which the beneficiary had for such year under instruments executed prior to the date of this trust, then such beneficiary shall have the limited right to appoint an amount equal to the cumulative total of such excess; it being the intention of the Trustor that, for the purpose of determining the amount subject to the limited power of appointment granted herein, the beneficiary's power of appointment under any such other trusts shall be considered, such that if the beneficiary, for any year, had a power of appointment exercisable under a different trust, the amount subject to such power of appointment shall be considered in determining whether the beneficiary's right under Section 5 of this trust exceeded the greater of Five Thousand Dollars (\$5,000.00) or Five Percent (5%) of the then market value of the trust. The limited power of appointment hereby conferred upon any such beneficiary may only be exercised in favor of any one or more of such beneficiary's then living issue, any one or more of the Grantor's other issue then living, or a trust or trusts for their benefit and the limited power of appointment must be exercised, if exercised at all, by a will or codicil which makes express and direct reference to the exercise of such power of appointment. If the death of any beneficiary occurs prior to December 31, 2028, to the extent such deceased beneficiary has not exercised this limited power of appointment in his or her Will, the amount that could have been appointed shall remain a part of the trust property, to continue to be managed, administered and distributed as provided in this Agreement. If the death of any beneficiary occurs after December 31, 2028 but prior to the time all of such deceased beneficiary's share of the trust property shall have been distributed, to the extent such deceased beneficiary has not exercised this limited power of appointment in his or her Will, the amount that could have been appointed shall be distributed to such beneficiary's then living issue, per stirpes, if any, or should there be no issue of the beneficiary then living, then to the then living issue, per stirpes, of the Grantor.

7.

Spendthrift Provision. No principal or income of the trust created under this Agreement shall be subject to anticipation or assignment by any beneficiary or to attachment by or to the interference or control of any creditors of any beneficiary or to be taken or reached by any legal or equitable process in satisfaction of any debt or liability of any beneficiary prior to its actual receipt by each respective beneficiary.

8.

Powers of Trustee. The Trustee, with respect to each trust estate established under the provisions of this Agreement, in addition to other powers of trustees under applicable laws, shall have:

(a) All of the powers (without obtaining any order of Court) set forth in Section 27 of Chapter 32 of the General Statutes of North Carolina as of the date of the execution of this

trust, (except the powers set forth in G.S. 32-27 (29)), and the powers set forth therein are hereby incorporated herein by reference, pursuant to the provisions of Section 26 of Chapter 32 of the General Statutes of North Carolina, and this incorporation by reference shall remain valid and effective notwithstanding any amendment, modification or repeal of any or all of the powers hereby incorporated by reference subsequent to the execution of this trust.

(b) The power to determine whether items should be charged or credited to income or principal, or be apportioned between income and principal, including, without limitation, the power to amortize or not to amortize any part or all of any premium or discount, to treat any part or all of any profit resulting from the sale or other disposition of any property, whether purchased at a premium or at a discount, as income or principal or apportion the same between income and principal, to apportion the sales price of any property between income or principal, including the proceeds of the sale of timber, minerals, and other natural resources, to treat any dividend or other distribution on any property as income or principal or apportion the same between income and principal, to charge any expense against income or principal or apportion the same, and to provide or not to provide a reasonable reserve against depreciation, depletion, or obsolescence on any property subject to depreciation, depletion, or obsolescence. The Trustee shall exercise his discretion in such manner as he may reasonably deem equitable and just under all the circumstances and regardless of whether such items are charged or credited to or apportioned between income and principal as provided in Chapter 37 of the General Statutes of North Carolina.

(c) Notwithstanding any other provision of this Trust Agreement, the Trustee is authorized to retain any property, whether real or personal, contributed to the trust by the Grantor. With respect to any property transferred to this trust, the Trustee shall not be required to sell or dispose of any such property for the purpose of accomplishing diversification in investments. The Grantor expressly authorizes and empowers the Trustee, at any time or times, to determine in his sole and absolute discretion, whether to diversify (as to type, quantity or quality) investments of the trust created under this Agreement and all decisions and actions made and taken by the Trustee in this respect shall be final, conclusive and binding upon all parties affected thereby.

(d) Notwithstanding any provision of law or of this Agreement to the contrary, it is specifically provided that the Trustee is empowered to hold funds of two or more trusts in one or more consolidated funds, in which the separate trusts shall each have an undivided interest. The foregoing power is granted for the purpose of allowing the Trustee the opportunity to make more advantageous investments and is intended to be in addition to the powers granted in Section 32-27(25) of the North Carolina General Statutes.

(e) The Trustee shall have the power to convey in fee simple any real property held in trust at any time as long as he obtains the written consent of the then living beneficiaries of the trust, and such conveyance may be by public or private sale and upon such terms as the Trustee in his absolute discretion may deem most appropriate.

9.

Resignation of Trustee: Appointment of Successor. In the event that Oscar Jackson Cole, Jr., should die, resign, become incapacitated, or for any other reason not act or continue to act as a Trustee, Angela Patrice Cole shall serve as successor Trustee.

Any successor Trustee serving hereunder, shall have and may exercise any and all of the powers, authority and discretion conferred herein on the Trustee as fully and to the same extent as if such successor had originally been named a Trustee herein.

10.

Bond. Neither the Trustee named herein nor any successor Trustee shall be required to give bond or other security for the faithful performance of his or her duties in any jurisdiction in which any part of the trust fund may be situated or administered, whether or not such Trustee or successor Trustee shall be a resident of such jurisdiction; and if the Trustee or any successor Trustee, may not be excused from giving bond, then such bond as may be required shall be in the lowest amount possible and without surety.

11.

Accounting. (a) The trust created hereunder shall, to the extent permitted by law, be administered free of and from the control and direction of, and without qualification, accounting or reporting to any Court, but the Trustee shall keep and maintain complete records and accounts concerning the said trust and its receipts, income, disbursements, expenditures, and other similar items, and shall, when requested to do so, render at reasonable times, a written report and account to the beneficiary of the trust, such report to include itemized statements of all receipts and disbursements, statements of the status of the principal account, and of all other important transactions in connection with the trust.

(b) No successor Trustee serving hereunder shall be required to review or audit the accounts and transactions or otherwise to inquire into any act or omission of any predecessor Trustee or to assert any claim against any such predecessor or his or her estate. Upon delivery to and acceptance by the successor Trustee of all of the trust property, if any, held by the predecessor Trustee, the predecessor Trustee shall be fully discharged from all responsibility and liability with respect to and in connection with the trust, including any liability accrued prior to such delivery and acceptance.

12.

No Duty to Inquire. When the Trustee, acting under the authority of this Agreement, shall sell, exchange, convert, transfer, assign or otherwise dispose of any or all of the property of the trust created hereunder, any person, firm or corporation involved in any such transaction or transactions, who in good faith and for a valuable consideration, shall acquire any or all of

said properties, shall be relieved of the duty, liability, obligation and necessity to inquire into or see to the proper application of any property, cash, funds or assets paid, delivered, transferred, sold, exchanged or assigned to the Trustee as a part of such transaction.

13.

Controlling Law. The Agreement shall be construed and regulated under the laws of the State of North Carolina.

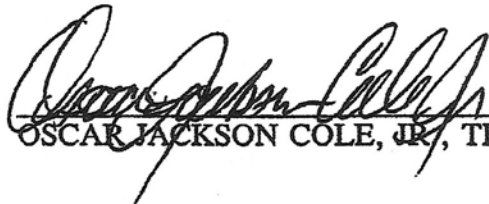
14.

Definition of Children. The terms "child" and "children" refer to lineal descendants in the first degree, whether born before or after the execution of this Will, and the term "issue" refers to lineal descendants in any degree; provided, however, that in no event shall such terms include persons who become lineal descendants by adoption, or the lineal descendants of such persons.

THIS AGREEMENT shall be effective upon the execution thereof by the Grantor and by the Trustee, and the Trustee by joining in such execution, hereby signifies his acceptance of the trust herein created.

IN WITNESS WHEREOF, the Grantor and the Trustee have hereunto set their hands and seals, the day and year first above written.

 (SEAL)  
OSCAR JACKSON COLE, SR., GRANTOR

 (SEAL)  
OSCAR JACKSON COLE, JR., TRUSTEE

SCHEDULE A

TRUST AGREEMENT

OSCAR JACKSON COLE, SR., GRANTOR  
OSCAR JACKSON COLE, JR., TRUSTEE


Tract 1

All of Lots 9, 10, 11, 12, and 13 of the Oscar Cole property as shown on that plat recorded in Plat Book 34, Page 8 in the Office of the Register of Deeds of Guilford County, North Carolina.

Tract 2

Being the western portion of Lots 60, 61 and 62 of Map 3 of the Clarence Mackay Property as shown in Plat Book 11, Page 98 Guilford County Registry and being approximately 300 feet by 400 feet and being also identified as Tax Map No. 94-7035-A-1000-00 Lot 5 and also know as 1804 Penny Road, High Point, North Carolina.

 (SEAL)  
OSCAR JACKSON COLE, SR., GRANTOR

 (SEAL)  
OSCAR JACKSON COLE, JR., TRUSTEE

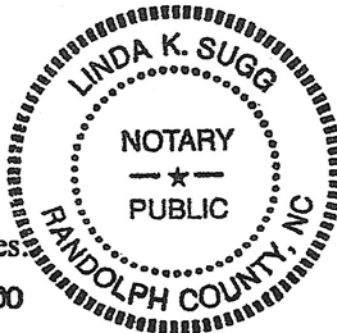


STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, Linda K. Sugg, a Notary Public in and for said County and State do hereby certify that Oscar Jackson Cole, Sr., Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 25 day of March, 1998.



Linda K. Sugg  
Notary Public

My Commission Expires

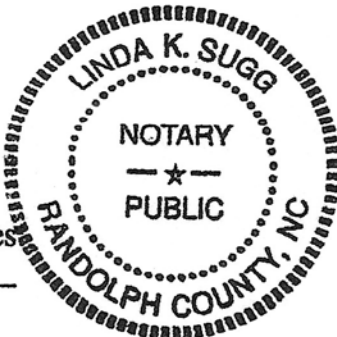
~~My Commission Expires 7-24-2000~~

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, Linda K. Sugg, a Notary Public in and for said County and State do hereby certify that Oscar Jackson Cole, Jr., Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 25 day of March, 1998.



Linda K. Sugg  
Notary Public

My Commission Expires

~~My Commission Expires 7-24-2000~~





Florence Elementary PTA  
7605 Florence School Dr, High Point, NC 27265

May 4, 2025  
Guilford County Government: Guilford County Planning Board  
301 W. Market St.  
Greensboro, NC 27401

Subject: Letter of Support for Nia Cole – Agricultural Rezoning Request

Dear Members of the Zoning Commission,

My name is Sarah Cunningham, and I am the current President of the Florence Elementary School Parent Teacher Association (PTA). I am writing this letter in strong support of Ms. Nia Cole's request to have her property rezoned for agricultural use.

Ms. Cole recently returned to her roots by moving into our community and has quickly shown a deep commitment to the neighborhood and our school. She has shared plans to develop a community garden on her property that will directly benefit Florence Elementary students and families. Her vision includes offering educational opportunities tied to science, nutrition, sustainability, service-learning, and hands-on gardening experiences, all of which align with our school's goals to promote environmental awareness and healthy living. Additionally, these efforts could potentially provide food to families of Florence that experience food- insecurity.

The proposed garden(s) would provide fresh produce, support our student wellness initiatives, and serve as a valuable outdoor learning environment. As the PTA, we are excited by the prospect of collaborating with Ms. Cole to enhance our children's educational experience through this unique and generous endeavor.

We believe the rezoning of her property to agricultural use will not only support her project but also strengthen the community-school partnership and provide long-term benefits to the students and families of Florence Elementary.

On behalf of the Florence PTA, I respectfully urge you to approve Ms. Cole's rezoning application. Additionally, the PTA, Ms. Cole and Dr. Young, the principal of FES, have met; and Dr. Young appreciatively gives Ms. Cole her complete approval and blessing for this partnership.

Thank you for your time and consideration.

Warm regards,  
Sarah Cunningham  
President, Florence Elementary PTA  
ptaoffes@gmail.com  
Cell: 336-682-1317

*Sarah Cunningham* 5/4/25



May 6, 2025

To whom it may concern:

As executive director of Growing High Point, a nonprofit organization that supports urban agriculture in High Point and provides job training to urban farmers, youth employees and refugees, I want to share our organization's enthusiasm for Nia Cole's farmstead project at 1804 Penny Road, High Point.

In April, our team visited her family's historic homestead, and Nia shared her plans to continue her grandfather's farming legacy, which started on the plantation where her family was enslaved, by reclaiming the overgrown fields, tending to the orchard, repairing rundown structures, and providing a community garden to support the school and church next door.

However, she won't be able to complete this compelling story without your help. The land needs to be rezoned from RS 40 to accommodate her dream of starting a social enterprise that will lift up others and train them in agriculture. On behalf of our staff and board of directors, we ask that you approve Nia's request for rezoning.

Sincerely,

Executive Director  
Growing High Point



5/7/2025

**Guilford County Planning Board**

301 W. Market Street  
Greensboro, NC 27401

**Subject: Letter of Support for Agricultural Rezoning – Kin & Flo Farm**

Dear Members of the Guilford County Planning Board,

On behalf of **TC Community Table**, I am writing to express our strong support for the agricultural rezoning of the property designated for **Kin & Flo Farm**.

Kin & Flo Farm represents far more than a farming endeavor—it is a vital extension of our mission to nourish, serve, and build stronger community connections through shared purpose and sustainable living. The presence of the farm will allow us to deepen our impact by providing fresh, locally grown food to families in need, creating meaningful volunteer opportunities, and offering hands-on education in growing, harvesting, and stewarding the land.

For **TC Community Table**, this partnership with Kin & Flo Farm will be transformative. It aligns with our goals of addressing food insecurity and building relationships across social and economic lines. The farm will be a space of healing, learning, and hope—a place where community happens, not just where food is grown.

We kindly urge you to approve the rezoning request so that this important and life-giving work may continue and grow. We believe this farm will be a lasting asset to the county, to our congregation, and most importantly, to the people we serve.

