



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

NC Cooperative Extension-Agricultural Center
3309 Burlington Road, Greensboro, NC 27405

February 10, 2021

6:00 PM

(SEE ATTACHED VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES)

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: January 13, 2021

D. Rules and Procedures

E. Continuance Requests

F. Old Business

G. New Business

Non-Public Hearing Item:

Public Hearing Items:

EASEMENT CLOSING CASE #20-12-GCPL-08615: **Request to table for a future date**

Being all three of the 20-foot easements located on Lot #s 3, 4, 9, 10, 12, & 13 as shown on Plat Book 36 Page 16 and located on Guilford County Tax Parcel # 126013.

CONDITIONAL ZONING CASE #21-01-GCPL-00324: RS-40 & CU-LI to CZ-LI 2918, 2920, 3000, 3002A, 3006, 3008, 3010, 3016 Sandy Ridge Road

Located on the east side of Sandy Ridge Road, approximately 1000 feet north from its intersection of Tyner Road, approximately 17.18 acres (Guilford County Tax Parcel #170675, #170667, #170659, #170666, #170679, #170676, #170674, #170672) owned by Tim Burnett.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Proposed Conditional Zoning from RS-40 & CU-LI to CZ-LI limited to the following Use Conditions: See [Exhibit "A"](#) attached hereto and incorporated herein by reference. Development Conditions: See Exhibit "A" attached hereto and incorporated herein by reference along with the attached [Zoning Sketch Plan](#).

The proposed Conditional Zoning is consistent with the Airport Area Plan land use classification of Non-Residential, thus if approved, no plan amendment would be required.

CONDITIONAL ZONING CASE #21-01-GCPL-00370: LO to CZ-LB 1233 Guilford College Rd

Located on the northeast corner of Guilford College Road and Hilltop Road intersection, approximately .48 acres (Guilford County Tax Parcel #155100) owned by Jack & Cheryl Bailey, Jerry & Sheila Bailey, and Jimmy & Susan Bailey.

Proposed Conditional Zoning from LO to CZ-LB limited to the following Use Conditions: Professional Services: Kenneling and Pet Grooming plus all uses allowed in the LO district that are concurrently allowed in the LB district along with the attached Zoning Sketch Plan.

The proposed Conditional Zoning is inconsistent with the Southwest Area Plan land use classification of Office, thus if approved, an area plan amendment to the Southwest area plan would be required.

**UDO TEXT AMENDMENT ITEMS FOR HOUSEKEEPING, MAINTENANCE, AND ADJUSTMENTS
CASE #21-01-GCPL-00607:**

See enclosed Staff Report.

H. Other Business

**TEXT AMENDMENT CASE #21-02-GCPL-00830 UNIFIED DEVELOPMENT ORDINANCE TEXT
AMENDMENT SUPPLEMENT (See Enclosed Staff Report)**

Complimentary to the foregoing text amendment (TA Case # 21-01-GCPL-00607), amend/revise table of contents accordingly in Articles 3, 7, and 8 and all section references and titles, and all table references and titles to reconcile number formatting throughout document (i.e. change Section 3.01 to Section 3.1).

- I. **Recess meeting until Thursday February 11, 2021 at 6:30 pm (see attached Virtual Meeting & Public Hearing Procedures)**

VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES

Guilford County remains committed to providing an open and transparent public process during the COVID-19 pandemic. To ensure the safety of our community and staff, and in compliance with the State of North Carolina Stay-At-Home order, this public hearing will be **open for citizen participation through the virtual platform, GoToWebinar.**

THE MEETING ROOM WILL BE OPEN ONLY FOR THE PUBLIC UNABLE TO PARTICIPATE VIRTUALLY. LIMITED SEATING WILL BE AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS, WITH SOCIAL DISTANCING GUIDELINES IN PLACE.