With gratitude,

**Tiffany Gibson**

On behalf of TC Community Table  
Director  
336-462-8696





## Turners Chapel African Methodist Episcopal Church

Rev. Devin D. Paylor M.Div., Pastor  
7615 Florence School Drive  
High Point, North Carolina 27265  
Church Phone: 336-454-3215  
[www.turnerschapelame.org](http://www.turnerschapelame.org)

May 12, 2025

Guilford County Planning Board  
301 W. Market Street  
Greensboro, NC 27401

Subject: Letter of Support for Agricultural Rezoning – Kin & Flo Farm

To Whom It May Concern,

As the Pastor of Turners Chapel AME Church, I write on behalf of our congregation to express our full support for the proposed rezoning of the nearby property located at Kin & Flo Farm for agricultural use. We believe this initiative will be a tremendous asset to the community and aligns deeply with our mission to serve others and care for those in need.

An operational farm in close proximity to our church would provide a valuable resource in addressing food insecurity among local families. Our church currently supports many individuals facing economic hardship, and access to locally grown produce would allow us to expand our outreach through our food pantry and community meal programs. Moreover, the farm could create opportunities for education, volunteerism, and spiritual connection with the land, fostering a greater sense of community responsibility and stewardship.

This endeavor represents more than a land-use decision; it is a pathway toward sustainability, compassion, and service. We urge you to consider the many positive impacts this rezoning could bring to our neighborhood and the lives of the people we are called to love and serve. Thank you for your thoughtful consideration.

Grace & Peace,

Devin D. Paylor - Pastor  
Turners Chapel AME Church – High Point, NC





# Petition to the Guilford County Planning Board



Date	:	5/10/2025
Petition Organizer	:	Nia Kiara Cole
Address	:	1804 Penny Road, High Point, NC 27265
Contact	:	404-275-8520 / nkec93@gmail.com

We, the undersigned, petition the Council to **approve the application to have the property, located at 1804 Penny Rd, rezoned from residential to agricultural.** The Cole family has been a part of this neighborhood and area for over 100 years, and **we are ecstatic to support Nia with this application as an essential step towards** accomplishing her goal of **transforming the property into a farm for and centered around the community.**

No.	Name	Address	Signature
1	Sonya Smith	2360 Bellemere St Apt 2A HP	Sonya Smith
2	Made Meebr	404 Avery Ave. H.P. NC. 27265	Made Meebr
3	Valerie Murphy	3901 Payne Rd H.P. 27265	Valerie D. Murphy
4	Gerald Barnes	312 E. Parkway Ave HP 27262	Gerald Barnes
5	Teresa Taylor	1250 Burton Ave HP 27262	Teresa L. Taylor
6	Ervin Gibson	7605 HALLDALE Rd	Ervin Gibson
7	Shemeika Fuller	3730 Admiral Dr, 1A HDNC	Shemeika Fuller
8	Laranya Pender	404 Avery Ave. H.P., NC 27265	Laranya Pender
9	James Smith	2360 Bellemere St. 2A 27263	James Smith
10	Andrew Smith	2360 Bellemere St 2A 27263	Andrew Smith
11	Pamela G. Williams	1802 Abberton Way IF 27260	Pamela G. Williams
12	Joye Pressley	1622 Lizzy Ln HP 27265	Joye Pressley
13	Diane Joy	1903 Kylene Dr. 62027406	Diane Joy
14	Dianna Teasley	2121 Rivermeade Dr Highpoint 27265	Dianna Teasley
15	Everlena Diggs	3202 Cabarrus Dr. Greensboro, NC 27407	Everlena Diggs
16	Devin Taylor	1100 Albionville Rd Highpoint NC 27265	Devin Taylor
17	Linda McCallum		Linda McCallum



# Petition to the Guilford County Planning Board



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No.	Name	Address	Signature
18	Tia Diggs	3202 Cabarrus Dr 27407	
19	Ashton Williams	318 Druid St High Point, NC 27265	
20	La-Nita Williams	"	
21	Tiffany Gibson	3207 Woodview St HP NC 27265	
22	Lucille Clauson	1646 Coopers Hawk Dr, Kernersville, NC	
23	Rebecca Peoples	7619 Florence Sch Dr. H.P. NC 27265	
24	David Starnell	7549 Sunnyvale Dr H.P. 27265	
25	Ella McCallum	7544 Sunnyvale Dr. H.P. 27265	
26	Joseph McCallum	7542 Sunnyvale Dr. HP 27265	
27	Robert A. Cunningham	7510 McDerr Rd. H.P. 27265	
28	Sarah Cunningham	7510 McDerr Rd. HP 27265	
29			
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BK: R 8668  
PG: 2436 - 2446

RECORDED:

10/11/2022

04:46:05 PM

DEPUTY-GB

BY: SETH B PARRISH

2022063013

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

### **CERTIFICATION OF TRUST**

Prepared by: Jill L. Peters Kaess, Lee Kaess, PLLC, 3414 Wrightsville Avenue, Wilmington, NC 28403

I, OSCAR JACKSON COLE, JR., as Trustee, hereby certify pursuant to N.C.G.S. §36C-10-1013 that:

1. I am the Trustee as designated under that certain Oscar Jackson Cole, Jr. 2022 Trust dated September 19, 2022 (referred to herein as the "Trust"), and the Trust is in existence as of the date hereof.
2. The settlor of the Trust is Oscar Jackson Cole, Jr.
3. My address is: 1725 Juniper Street NW, Washington, DC 20012.
4. Attached hereto as Exhibit A is an excerpt of the Trust describing the powers of the Trustee.
5. The trust is revocable by Oscar Jackson Cole, Jr.
6. There are no other trustees of this Trust.
7. The Trust's taxpayer identification number is: \_\_\_\_\_.  
(NOTE: This section may be left blank if the taxpayer identification number is the same as the social security number of a party to the trust instrument and this document is to be recorded in the public records.)
8. Trust assets shall be held in the name of Oscar Jackson Cole, Jr., not individually, but as Trustee of The Oscar Jackson Cole, Jr. 2022 Trust.
9. The Trust has not been revoked, amended or modified in any manner that would cause the representations herein to be incorrect.



I certify that the foregoing statements are true and correct to the best of my knowledge.

Oscar Jackson Cole, Jr.

Oscar Jackson Cole, Jr., Trustee

STATE OF MARYLAND

COUNTY OF MONTGOMERY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Oscar Jackson Cole, Jr.

Today's Date: September 19, 2022



[Affix Notary Seal in Space Above]

Mary A. Nelson  
[Notary's signature as name appears on seal]

Mary A. Nelson  
[Notary's printed name as name appears on seal]

My commission expires: 7/24/2026

MARY A. NELSON  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires July 24, 2026

## EXHIBIT A

4871-7588-4569, v. 1

4871-7588-4569, v. 1

qualified beneficiary other than the Grantor's spouse pursuant to Section 19-1308.13 of the D.C. Code during the lifetime of the Grantor's spouse. In addition, the Grantor hereby waives the duty of the Trustee of any trust created under this Trust to give notice to any qualified beneficiary who is under age thirty-five (35) pursuant to Section 19-1308.13 of the D.C. Code.

#### **ARTICLE XIV** **Powers of Trustee**

**A. General Powers.** In addition to, and not in limitation of, the rights, powers, privileges and discretions vested in trustees by law, the Grantor gives to the Trustee of this Trust and of any trust created hereunder, the fullest right, power, and authority (to be exercised without application to any court, at such time or times and upon such terms and conditions as the Trustee shall, in the exercise of sole discretion, deem advisable) to do any and all acts and to execute any and all written documents with respect to any property, real or personal, held in this Trust or any trust created hereunder. Without limiting the generality of the foregoing, the Trustee shall have the following powers:

1. To purchase or otherwise acquire, and to retain, whether originally a part of the trust estate or subsequently acquired, any and all common or preferred stocks, bonds, notes or other securities, or any variety of real or personal property, whether within or without the United States, including, without limitation, foreign real estate or foreign securities, securities of a corporation in which any Trustee is a director, officer, employee or shareholder, securities of any corporate Trustee or any successor or affiliate corporation, interests in any business venture (incorporated or unincorporated), and interests in entities formed principally for the commingling of assets for investment, such as common trust funds (including, without limitation, common trust funds maintained by any corporate Trustee or by any successor or affiliate corporation), investment companies, mutual funds, real estate and other investment trusts, and interests in any partnership, limited liability company or other entity, whether or not such investments be of the character permissible for investments by fiduciaries; to make or retain any such investment without regard to the proportion any such investment or similar investment may bear to the entire trust estate, without regard to degree of diversification and without regard to whether such investment is unproductive or underproductive; to invest in interest bearing deposit accounts, or hold funds in non-interest bearing deposit accounts pending investment or disbursement thereof, in any bank, including any bank that is acting as a Trustee hereunder or any bank affiliated with any Trustee; to invest in registered mutual funds for which any Trustee hereunder, or an affiliate of any Trustee, provides investment advisory, custodial or other services for compensation paid from such mutual funds; and to execute trades or securities by, purchase from or sell securities to the dealer portfolio of, and purchase securities from the underwriting position of any affiliate of, any Trustee;

**PASTERNAK & FIDIS, P.C.**

7101 Wisconsin Avenue, Suite 1025

Bethesda, MD 20814-4805

Tel: (301) 656-8850 • Fax: (301) 656-3053

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2. To sell, convey, lease, pledge, mortgage, transfer, exchange, convert or otherwise dispose of, or grant puts, calls or options with respect to, any and all property at any time forming a part of any trust estate, in any manner, at any time or times, for any purpose, for any price and upon any terms, credits and conditions; and to enter into leases which extend beyond the period fixed by statute for leases made by fiduciaries and beyond the duration of any trust;

3. To borrow money from any lender, including any corporate Trustee, for any purpose connected with the protection, preservation or improvement of the trust estate, and as security to mortgage, margin or pledge upon any terms and conditions any real or personal property forming a part of any trust estate; to lend money upon such terms and conditions as any Trustee serving hereunder may deem advisable;

4. To complete, extend, modify or renew any loans, notes, bonds, mortgages, contracts or any other obligations which may be liens or charges against the trust estate; to pay, compromise, compound, adjust, submit to arbitration, sell or release any claims or demands of any trust against others or of others against any trust upon any terms and conditions, including the acceptance of deeds to real property in satisfaction of bonds and mortgages; and to make any payments in connection therewith;

5. To vote in person or by general or limited proxy with respect to any shares of stock or other security; directly or through a committee or other agent, to oppose or consent to the reorganization, consolidation, merger, dissolution or liquidation of any corporation, or to the sale, lease, pledge or mortgage of any property by or to any such corporation; and to make any payments and take any steps proper to obtain the benefits of any such transaction;

6. To take part in the management of any business in which investment is retained or made hereunder and to delegate duties with respect to such management, with the requisite powers, to any employee, manager, partner or associate of such business, without liability for such delegation; to reduce, expand, limit or otherwise fix and change the operation or policy of any such business and to act with respect to any other matter in connection with any such business; to subject to the risks of any such business, any part or all of any trust estate, for such term or period as the Trustee, in the exercise of sole and absolute discretion, may determine; to advance money or other property to any such business; to make loans, subordinated or otherwise, of cash or securities to any such business and to guarantee the loans of others made to any such business; to borrow money for any such business, either alone or with other persons interested therein, and to secure such loan or loans by a pledge or mortgage of any part of any trust estate; to select and vote for directors, partners, associates and officers of any such business; to act as directors, general or limited partners, associates and officers of any such business either individually or through an officer or officers if any Trustee be a corporation, and to receive compensation from such business for so



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acting; to enter into stockholders' agreements with corporations in which any trust estate has an interest and/or with the stockholders of such corporations; to liquidate, either alone or jointly with others, any such business or any interest in any such business; and generally to exercise any and all powers as the Trustee may deem necessary with respect to the continuance, management, sale or liquidation of any such business;

7. To manage, insure against loss, subdivide, partition, develop, improve, mortgage, lease or otherwise deal with any real property or interests therein which may form at any time a part of any trust estate; to satisfy and discharge or extend the term of any mortgage thereon; to demolish, rebuild, improve, repair and make alterations from time to time in any of the structures upon any such real property; to construct and equip buildings and other structures upon any such real property and to make any and all other improvements of any kind or character whatsoever in connection with the development and improvement thereof; to execute the necessary instruments and covenants to effectuate the foregoing powers, including the granting of options in connection therewith;

8. To form or cause to be formed, alone or with others, such corporations, partnerships, limited partnerships, limited liability companies, business trusts and other business organizations organized under the laws of any state or country and to transfer and convey to such business organizations all or any part of the assets, real or personal, of any trust estate in exchange for such stocks, bonds, notes, other securities or interest of such business organizations as the Trustee, in the exercise of sole and absolute discretion, may deem advisable;

9. Whenever no corporate trustee is acting hereunder, to place all or any part of the securities which at any time are held by any trust in the care and custody of any bank or trust company with no obligation while such securities are so deposited to inspect or verify the same and with no responsibility for any loss or misapplication by the bank or trust company; to have all stocks and registered securities placed in the name of such bank or trust company or in the name of its nominee; and to appoint such bank or trust company agent and attorney to collect, receive, receipt for and disburse any income, and generally to perform the duties and services incident to a so-called "custodian" account;

10. To employ a broker-dealer as custodian for all or any part of the securities at any time held by any trust and to register such securities in the name of such broker-dealer; to register securities in the name of a nominee with or without the addition of words indicating that such security is held in a fiduciary capacity, or to hold securities in bearer form, or in uncertificated form;

11. To drill, test, explore, maintain, develop and otherwise exploit, either alone or jointly with others, any and all property in which any trust created

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hereunder may have any rights or interests of whatsoever kind or nature with respect to oil, gas, minerals, timber or other natural resources, whether originally a part of the trust or subsequently acquired, and to pay the costs and expenses thereof, together with all delay rentals, bonuses, royalties, overriding royalties, drilling and operating expenses, taxes, assessments and other charges and burdens in connection therewith; to enter into operation, farm-out, pooling or unitization agreements in connection with any or all of such rights or interests; and to extract, remove, process, convert, retain, store, sell or exchange such rights and interests and the production therefrom, in such manner, to such extent, on such terms and for such consideration as the Trustee, in the exercise of sole and absolute discretion, may deem advisable;

12. To employ domestic employees and pay any other expenses incident to the maintenance of a household for the benefit of any one or more of the beneficiaries of a trust created hereunder, as the Trustee, in the exercise of sole and absolute discretion, may determine;

13. To permit any one or more of the beneficiaries of any trust created hereunder, as the Trustee, in the exercise of sole and absolute discretion, may determine, to occupy any real property and to use any tangible personal property forming part of the trust on such terms as the Trustee, in the exercise of sole and absolute discretion, may determine, whether for rent, rent-free, in consideration of payment of taxes, insurance, maintenance or ordinary repairs, or otherwise;

14. To divide any trust created hereunder or any property used to fund or augment any trust created hereunder into two or more fractional shares to be held as separate trusts hereunder, or to divide any trust created hereunder into one or more separate trusts for the benefit of one or more of the beneficiaries (to the exclusion of the other beneficiaries) of the trust so divided, as the Trustee, in the exercise of sole and absolute discretion, may determine and to allocate to such divided trust some or all of the assets of the trust estate for any reason including, but not limited to, enabling any such trust or trusts to qualify as an eligible shareholder of an S corporation as described in IRC Sections 1361(c)(2)(A)(i) or 1361(d), as the case may be, to provide an inclusion ratio (within the meaning of IRC Section 2642(a)) of zero for a trust to which an allocation of generation-skipping transfer tax exemption may be made, to make different tax elections (such as a marital deduction election) for each separate trust thereby created, or for any other purpose;

15. If anyone adds or is deemed to add by gift or bequest property to a trust created hereunder, in the exercise of sole and absolute discretion of the Trustee, to combine the added property with the other trust assets or to hold the added property as a separate trust with terms identical to the trust to which the addition would have been made;

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16. To make distributions in kind and to cause any distribution to be composed of cash, property or undivided fractional shares in property different in kind from any other distribution without regard to the income tax basis of the property distributed to any beneficiary or any trust;

17. To allocate receipts and expenses between income and principal as the Trustee, in the exercise of sole and absolute discretion, may determine to be appropriate;

18. To make such elections under the tax laws as the Trustee, in the exercise of sole and absolute discretion, may determine to be appropriate, regardless of the effect thereof on any interests in any trust created hereunder, and to determine whether or not any adjustment of such interests shall be made by reason of any such election;

19. Except as otherwise required by IRC Section 2056(b)(7), to make any application of principal or income for the benefit of any beneficiary by payment to such person or persons (including, without limitation, other estates or trusts, individuals and institutions) as the Trustee, in the exercise of sole and absolute discretion, may determine (including, without limitation, a trust of which any Trustee hereunder is also acting as Trustee, and whether any such trust was created pursuant to authority granted to the Trustee hereunder or otherwise); and

20. To appoint, employ and remove, at any time and from time to time, any investment counsel, accountants, depositories, custodians, brokers, consultants, attorneys, expert advisors, agents, clerks and employees, irrespective of whether any person, firm or corporation so employed shall be a Trustee hereunder or shall be an affiliate of a Trustee hereunder and irrespective of whether any firm or corporation so employed shall be one in which a Trustee hereunder shall be a partner, stockholder, officer, director or corporate affiliate or shall have any interest; and to pay the usual compensation for such services out of principal or income as the Trustee may deem advisable.

**B. Virginia Statutory Powers.** If the Grantor is a resident of the Commonwealth of Virginia at the time of the Grantor's death, or if the Grantor (or this Trust) owns real property located in the Commonwealth of Virginia at the time of the Grantor's death, the Grantor confers upon the Trustee in the administration of this Trust those powers contained in Section 64.2-105 of the Code of Virginia, as amended, which powers hereby are incorporated herein in their entirety by this reference.

**C. Delegation to Co-Trustee.** If more than one person is serving as Trustee hereunder, any such Trustee may delegate all or any part of such Trustee's powers and discretions to any other Trustee, in writing, for a set period of time or for an unlimited period of time so long as the other Trustee is not specifically prohibited hereunder from

exercising such powers. Any such delegation may be renewed and may be revoked. No Trustee shall be liable for the exercise or non-exercise of any powers and discretions delegated hereunder to any other Trustee.

**D. Delegation of Investment Authority.** The Trustee of this Trust and of any trust created hereunder shall have the power to delegate to one or more of the persons serving as Trustee at any time, or to any investment advisor or manager employed by the Trustee, full power and authority to direct the investment of funds held in such trust so long as such delegate is not specifically prohibited hereunder from exercising such powers. Any such delegation shall be in a writing delivered to the delegate and any such delegation shall remain effective for the time therein specified or until earlier revocation by a further writing similarly delivered. In making any investment or reinvestment pursuant to any such delegation, the delegate shall not be required to obtain the consent or signature of any other person during the time such delegation is effective, and everyone dealing with the Trustee or the delegate shall be protected in relying upon the certification of the Trustee as to the extent of the delegate's authority. Any person serving as Trustee who is not a delegate shall have no liability for any of the investment decisions made by the delegate.

**E. Governing Law; Change of Principal Place of Administration.** The validity, construction, and administration of this Trust and of any trust created hereunder shall be determined by reference to the laws of the District of Columbia, and all questions concerning any such trust's validity, construction, and administration shall be determined under such laws. Notwithstanding the foregoing, the Trustee of this Trust or of any trust created hereunder may change the principal place of administration of any such trust to a jurisdiction other than the initial jurisdiction if the Trustee believes it to be in the best interests of the trust and/or the current beneficiary or beneficiaries, and the Trustee may elect that the laws of such other jurisdiction shall govern the administration of the trust, but not the validity or construction of the trust, from and after the date of such change of situs.

**F. Decanting / Discretion to Terminate and Distribute.** The Trustee of any trust created hereunder (other than a Trustee who is a beneficiary of the trust) shall have the power to terminate such trust if the Trustee determines, in the Trustee's sole and absolute discretion, that:

1. The continued retention of the principal in trust is uneconomical or otherwise inadvisable;
2. The trust no longer serves any material purpose of the Grantor or of the beneficiary or beneficiaries of such trust; or
3. For any other reason, termination of the trust will be in the best interests of the beneficiary or beneficiaries.



Upon the Trustee's exercise of the power to terminate, the Trustee may (1) distribute the remaining principal and undistributed income of the trust to or in further trust for the benefit of the current beneficiary or beneficiaries of the trust as the Trustee, in the exercise of sole and absolute discretion, determines to be most consistent with the Grantor's manifested plan of distribution, or (2) purchase an annuity contract with the remaining principal and undistributed income of the trust which provides life income for the current beneficiary or beneficiaries of the trust under such terms and conditions as the Trustee, in the exercise of sole and absolute discretion, shall determine. No Trustee who exercises this power to terminate and distribute shall be liable to any beneficiary unless such power was exercised in bad faith.

**G. Merger of Trusts.** The Trustee, in the Trustee's sole discretion, may merge all or any part of the assets of any trust created hereunder with the assets of any other trust created by any person (whether during such person's lifetime or by an instrument taking effect at such person's death) and held by the same Trustee for the benefit of the same beneficiary or beneficiaries and upon substantially the same terms and conditions as those set forth herein, and, in the Trustee's sole discretion, either (1) administer the merged assets as a single trust hereunder, or (2) transfer the trust assets to that other trust, to be administered under the instrument governing that other trust, and thereafter terminate the trust hereunder as a separate entity. Notwithstanding the foregoing, under no circumstances shall a trust with a GST inclusion ratio (as defined in IRC Section 2642) of zero be merged with a trust with a GST inclusion ratio that is greater than zero.

**H. Joint Administration of Trusts.** The Trustee may, in the Trustee's sole discretion, hold jointly, for convenience of investment and administration, property constituting principal of two or more trusts created hereunder, and may make joint investments in which the separate trusts have undivided interests.

**I. Grant of General Power of Appointment.** The Trustee of any trust created hereunder (other than a Trustee who is a beneficiary of the trust) shall have, at any time and from time to time, by written notice delivered to the beneficiary of any trust created hereunder, the power to grant to such beneficiary a general testamentary power of appointment (as defined in IRC Section 2041(a)) over all or any part of any such beneficiary's share of the trust. The Trustee shall not be liable to any beneficiary or to any beneficiary's successors in interest for any reasonable exercise or non-exercise of this power. It is the Grantor's intention that the Trustee shall exercise this power if and to the extent necessary to minimize estate and/or generation-skipping transfer taxes imposed by Chapter 13 of the Internal Revenue Code and/or to reduce capital gains tax exposure by achieving a step-up in the basis of trust assets. If the Trustee of any trust created hereunder shall exercise the power to grant a general power of appointment to a beneficiary, then, upon the death of the powerholder, the Grantor directs the Trustee, prior to distributing such trust as hereinabove directed, to distribute to the beneficiary's

estate or directly to the appropriate taxing authority, as the Trustee may determine, that portion of the death taxes payable by such beneficiary's estate, if any, which is attributable to the inclusion in such beneficiary's estate of the assets of the trust for which the beneficiary had a general power of appointment. Such payment shall be equal to the amount by which (1) the total of such death taxes payable by the beneficiary's estate exceeds (2) the total of such death taxes that would have been payable if the value of the trust property had not been included in the beneficiary's estate. The amount of death taxes due hereunder shall be based upon the values in the beneficiary's estate as finally determined for federal estate tax purposes.

**J. Expanded Distribution Discretion.** With respect to any trust created hereunder for the benefit of the Grantor's spouse over which no federal marital deduction election was made, the Trustee of such trust (other than a Trustee who is the Grantor's spouse) may, at any time and from time to time, pay to or apply for the benefit of the Grantor's spouse so much (even to the extent of the whole) of the principal of such trust as such Trustee, in such Trustee's sole discretion, shall deem advisable in the best interests of the Grantor's spouse for such purposes as the Trustee may deem appropriate. The Trustee shall not be liable to any beneficiary or to any beneficiary's successors in interest for any reasonable exercise or non-exercise of this broad discretionary power. It is the Grantor's intention that the Trustee shall exercise this power if and to the extent necessary to minimize the overall income taxes and death taxes imposed on the assets of such trust.

**K. Digital Assets.** The Trustee of this Trust shall have the power and authorization to access, take control of, conduct, continue, or terminate the Grantor's accounts on any website, including any digital currency or digital currency account, social networking site, photo sharing site, micro blogging or short message service website or any email service website. All such websites may release the Grantor's log-on credentials, including username and password, to the Trustee, and the website shall be indemnified and held harmless by this Trust for any damages, causes of action or claims that may result from this disclosure. The Grantor makes specific reference to 18 U.S.C. Section 1030(a) and 18 U.S.C. Sections 2701 et seq., and hereby states that the Trustee has the Grantor's lawful consent and authorization under those federal laws and any comparable state law. The Grantor hereby specifically consents to the disclosure, to the Trustee, of the contents of the Grantor's electronic communications.

**L. Sale of Real Property.** Following the Grantor's death, the Trustee shall sell any real property or residential cooperative unit interest held in the Trust if the Trustee determines, in the Trustee's sole and absolute discretion, that such sale is necessary in order to pay the Grantor's debts, expenses of administration of the Grantor's estate or this Trust, taxes, to preserve the estate, or to effect distribution.

*(Intentionally Left Blank)*



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



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





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			A	R	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H			
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	B	P	I	I				
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*						
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						
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	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	D				
	Daycare Center (Not In-Home)		S							D	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	P				



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



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			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	*	*	*	*	*	*	*	*
	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		P		
Lodging	Bed and Breakfast Home for 8 or Less Guest Rooms		S	S	S	S	S	S	S	D	D	D			D	D	D	P	P					
	Hotel or Motel														S			P	P	P				
Retail Trade	Retail (General)														P	P	P	P	P					
	A B C Store (Liquor)																	P	P					
	Auto Supply Sales																	P	P					
	Automobile Rental or Leasing	X																P	P		P	P		
	Automobile Repair Services	X																P	P		P	P		
	Car Wash	X																D	D		P	P		
	Building Supply Sales (with Storage Yard)																	D	D		P	P		
	Convenience Store (with Gasoline Pumps)	X													P		P	P	P	D	P	P		
	Equipment Rental and Repair, Heavy	X																				P		
	Equipment Rental and Repair, Light																	D	D		P	P		
	Fuel Oil Sales	X																			P	P		
	Garden Center or Retail Nursery																	P	P		P			
	Manufactured Home Sales																		P		P	P		



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			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	*	*	*	*	*	*	*			
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																P	P		P	P		
	Pawnshop or Used Merchandise Store																	P	P					
	Service Station, Gasoline	X															P	P	P		P	P		
	Tire Sales																	P	P		P			
Food Service	Bakery														P	P	P	P	P					
	Bar Private Club/Tavern																	D	D			P		
	Microbrewery, Private Club/Tavern																	D	D					
	Restaurant (With Drive-thru)														P			P	P					
	Restaurant (Without Drive-thru)														P	P	D	P	P	P	P	P		
Funeral and Internment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Funeral Home or Crematorium												S		P			P	P					
Transportation, Warehousing, and Wholesale Trade	Wholesale Trade-Heavy																				S	P		
	Wholesale Trade-Light																		P	P	P	P		
	Automobile Parking (Commercial)												S					P	P	P	P	P		
	Automotive Towing and Storage Services	X																D	D		D	D		
	Equipment Rental and Leasing (No Outside Storage)																	P	P		P	P		
	Equipment Rental and Leasing (with Outside Storage)																				P	P		
	Equipment Repair, Heavy	X																				P		





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





TABLE 4.3-1 PERMITTED USE SCHEDULE

X Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 Environmental Regulations  
For PUD Zoning Districts (PD R, PD M & RPD) Refer to Section 4.4  
P = Use by Right  
D Individual Development Standards Apply See Article 5  
S Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q  
Z = Overlay Zoning Required  
"\*" = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential												Institutional	Commercial								Industrial		
			A	R	R	R	R	R	R	R	R	R	R	R	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	*	*	*	*	*	*						
	Solar Collectors Principal		S									S									S	S				
	Utility Company Office													P			P	P	P	P	P	P				
	Utility Equipment and Storage Yards																				P	P				
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																					S				
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D				
	Junk/Salvage Yard																					P				
	Land Clearing & Inert Debris Landfill, Major	X	S																			S				
	Land Clearing & Inert Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D				
	Refuse and Raw Material Hauling	X																				P				
	Recycling Facilities, Outdoors																				P	P				
	Resource Recovery Facilities																					P				
	Waste Transfer Stations																					P				
	Septic Tank Services	X																			P	P				
	Sewage Treatment Plant	X																				P				
	Solid Waste Disposal (Non-Hazardous)	X																				S				
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																				S				
General Industrial	Warehouse (General Storage, Enclosed)																	D	D	P	P	P				



TABLE 4.3-1 PERMITTED USE SCHEDULE

08/04/2025  
X Prohibited by 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	P	I	I	
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*		
	Warehouse (Self-Storage)																D	D		P	P		
	Laundry or Dry Cleaning Plant	X													P	D	P	P	P	P	P		
	Laundry or Dry Cleaning Substation	X													P	P	P	P	P	P			
	Petroleum & Petroleum Products	X																			P		
	Welding Shops	X																		P	P		
Manufacturing	Manufacturing Heavy																				S		
	Manufacturing Light																		P	P	P		
	Animal Slaughter & Rendering	X																			S		
Mining Uses	Mining	X																			S		
	Quarrying	X																			S		
Airport	Airport and Flying Field, Commercial	X											D										
Temporary Events/Uses	Temporary Events/Uses		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Turkey Shoots		D																				

Oscar Jackson Cole, Jr.

08/04/2025

Nia Kiara Cole

08/04/2025

*(Intentionally Left Blank)*

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

## **Property Information**

The subject property is located at 1804 Penny Road (Guilford County Tax Parcel #158770 in Jamestown Township), approximately 500 feet north of the intersection of Penny Road and East Fork Road, and comprises approximately 2.67 acres.

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

## **Nature of the Request**

This is a request to rezone the subject property from RS-40, Residential, to CZ-AG, Conditional Zoning – Agricultural, with the following conditions:

### **Proposed Use Conditions:**

All permitted uses allowed except: 1) Two-Family Dwelling; 2) Caretaker Dwelling; 3) (HUD)/Mobile Home Dwelling; 4) Boarding House, 3 – 8 residents; 5) Batting Cages; 6) Country Club with Golf Course 7) Golf Course; 8) Paintball Field; 9) Private Club Recreation (incl. Indoor Batting Cages; 10) Swim and Tennis Club; 11) Shooting Range, Outdoor; 12) Place of Worship; 13) Daycare Center (Not In-Home); 14) Kennels or Pet Grooming; 15) Wireless Comm Tower (Non-Stealth Design); 16) Land Clearing & Inert Debris Landfill, Major; 17) Land Clearing & Inert Debris Landfill, Minor; and 18) Turkey Shoots.

**Proposed Development Conditions:** None offered.

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

## **District Descriptions**

The **RS-40, Residential district** is 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 **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 property consists of predominantly residential and institutional uses.

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

**Surrounding Uses:**

North: Institutional (school and place of worship) within City of High Point  
South: Residential  
East: Residential  
West: Residential within City of High Point

**Historic Properties:** A local historic landmark, the Florence Female School Boarding House, is located immediately southwest of the subject property across Penny Road. The requested rezoning is not anticipated to have any impact on this historic resource.

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

## Infrastructure and Community Facilities

**Public School Facilities:** No anticipated impact

**Emergency Response:**

Fire Protection District: Deep River FPSD

Distance from Fire Station: Approximately 1.5 miles

**Water and Sewer Services:**

Provider: Private Septic System and Well

Within Service Area: Public utilities may be available from the City of High Point upon annexation

Feasibility Study or Service Commitment: No



## Transportation:

**Existing Conditions:** Penny Road is classified as a Major Thoroughfare in the High Point Metropolitan Planning Organization's Comprehensive Transportation Plan. The Annual Average Daily Traffic for Penny Road is 19,500 vehicles per the 2023 NCDOT traffic count.

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

**Projected Traffic Generation:** Not available

## Environmental Assessment

**Topography:** Per the US Soil Survey, the parcel ranges from nearly level to gently sloping, with 2% to 6% slopes.

**Regulated Floodplain:** There is no regulated floodplain on the property per FIRM Map # 3710781200J with effective date 6/18/2007.

**Wetlands:** There are no mapped wetlands per the National Wetlands Inventory.

**Streams:** There are no mapped streams on the property per USGS Topo Quad and Soil Survey Maps.

**Water Supply Watershed:** High Point WS-IV, Watershed Critical Area (WCA) Tier 4

## Consistency: Land Use Plan & Comprehensive Plan

**Land Use Plan:** Southwest Area Plan

**Plan Recommendation:** Residential Single-Family

The **Residential Single-Family** designation is intended to recognize land currently zoned, or recommended for future residential uses. 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 Southwest Area Plan recommendation of Residential Single-Family.

## **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

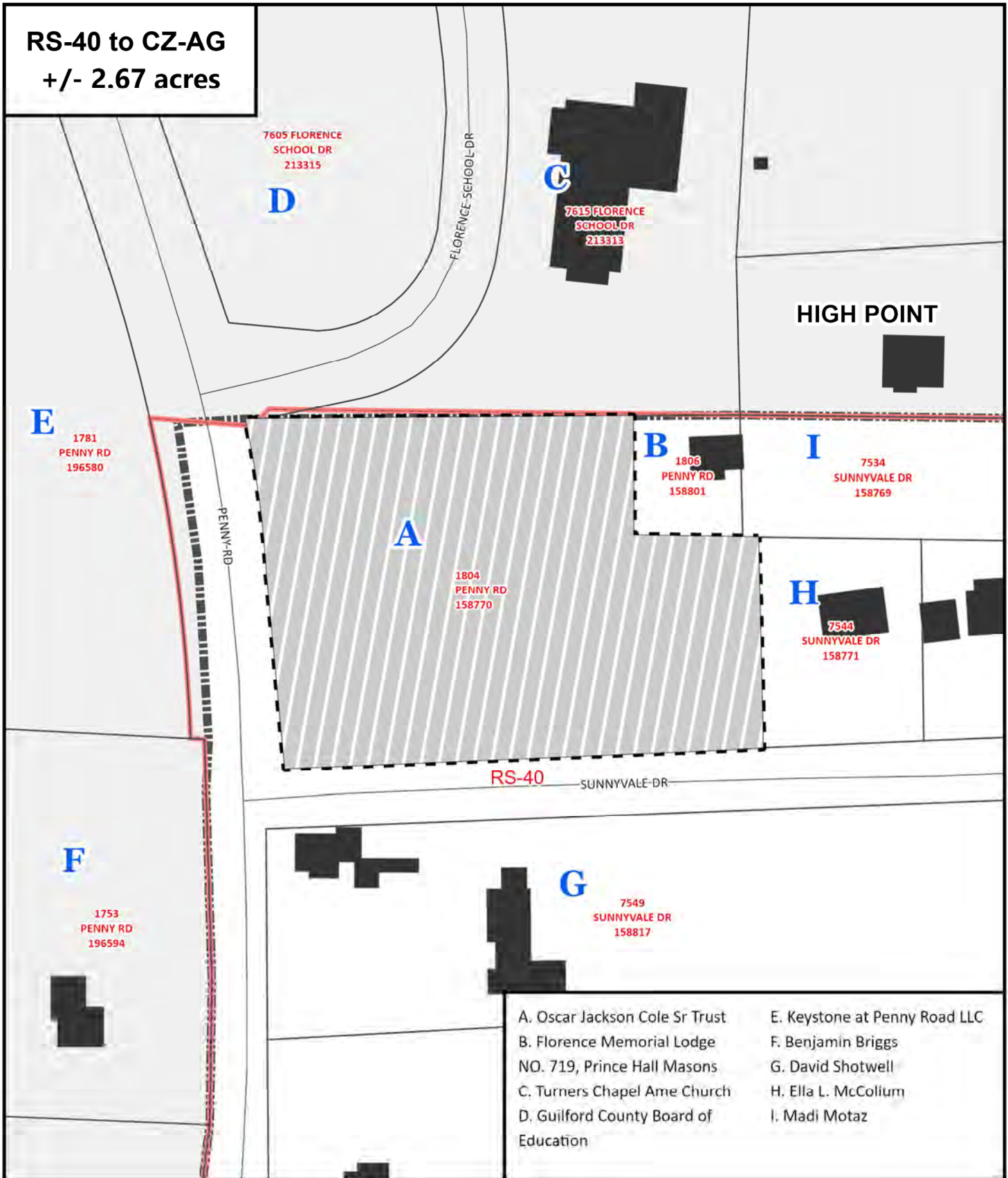
The request to rezone the subject property from RS-40 to CZ-AG is reasonable because the uses permitted under the proposed district would be largely compatible with development on adjoining properties and could benefit the surrounding area by enhancing access to fresh food, if used for agriculture, or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

## Recommendation

**Staff Recommendation:** Approval

**Area Plan Amendment Recommendation:** The proposed rezoning is consistent with the Southwest Area Plan recommendation of Residential Single-Family. Therefore, if the request is approved, no land use plan amendment will be required.

**RS-40 to CZ-AG**  
**+/- 2.67 acres**



Planning & Development  
 Department

**Jurisdiction:**

GUILFORD COUNTY

**Case Number:**

25-08-PLBD-00131

**Case Area:**

Parcel - 158770

1804 Penny Rd



Scale: 1" = 100'

**RS-40 to CZ-AG**  
**+/- 2.67 acres**



Planning & Development  
Department

Jurisdiction:  
GUILFORD COUNTY

Case Number:  
25-08-PLBD-00131

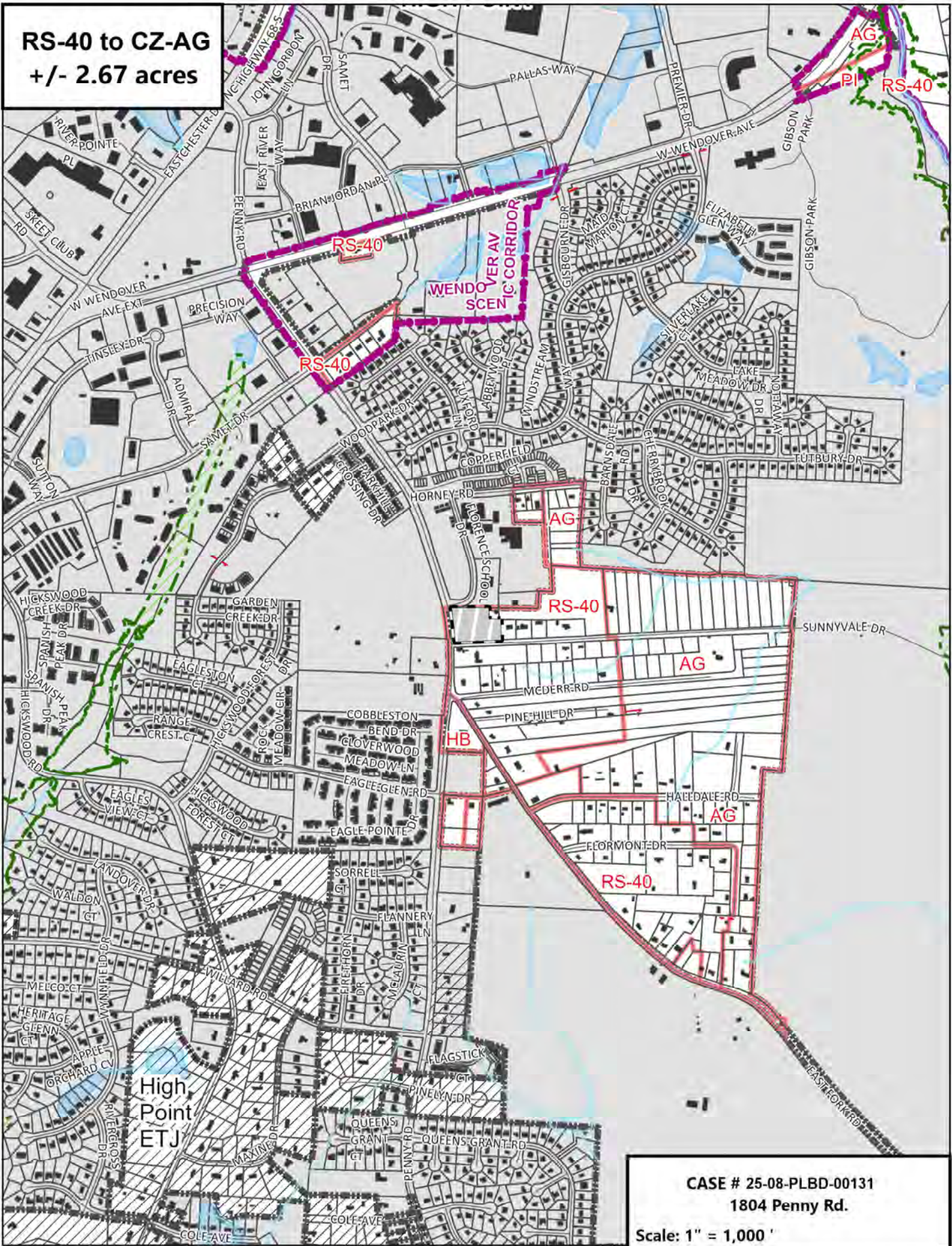
Case Area:  
Parcel - 158770  
1804 Penny Rd.



Scale: 1" = 150'

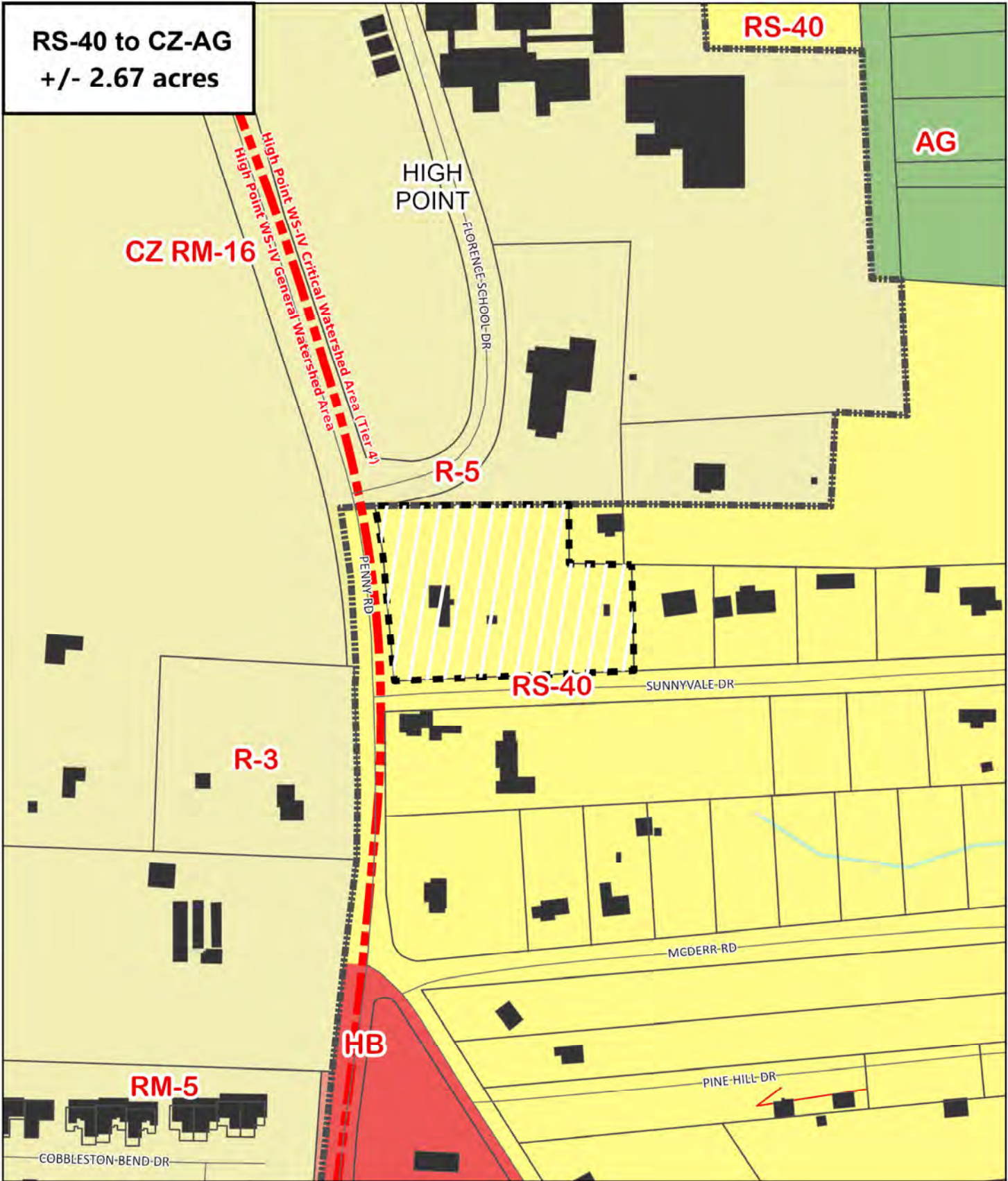


**RS-40 to CZ-AG**  
**+/- 2.67 acres**



**CASE # 25-08-PLBD-00131**  
**1804 Penny Rd.**  
**Scale: 1" = 1,000'**





Planning & Development  
Department

Jurisdiction:  
GUILFORD COUNTY

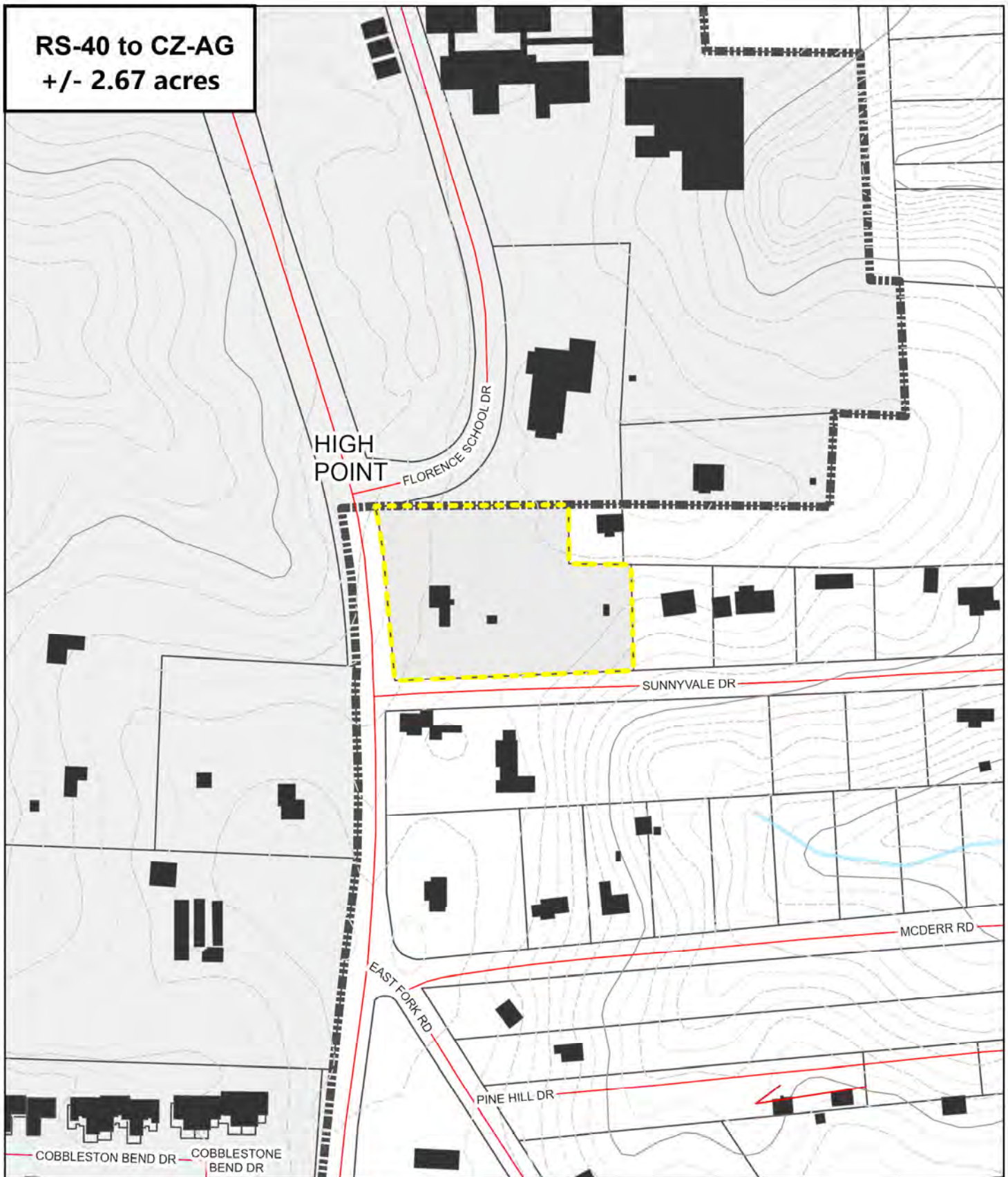
Case Number:  
25-08-PLBD-00131

Case Area:  
Parcel - 158770  
1804 Penny Rd.



Scale: 1" = 200'

**RS-40 to CZ-AG  
+/- 2.67 acres**



Planning & Development  
Department

Jurisdiction:  
GUILFORD COUNTY

Case Number:  
25-08-PLBD-00131

Case Area:  
Parcel - 158770  
1804 Penny Rd.



Scale: 1" = 200'

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

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

**DECISION MATRIX**

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

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 #158770 from **RS-40 to CZ-AG** because:

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

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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.]*

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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 #158770 from **RS-40 to CZ-AG** 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.]*

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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.]*

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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 #158770 from **RS-40 to CZ-AG** because:

1. This approval also amends the **Southwest Area Plan**. [Applicable element of Comp Plan]
2. The zoning map amendment and associated **Southwest Area Plan** amendment **are** based on the following change(s) in condition(s) in the **Southwest 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.]*

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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.]*

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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 #158770 from **RS-40 to CZ-AG** because:

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

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

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

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

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*(Insert Color Paper)*





**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

**Planning Board  
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: 8/12/2025 Receipt # BEL-027985-2025 Case Number 25-08-PLBD-00130

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the RS-40 & CZ RPD zoning district to the CZ RPD, Amended zoning district. Said property is located at a portion of 5672 Church St., 5660 Church St., 5616 Church St., 5658 Church St. in Cedar Grove Township; Being a total of: 107.56 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 139431 (5.26 acres)

Tax Parcel # 129264 (81.4 acres)

Tax Parcel # 139425 (10.4 acres)

Tax Parcel # \_\_\_\_\_

Tax Parcel # 129266 (10.5 acres)

Tax Parcel # \_\_\_\_\_

*Additional sheets for tax parcels are available upon request.*

**Check One: (Required)**

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

**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) The property's use shall be limited to single-family detached homes and any customary accessory uses. See Rezoning Sketch Plan.

2)

3)

4)

**Development Conditions**

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

1) All buffer conditions as approved in Conditional Zoning Case #19-11-GCPL-08684 shall remain in full force and effect as shown on the approved Zoning Sketch Plan and Zoning Decision, attached here as Attachment A, for said case.

2) See attached Rezoning Sketch Plan.

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

D.R. Horton, Inc.

Name

4150 Mendenhall Oaks Parkway, Suite 101

Mailing Address

High Point, NC 27265


City, State and Zip Code

336-580-3905

Phone Number

RCMoats@drhorton.com

Email Address

  
\_\_\_\_\_  
Owner / Representative / Applicant Signature (if applicable)

Amanda Hodierna, Esq.

Name

804 Green Valley Road, Suite 200

Mailing Address

Greensboro, NC 27408

City, State and Zip Code

336-609-5137

Phone Number

amanda@isaacsonsheridan.com

Email Address

*Additional sheets for conditions and signatures are available upon request.*





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**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

February 13, 2020

Property Owner/Applicant

**CONDITIONAL ZONING CASE #19-11-GCPL-08684: RS-40 & AG to CZ-RPD---Church Street**

Following a public hearing on January 8, 2020 and a continued hearing on February 12, 2020 requesting a Conditional Zoning of the property located on the east side of Church Street, approximately 2,000 feet north from its intersection of Ariel Farm Road, being Guilford County Tax Parcel #129264, #129266 and #139425, approximately 282.9 Acres owned by Margaret Brande, Dorcas Broadway, William & Pong Nam Gregory, Gloria Mayo, Rebecca & William Johnson, Louise Billings and Nellie & Sidney Stone, the Guilford County Planning Board, **approved** the request to rezone this property from RS-40 & AG to CZ-RPD including the following conditions: 1) The property's use shall be limited to single-family detached homes and any customary accessory uses as shown on the Zoning Sketch Plan and 2) There shall be a minimum of ten (10) foot undisturbed buffer for properties that lie between Cedar Oaks North and South in the locations shown on the Zoning Sketch Plan; and a minimum twenty (20) foot undisturbed buffer along the site's eastern boundary as shown on the Site Plan.

The proposed Conditional Zoning is consistent with the Northern Lakes Area Plan land use classification of Agricultural Rural Residential, therefore, no plan amendment would be required.

This decision is final unless it is appealed by 5:00 pm on February 27, 2020. If appealed, you will be notified by the Clerk to the Board of County Commissioners of the place, date, and time of the public hearing.

*Oliver Bass*

Oliver Bass, Senior Planner  
Guilford County Planning & Development





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## Limited Liability Company

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

**Legal name:** 5672 North Church Street, LLC

**Secretary of State Identification Number (SOSID):** 1420633

**Status:** Current-Active

**Citizenship:** Domestic

**Date formed:** 1/8/2015

**Registered agent:** [Jacqueline E. Camp](#)

**mailing address**

5672 N Church Street  
Greensboro, NC 27455-8257

**Principal office address**

5672 N Church Street  
Greensboro, NC 27455-8257

**Registered office address**

5672 N Church Street  
Greensboro, NC 27455-8257

**Registered mailing address**

5672 N Church Street  
Greensboro, NC 27455-8257

**Company officials**

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

- **Chief Executive Officer**

[Jacqueline Edwards Camp](#)

5672 N Church Street  
Greensboro NC 27455

[Return to top](#)

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



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

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## Business Corporation

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

**Legal name:** D.R. HORTON, INC. - GREENSBORO

**Secretary of State Identification Number (SOSID):** 0371398

**Status:** Current-Active

**Citizenship:** Foreign

**State of Incorporation:** DE

**Date formed:** 6/14/1995

**Fiscal month:** September

**Citizenship:** Foreign

**Registered agent:** CT Corporation System

**mailing address**

1341 Horton Circle  
Arlington, TX 76011

**Principal office address**

1341 Horton Circle  
Arlington, TX 76011



**Registered office address**

160 Mine Lake Ct Ste 200  
Raleigh, NC 27615-6417

**Registered mailing address**

160 Mine Lake Ct Ste 200  
Raleigh, NC 27615-6417

**Officers**

- **Vice President**

[Cade C. Anderson](#)

1341 Horton Circle  
Arlington TX 76011

- **Secretary**

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[Bill W. Wheat](#)

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



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



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**CONDITIONAL REZONING CASE #25-08-PLBD-00130: RS-40, RESIDENTIAL & CZ-RPD, RURAL PRESERVATION DISTRICT (Ref. Case #19-11-GCPL-08684) TO CZ-RPD AMENDED, RURAL PRESERVATION DISTRICT AMENDED: 5672, 5660, 5616, & 5658 CHURCH STREET**

## **Property Information**

Located at 5672, 5660, 5616, & 5658 Church Street (Guilford County Tax Parcels #139431, 139425, 129266, & 129264), approximately 5,255 feet south of the intersection of Church Street and NC Highway 150 W and comprises approximately 107.5 acres.

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

## **Nature of the Request**

This request is to conditionally rezone the subject property from RS-40 & CZ-RPD (Ref. Case #19-11-GCPL-08684) to CZ-RPD Amended with the following conditions. The amendment adds new property, an approximately 5.26 portion of Tax Parcel 139431, to the requested CZ-RPD, and revise a portion of 129264 as amended by this application. All parcels will be under the amended conditions outlined below and with the rezoning sketch plan which revises the original sketch plan to include the changes of the subdivision plan. The rezoned area will be added to the current Cedar Oaks Planned Unit Development (PUD).

### **Current Use Condition(s):**

1. Only single-family and customary accessory uses shall be allowed

### **Proposed Use Conditions:**

1. The property's use shall be limited to single-family detached homes and any customary accessory uses. See Rezoning Sketch Plan.

### **Proposed Development Conditions:**

1. All buffer conditions as approved in Conditional Zoning Case #19-11-GCPL-08684 shall remain in full force and effect as shown on the approved Zoning Sketch Plan and Zoning Decision for said case.
2. See attached Zoning Sketch Plan

## **District Descriptions**

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



The **RPD, Rural Preservation District**, is intended to accommodate developments with rural preservation characteristics on land to be developed and improved as a whole under a Unified Development Plan in accordance with the requirements of this Ordinance.

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

This request is in an area that has developed primarily as single-family residential, including major subdivisions. The subject parcels are within designated watershed critical areas.

**Existing Land Use(s) on the Property:** Residential, Single Family Detached (Cedar Oaks Subdivision)

**Surrounding Uses:**

North: Residential (Cadence Subdivision)

South: Residential (Cedar Oaks South, under development)

East: Residential/Agricultural

West: Residential/Agricultural

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

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

## Infrastructure and Community Facilities

**Public School Facilities:**

5672, 5660, 5616, and 5658 Church Street from RS-40 & CZ-RPD (Ref. Case #19-11-GCPL-08684) to CZ-RPD Amended				
School Boundary	Built Capacity 2024-2025	2024-25 20 <sup>th</sup> Day Enrollment	Mobile Classrooms	Estimated Additional Students
Northern ES	760	622	3	18-20
Northern MS	1152	780	0	11-13
Northern HS	1370	1253	0	18-20
Remarks: (1) Elementary K-3 capacity assumes reduced class sizes per applicable classrooms; (2) 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: Fire District 13

Miles from Fire Station: Approximately 2.2 miles

**Water and Sewer Services:**

Provider: Private Well and Septic

Within Service Area: No

Feasibility Study or Service Commitment: No

**Transportation:**

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

Proposed Improvements: NCDOT driveway permit has been issued.

Projected Traffic Generation: None provided.

**Environmental Assessment****Topography:**

Based on the USDA Soil Survey map, the topography for parcel 139431 and the eastern portions of parcels 139425, 129264 and 129266 include a range of slope steepness from nearly level to very steep, depending on location and soil type.

The western portion of parcels 139425, 129264 and 129266 are currently covered by an active grading permit and are undergoing changes in topography based on their approved grading/sediment and erosion control plan.

**Regulated Floodplain:**

There is a regulated 100-year floodplain (Special Flood Hazard Area) on parcel 129264, per FIRM map #3710787900J with effective date 6/18/2007.

**Wetlands:**

There are mapped wetlands on parcels 139431, 129266, and 139425 per the National Wetlands Inventory.

**Streams:**

There are mapped features on all 4 properties, per the USGS Topographic and NRCS Soil Survey maps of Guilford County.

**Watershed:**

All 4 properties lie within the Greensboro (Reedy Fork) WS-III, Watershed Critical Area Tier 4.

**Consistency: Land Use Plan & Comprehensive Plan**

**Land Use Plan:** Northern Lakes Area Plan

**Plan Recommendation:** AG Rural Residential

**Consistency:** The proposed amended Rural Preservation District is consistent with the AG-Rural Residential land use classification. The 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. Anticipated land uses include those permitted in the Rural Preservation (RPD) zoning districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance.

**Comprehensive Plan**

**Consistency:** The requested rezoning is consistent with Policies 1.1.1 and 1.4.3 of the Future Land Use Element and Goal #1 of the Housing 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.
- **Goal #1** – Provide current and future residents of Guilford County with a variety of housing options and opportunities.

**Reasonableness**

The request to rezone the subject property from RS-40 and CZ-RPD (Ref. Case #19-11-GCPL-08684) to CZ-RPD Amended is reasonable, as it aligns with the Northern Lake Area Plan's recommendation for AG Rural Residential development. The proposed CZ-RPD Amended will expand housing opportunities while prohibiting uses that would conflict with the established residential character of the surrounding area. Additionally, the rezoning promotes connectivity—consistent with Guilford County UDO Subsection 8.5, Major Subdivision, Section G – Connectivity—by linking to the adjacent subdivision. The request is also consistent with the surrounding development pattern, including the Cedar Oaks Planned Unit Development (PUD) currently under construction to the south, to which the rezoned area will be added.

## **Recommendation**

Staff Recommendation: Approval

Area Plan Amendment Recommendation: The proposed Rezoning and amendment to the existing conditions are consistent with the Northern Lakes Area Plan land use classification of Agricultural Rural Residential, if approved, no plan amendment would be required.

DRAFT



## SUBMITTAL SUMMARY REPORT (25-07-PLBD-00128) FOR GUILFORD COUNTY

**PERMIT ADDRESS:** 5672 CHURCH ST  
GREENSBORO, NC 27455

**PARCEL:** 139431

**APPLICATION DATE:** 07/02/2025

**SQUARE FEET:** 0

**DESCRIPTION:** Cedar Oaks North Addition: Proposed amendment to add Parcel #139431 to Cedar Oaks North CZ-RPD Case #19-11-GCPL-08684 and revise a portion thereof

**EXPIRATION DATE:**

**VALUATION:** \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant		DR HORTON INC	2000 AERIAL CENTER PKWY STE 110 MORRISVILLE, NC 27560
Engineer	Dalton Ward, PE	Hugh Creed Associates, Inc, P.A.	PO Box 372 Kernersville, NC 27285
Owner		DR HORTON INC	2000 AERIAL CENTER PKWY STE 110 MORRISVILLE, NC 27560

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Sketch Plan Review v.1	07/02/2025	07/24/2025	07/21/2025	Revise & Re-Submit
Sketch Plan Review v.2	08/08/2025	08/22/2025		Review Completed
Staff Review v.1				Not Received

### SUBMITTAL DETAILS

#### Sketch Plan Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building/Inspections)	Matthew Crawford	07/14/2025	07/03/2025	Review Completed
Environmental Health Review (Environmental Health)	Jason Shelton	07/14/2025	07/16/2025	Revise & Re-Submit
<i>Comments</i>	EH waiting for applications or packets from private option. JPS - 7/16/25			
Fire Review (Fire Marshal)	Tim McNeil	07/14/2025	07/08/2025	Review Completed
GIS-Addressing (GIS-Addressing)	Melissa Jones	07/14/2025	07/10/2025	Review Completed
<i>Comments</i>	The Cedar Oaks North portion of the subdivision, as shown on this plan, features a new cul-de-sac and additional lots. The area is marked on the studio session. A new street name must be approved before it can be addressed.			
Planning (Planning/Zoning)	Oliver Bass	07/14/2025	07/13/2025	Revise & Re-Submit
<i>Comments</i>	<ol style="list-style-type: none"><li>1. Add phase line number in order of development if applicable.</li><li>2. The developer must update the master plan, recorded UDP, and approved preliminary plat to align with the proposed rezoning, if approved.</li><li>3. All maps must include the list of conditions included with the original approval..</li><li>3. Parcel between Lots 169 &amp; 170 must be assigned a land use. A land use must be assigned to all proposed parcels.</li><li>4. No comment from NCDOT</li></ol>			
Soil Erosion Review (Soil Erosion)	Kristi Cheek	07/14/2025	07/09/2025	Reviewed
<i>Comments</i>	Erosion control plans will be reviewed when submitted for a new or revised grading permit.			
Watershed Review (Watershed)	Brent Gatlin	07/14/2025	07/10/2025	Revise & Re-Submit
<i>Comments</i>	<ol style="list-style-type: none"><li>1. See mark-ups on the Rezoning Sketch Plan. Revise &amp; Resubmit for sketch approval prior to Planning Board.</li><li>2. [Advisory Comment]: Submission and approval of a revised Master Plan, Prelim Plat, Watershed Development Plan (WDP), and any other necessary plan approvals and permits for the proposed project expansion, new lot layout, added streets, and other revisions are required prior to proceeding with proposed work.<ol style="list-style-type: none"><li>a. Revised Project Density calculations (overall and for each phase) will be required with consideration of proposed lot count revisions.</li><li>b. The Master Plan will need to be kept current and submitted with each future prelim plat submission and revision. See Master Plan from Oct. 2024 for latest breakdown of project density for each phase, to be updated to reflect changes proposed by this rezoning.</li></ol></li><li>3. [Advisory Comment]: Provide updated Stream &amp; Wetlands report delineating jurisdictional features in the expanded project area. There are stream and wetlands in the expanded project area near Lots 158 – 160.</li><li>4. [Advisory Comment]: WQCE will need to be extended along slopes exceeding 15% in the expanded project arear near Lots 158-160.</li></ol>			



# SUBMITTAL SUMMARY REPORT (25-07-PLBD-00128)

eREVIEW SESSION FILES: 2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Brent Gatlin	Add stream buffer, wetlands and WQCE. See prior Phase 1 plans for required WQCE location and extend the WQCE north into newly proposed project area along slopes that exceed 15%.  Septic systems / Off-site Drainfield Easements cannot be located in stream buffers, wetlands or WQCEs.  A new Stream & Wetlands delineation report will be needed for this expanded project area before any revised Prelim Plats including this area can be approved.	07/10/2025 1:15 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
mjones3	- cul-de-sac and lots were not included on the last set of plans submitted for Cedar Oaks North  - need to approve a street name and address the new lots	07/10/2025 2:23 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	Update per latest Master Plan acreages and Overall Project Density info for WCA Tiers 3 & 4, with adjustments to the Tier 4 info as needed to reflect the proposed changes for this rezoning amendment.  Below are snippets of the overall density calculations included on the latest Master Plan received by the Watershed Section from HCA. The Master Plan had a 10/3/24 plot stamp and was included with the North Phase 1 prelim plat submission at that time.	07/10/2025 3:52 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	Revise. Reported value does not exclusion of pond / lake acreage in project density calculations.	07/10/2025 4:36 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	"LOTS"	07/10/2025 4:42 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	Oct. 2024 Master Plan indicates 182.761 ac. Revise.	07/10/2025 4:57 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	Oct. 2024 Master Plan indicates 102.487 ac. This should reflect that value plus the acreage added to the project.	07/10/2025 4:59 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	Oct. 2024 Master Plan indicates 285.248 ac. This should reflect that value plus the acreage added to the project.	07/10/2025 5:01 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	Add all missing wetlands, streams & stream buffers, and WQCEs as reflected on the Oct. 2024 Master Plan and Stream & Wetland delineations by Sage (as verified by DEQ & USACE).  Mark-ups do not call out all missing jurisdiction items or WQCEs. You must check records and reflect on plan.	07/10/2025 5:37 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	add missing wetlands. See Sage report as verified by NCDEQ and USACE.	07/10/2025 5:41 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	add label for wetlands	07/10/2025 5:52 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	add hatch and label for wetlands	07/10/2025 5:54 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	add missing wetlands	07/10/2025 5:55 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	label all stream buffers as: 50' Stream Buffer	07/10/2025 6:01 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1
Brent Gatlin	50' Buffer (all buffers)	07/10/2025 6:02 pm	2025-06-30 CEDAR OAKS REZONING SKETCH PLAN.pdf	1

# SUBMITTAL SUMMARY REPORT (25-07-PLBD-00128)

Brent Gatlin	add and label missing WQCEs	07/10/2025 6:05 pm	2025-06-30 CEDAR OAKS REZONING 1 SKETCH PLAN.pdf
Brent Gatlin	<p>General Watershed Notes:</p> <p>1. This property is located within the Water Supply Watershed for Greensboro (Reedy Fork) WS-III, WCA Tiers 3 &amp; 4. Development restrictions may apply.</p> <p>Riparian Buffer &amp; Stream Notes:</p> <p>1. This property is located within the Jordan Lake Watershed where associated riparian buffer rules apply.</p> <p>2. 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.</p> <p>3. Stream Buffer Use Request (i.e. 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.</p> <p>Floodplain Notes:</p> <p>1. A 100-year Floodplain (SFHA) exists on the property based on FIRM Map # 3710786900J, 3710787800J, and 3710787900J each with effective date 6/18/2007 (Zone AE).</p> <p>a. Flood Source = Squirrel Creek Tributary (Stream No. 62)</p> <p>2. No development or land disturbance is allowed within the 100-year Floodplain (SFHA) unless approved by Guilford County via a Floodplain Development Permit. No deviations from the approved plan for proposed work in the 100-year Floodplain (SFHA) shall be made, unless otherwise requested by the applicant and approved in writing by Guilford County prior to work being performed.</p> <p>3. No fill is allowed within the 100-year Floodplain (SFHA) per Guilford County UDO Section 9.3.P.1.p.</p>	07/10/2025 6:25 pm	2025-06-30 CEDAR OAKS REZONING 1 SKETCH PLAN.pdf
Brent Gatlin	Add below notes to Rezoning Sketch Plan verbatim:	07/10/2025 6:26 pm	2025-06-30 CEDAR OAKS REZONING 1 SKETCH PLAN.pdf
OBass	all parcels must be assigned a land use to parcel. common area/open space	07/14/2025 12:26 am	2025-06-30 CEDAR OAKS REZONING 1 SKETCH PLAN.pdf
OBass	Show phase line if developed in phases.	07/14/2025 12:36 am	2025-06-30 CEDAR OAKS REZONING 1 SKETCH PLAN.pdf
OBass	assign a land use to area.	07/14/2025 12:44 am	2025-06-30 CEDAR OAKS REZONING 1 SKETCH PLAN.pdf

## Sketch Plan Review v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building/Inspections)	Matthew Crawford	08/22/2025	08/11/2025	Review Completed
Environmental Health Review (Environmental Health)	Jason Shelton	08/29/2025	08/27/2025	Review Completed
Comments	EH reviewed - Unclear at this time if evaluations will be through county or private option - JPS 8/27/25			
Fire Review (Fire Marshal)	Tim McNeil	08/22/2025	08/08/2025	Review Completed
GIS-Addressing (GIS-Addressing)	Melissa Jones	08/29/2025	08/20/2025	Review Completed
Comments				

## SUBMITTAL SUMMARY REPORT (25-07-PLBD-00128)

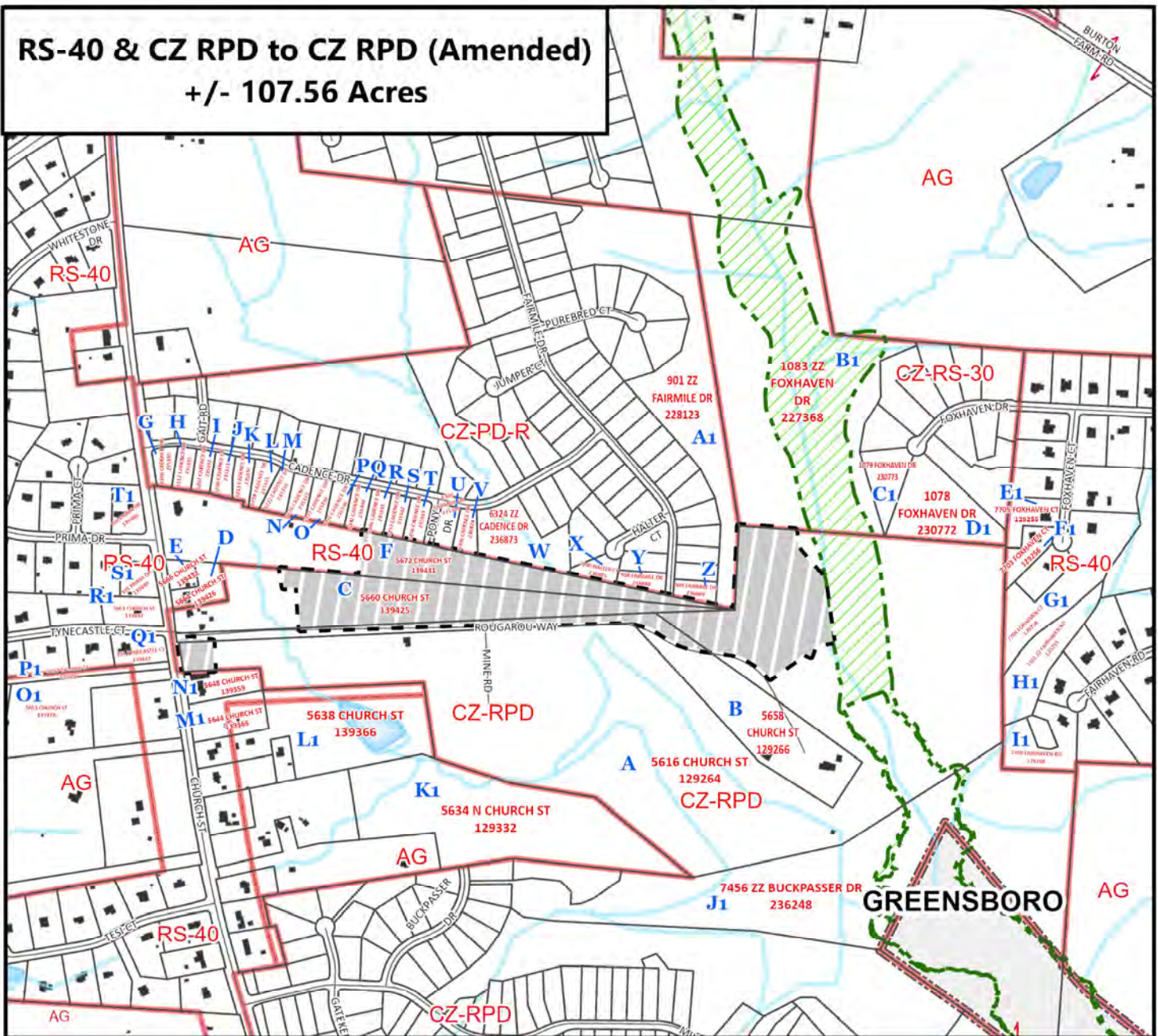
The updated address copy is attached. The addresses listed on the address copy have not been added to EPL. Lot addresses were added to EPL for Environmental Health permitting purposes.

If there are any lot changes in the future, send an updated overall site plan to [Addressing@guilfordcountync.gov](mailto:Addressing@guilfordcountync.gov)

Planning (Planning/Zoning)	Oliver Bass	08/22/2025	08/18/2025	Review Completed
Soil Erosion Review (Soil Erosion)	Kristi Cheek	08/29/2025	08/27/2025	Reviewed
<i>Comments</i>	A grading permit application will be needed to begin land disturbing activities outside of the existing permitted areas. Additional review and comments will occur from the Soil Erosion Control Section once a complete grading permit package is received. SEC staff has no additional comments for the rezoning at this time.			
Watershed Review (Watershed)	Brent Gatlin	08/29/2025	08/11/2025	Review Completed
<i>Comments</i>	Sketch Plan for proposed rezoning amendment, as uploaded to EPL on 8/8/25, is approved for watershed compliance purposes. Below advisory comments indicate items that will need to be submitted for review and approval (pending Rezoning Amendment):  1. [Advisory Comment]: Submission and approval of a revised / amended Master Plan, Prelim Plat, Watershed Development Plan (WDP), and any other necessary plan approvals and permits for the proposed project expansion, new lot layout, added streets, and other revisions are required prior to proceeding with proposed work. a. Revised Project Density calculations (overall and for each phase) will be required with consideration of proposed lot count revisions. b. The Master Plan will need to be kept current and submitted with each future prelim plat submission and revision. See Master Plan from Oct. 2024 for latest breakdown of project density for each phase, to be updated to reflect changes proposed by this rezoning. 2. [Advisory Comment]: Provide updated Stream & Wetlands report delineating jurisdictional features in the expanded project area. There are stream and wetlands in the expanded project area near Lots 158 – 160. This will be required prior to Prelim Plat approvals / amendments. 3. [Advisory Comment]: WQCE will need to be extended along slopes exceeding 15% in the expanded project area near Lots 158-160. This will be reviewed when the Prelim Plat & Watershed Development Plan for area of proposed amendments is submitted for review.			



# **RS-40 & CZ RPD to CZ RPD (Amended)** **+/- 107.56 Acres**



A. DR Horton INC.	Vernert	U. Idhali C. Carlos & Luis A. C.	D1. Christopher D. Irvine & Sonya R. Muskelly-Irvin	L1. Charles D. Jones, Melissa J. Burroughs & Michael D. Jones
B. DR Horton INC.	L. Donald T. & Karen R. Smith	Morale	E1. Ryan B. & Claudia Shaffer	M1. Melissa J. Burroughs, Michael D. Jones & Candace H. Jones
C. DR Horton INC.	M. Rongfang Liu & Zhong Lu	V. Izak & Peret van der Merwe	F1. Saman & Shahrzad Seyedin	N1. Adrian A. & Tria S. Podrosky
D. Kalliope C. Balatsias	N. Tian Yuan & Chuang Li	W. Cadence HOA INC.	G1. Melissa E. & Robert F. Brackin Jr.	O1. Kandra Hurt & Elizabeth Fulp
E. Reta Medlin	O. Matthew T. & Aubrey N. Bruck	X. Diane Heath & Randy Rodieck	H1. L & D Property Development Co.	P1. Caitlin J. Biggerstaff & Dylan J. Suttle
F. 5672 North Church Street LLC	P. Anto T. Irudayaraj & Gayathri Sivarajan	Y. Chinmay B. Kushare & Aishwarya Raut	I1. Patrick M. & GERALYN L. Waddington	Q1. Bradley E. & Teresa J. Anderson
G. Earl L. Smith III & Camilla D. Dove	Q. The Revocable Living Trust of Mantron A. Davis	Z. Kendra P. & Odysseus U. Chavis II	J1. DR Horton INC.	R1. Nancy J. Ellington
H. Danielle Sumner & Ryan Hardison	R. Majid & Susan W. Moshir	A1. Cadence HOA INC.	K1. Sharon C. & Larry W. Miller	S1. Melanie G. Harrington
I. Arron K. & Michelle M. Reed	S. Blake A. & Lauren G. Denny	B1. Venn Burton Farms LLC		T1. Stephen Lannan
J. Edwin A. & Peggy J. Rickey	T. Yaswanth K. Siripurapu	C1. Erin Cooley-Gross, William M. Gross & Mary A. Cooley		
K. Kervins Clement & Ashley				



Planning & Development  
Department

**Jurisdiction:**

GUILFORD COUNTY

**Case Number:**

25-08-PLBD-00130

**Case Area:**

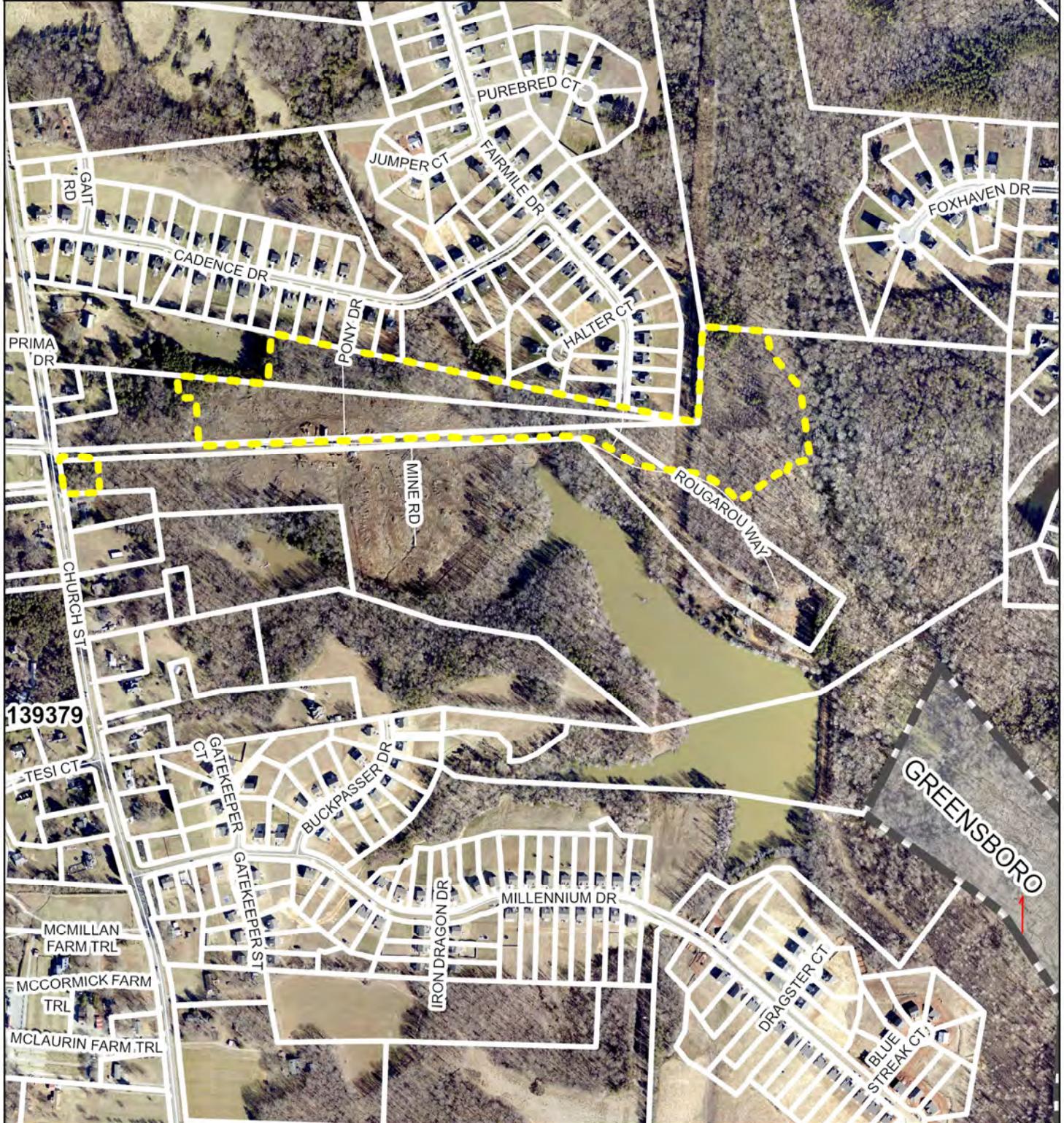
Parcel(s) - 139431, 139425,  
126266, & 129264  
5672, 5660, 5616, & 5658  
Church St.



Scale: 1" = 750'



**RS-40 & CZ RPD to CZ RPD (Amended)**  
**+/- 107.56 Acres**



Planning & Development  
 Department

Jurisdiction:  
 GUILFORD COUNTY

Case Number:  
 25-08-PLBD-00130

Case Area:  
 Parcel(s) - 139431, 139425,  
 126266, & 129264  
 5672, 5660, 5616, & 5658 Church  
 St.



Scale: 1" = 600'

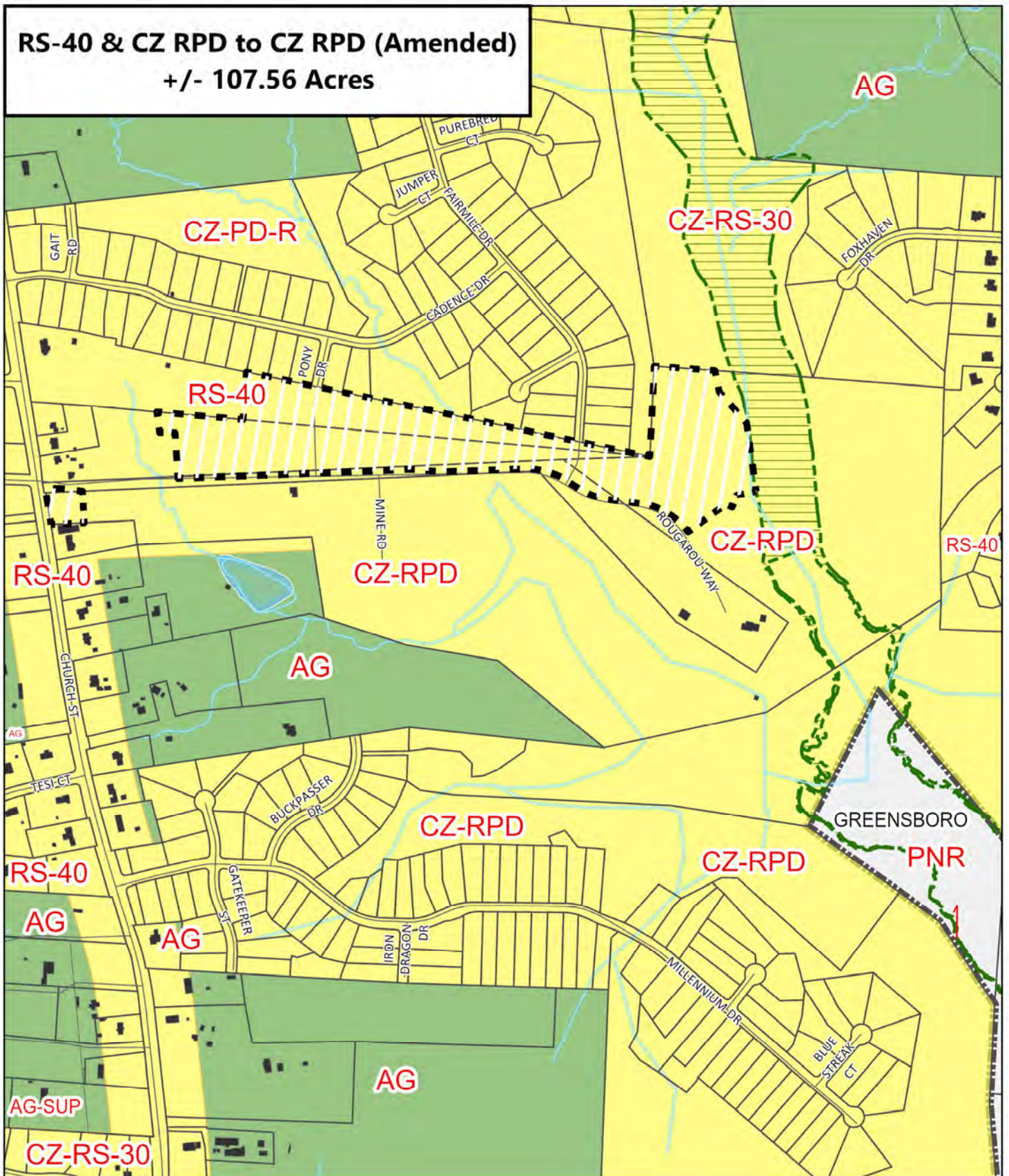


**RS-40 & CZ RPD to CZ RPD (Amended)**  
**+/- 107.56 Acres**





**RS-40 & CZ RPD to CZ RPD (Amended)**  
**+/- 107.56 Acres**



Planning & Development  
 Department

Jurisdiction:  
 GUILFORD COUNTY

Case Number:  
 25-08-PLBD-00130

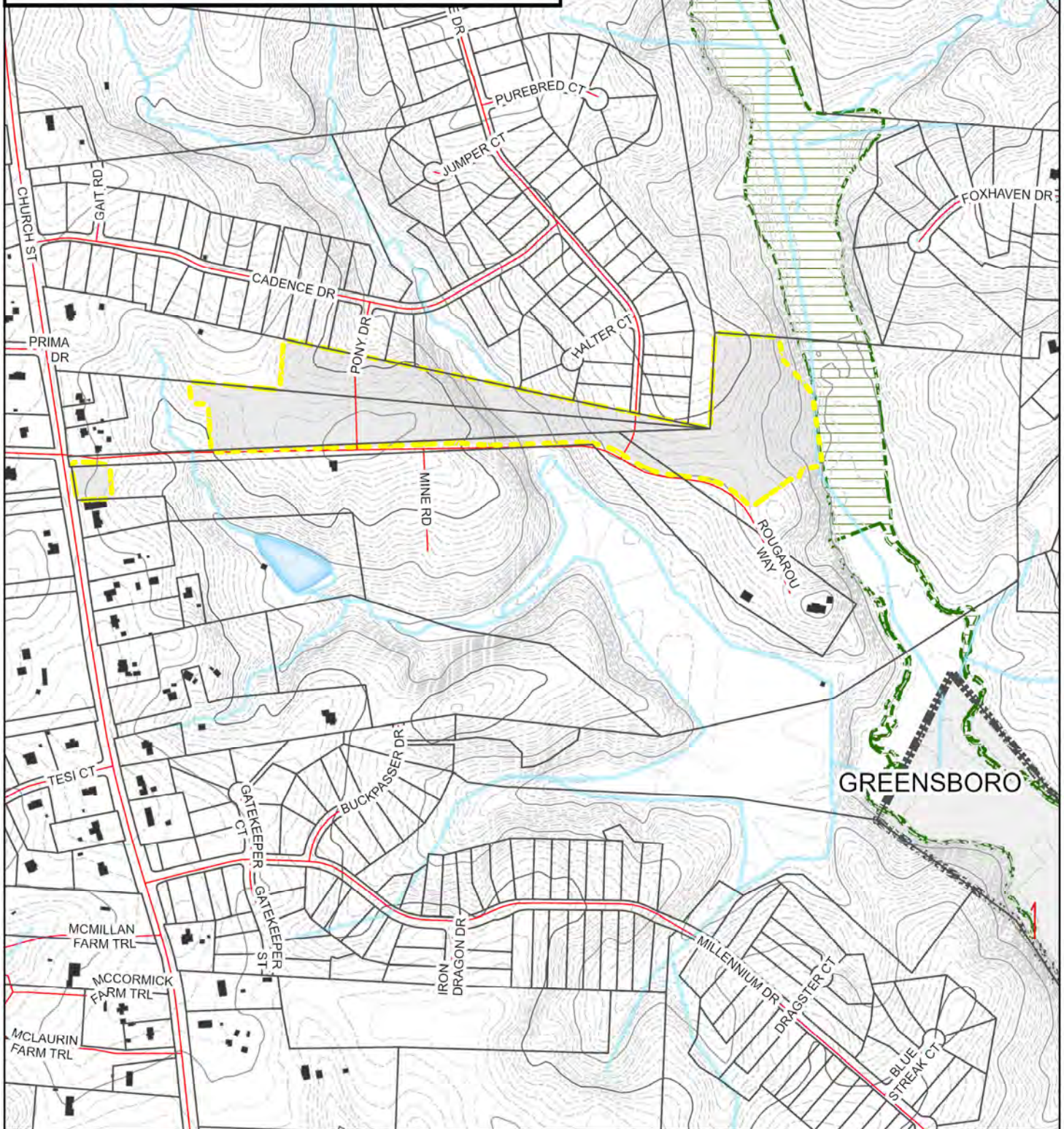
Case Area:  
 Parcel(s) - 139431, 139425,  
 126266, & 129264  
 5672, 5660, 5616, & 5658  
 Church St.



Scale: 1" = 600'



**RS-40 & CZ RPD to CZ RPD (Amended)**  
**+/- 107.56 Acres**



Planning & Development  
 Department

Jurisdiction:  
 GUILFORD COUNTY

Case Number:  
 25-08-PLBD-00130

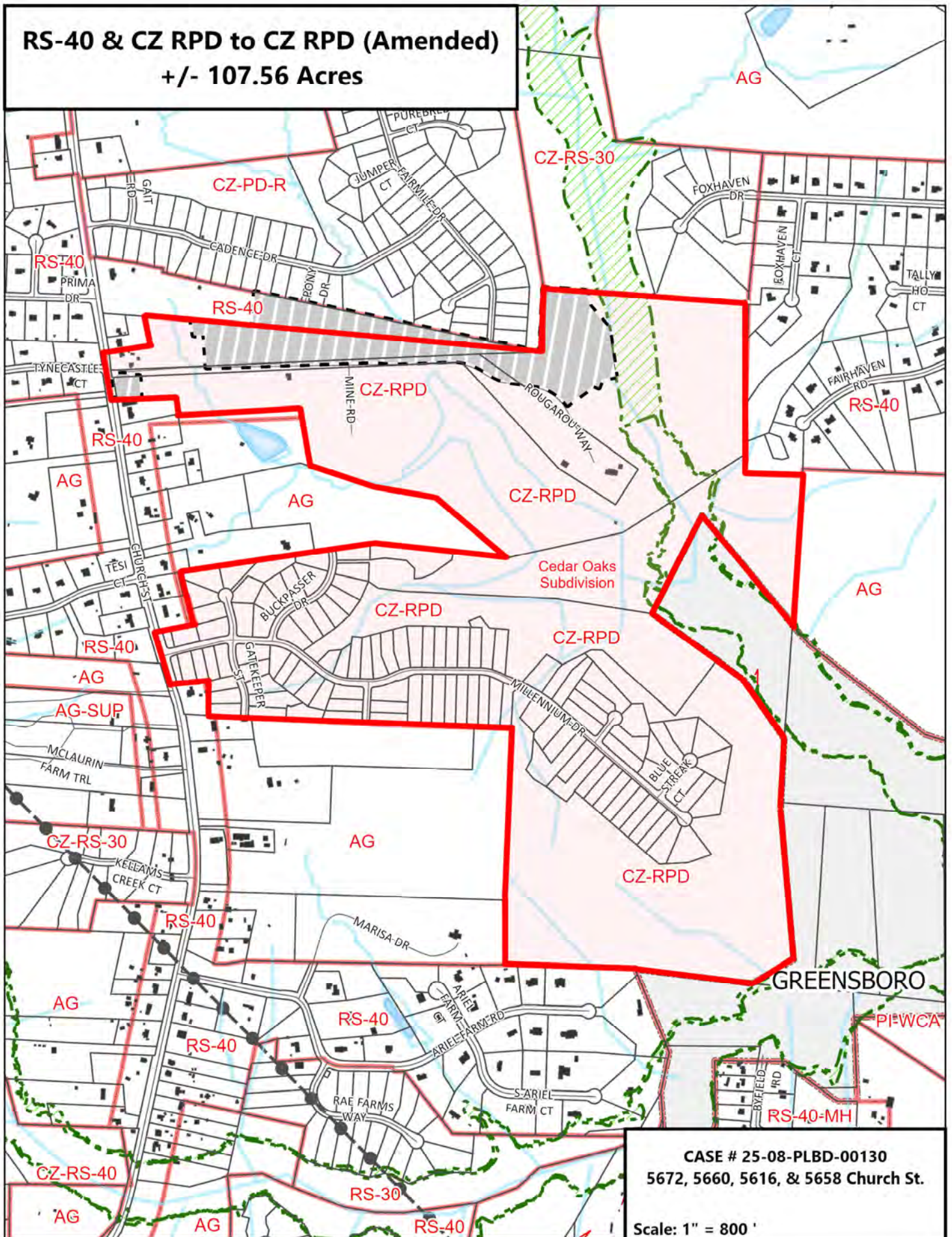
Case Area:  
 Parcel(s) - 139431, 139425, 126266, &  
 129264  
 5672, 5660, 5616, & 5658 Church  
 St.



Scale: 1" = 600'



**RS-40 & CZ RPD to CZ RPD (Amended)**  
**+/- 107.56 Acres**



**CASE # 25-08-PLBD-00130**  
**5672, 5660, 5616, & 5658 Church St.**  
**Scale: 1" = 800'**



**CONDITIONAL REZONING CASE #25-08-PLBD-00130: RS-40,  
RESIDENTIAL & CZ-RPD, RURAL PRESERVATION DISTRICT (Ref. Case  
#19-11-GCPL-08684) TO CZ-RPD AMENDED, RURAL PRESERVATION  
DISTRICT AMENDED: 5672, 5660, 5616, & 5658 CHURCH STREET**

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

**DECISION MATRIX**

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

**CONDITIONAL REZONING CASE #25-08-PLBD-00130: RS-40,  
RESIDENTIAL & CZ-RPD, RURAL PRESERVATION DISTRICT (Ref. Case  
#19-11-GCPL-08684) TO CZ-RPD AMENDED, RURAL PRESERVATION  
DISTRICT AMENDED: 5672, 5660, 5616, & 5658 CHURCH STREET**

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #139431 (portion), 139425, 129266, & 129264 from **RS-40 & CZ-RPD to CZ-RPD Amended** because:

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

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

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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.]*

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**CONDITIONAL REZONING CASE #25-08-PLBD-00130: RS-40,  
RESIDENTIAL & CZ-RPD, RURAL PRESERVATION DISTRICT (Ref. Case  
#19-11-GCPL-08684) TO CZ-RPD AMENDED, RURAL PRESERVATION  
DISTRICT AMENDED: 5672, 5660, 5616, & 5658 CHURCH STREET**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #139431 (portion), 139425, 129266, & 129264 from **RS-40 & CZ-RPD to CZ-RPD 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.]*

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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.]*

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**CONDITIONAL REZONING CASE #25-08-PLBD-00130: RS-40,  
RESIDENTIAL & CZ-RPD, RURAL PRESERVATION DISTRICT (Ref. Case  
#19-11-GCPL-08684) TO CZ-RPD AMENDED, RURAL PRESERVATION  
DISTRICT AMENDED: 5672, 5660, 5616, & 5658 CHURCH STREET**

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #139431 (portion), 139425, 129266, & 129264 from **RS-40 & CZ-RPD to CZ-RPD Amended** because:

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

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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.]*

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**CONDITIONAL REZONING CASE #25-08-PLBD-00130: RS-40,  
RESIDENTIAL & CZ-RPD, RURAL PRESERVATION DISTRICT (Ref. Case  
#19-11-GCPL-08684) TO CZ-RPD AMENDED, RURAL PRESERVATION  
DISTRICT AMENDED: 5672, 5660, 5616, & 5658 CHURCH STREET**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #139431 (portion), 139425, 129266, & 129264 from **RS-40 & CZ-RPD to CZ-RPD Amended** because:

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

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

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