The public hearing agenda will be available for review prior to the start of the meeting at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

Virtual Regular Meeting & Public Hearing(s) Wednesday, February 10, 2021 @ 6:00 pm

Those wishing to participate in the virtual meeting, must register by Feb 10, 2021 5:30 PM EDT at:

<https://attendee.gotowebinar.com/register/4932940638663936268>

Webinar ID 351-108-043

After registering, you will receive a confirmation email containing information about joining the webinar. **Comments can be made in writing for up to 24 hours after** the regular meeting via email to mbyers0@guilfordcountync.gov and must be received by 6:00 PM on Thursday, **February 11, 2021.**

Virtual Reconvened Meeting (Planning Board Decision of Wed. Public Hearings) Thursday, February 11, 2021 @ 6:30 pm

Those wishing to listen to the reconvened meeting, must register by Feb 11, 2021 6:00 PM EDT at:

<https://attendee.gotowebinar.com/register/1220638639083147276>

Webinar ID 251-836-531

After registering, you will receive a confirmation email containing information about joining the webinar.

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**Guilford County
Planning Board
REMOTE/VIRTUAL REGULAR MEETING
January 13, 2021**

The Guilford County Planning Board met in regular session on Wednesday, January 13, 2021 at 6:00 p.m. in the Blue Room, First Floor, Old Guilford County Courthouse, 301 West Market Street, Greensboro, NC.

Members Present: Mr. Apple (remotely); Ms. Buchanan (remotely); Mr. Alexander (remotely); Dr. Gathers (remotely); Ms. McKinley (remotely); Mr. Mann (remotely); and Mr. Jones (remotely); Mr. Craft (remotely)

Members Absent: Mr. Danny Thompson

Staff Present: Tonya Hodgins, Planning Technician (remotely) ; J. Leslie Bell, Guilford County Planning Director (remotely) ; Mitchell Byers (remotely); and Robert Carmon, Deputy Fire Marshal (remotely).

Chair Jones called the meeting to order and welcomed everyone in attendance.

AGENDA AMENDMENTS: None.

APPROVAL OF MINUTES:

Leslie Bell made slight revisions to the December 10, 2020 meeting voting session minutes indicating that Mr. Robert Carmon, Deputy Fire Marshal was present at the December 10, 2020 meeting. Mr. Alexander made a motion to approve the December 9, 2020 and revised the December 10, 2020 minutes, seconded by Mr. Craft. The Board voted 8-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, McKinley, Mann, and Jones. Nays: None).

RULES OF PROCEDURE:

Chairman Frankie Jones read the rules of procedure. Mr. Bell stated that the revisions to the Rules and Procedures were presented at the December 2020 meeting for review and discussion.

Mr. Alexander moved for the approval of the revisions to the Rules and Procedures, seconded by Mr. Craft. The Board voted 8-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, McKinley, Mann, and Jones Nays: None).

CONTINUANCE REQUESTS: None.

OLD BUSINESS: None.

NEW BUSINESS:

Non-Public Hearing Items:

RESOLUTION OF INTENT FOR EASEMENT CLOSING CASE #12-20-GCPL-08615:

Being all three of the 20-foot easements located on Lot #s 3,4,9,10,12, & 13 as shown on Plat Book 36 Page 16 and located on Guilford County Tax Parcel #126013.

Mr. Bell requested a public hearing be set for February 10, 2021. With no questions for Mr. Bell, Mr. Craft moved to hear the case at the February 10, 2021 meeting and the motion was seconded by Mr. Alexander. The Board voted 8-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, McKinley, Mann, and Jones Nays: None).

PUBLIC HEARING ITEMS: NONE

OTHER BUSINESS:

Asses Interest in mobile devices and paperless packets for FY21/22 budget

Mr. Bell inquired of the Board's interest in considering using mobile devices (i.e., tablets) for the Planning Board's tablets tentatively beginning in the FY21/22. Going paperless would save money and have positive environmental impact. These tablets would be owned by Guilford County but could be assigned to Planning Board members with an agreement with the user. The user could also use their own tablet if they desired. No objection was raised from the Planning Board members and received overall approval.

Before the end of the meeting, Mr. Bell introduced Mitchell Byers, the recently hired Planning Technician.

RECESSED:

There being no further business before the Board, the *virtual* Regular meeting was recessed at 6:11 pm.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Easement Closing
Petition

Date Submitted: 12-9-20 Fee \$126.00 Receipt # 151540 Case Number 20-12-sept-0865
(includes \$26 recording fee)

The undersigned, being the owner(s) of the property abutting the easement, or portion of said easement, described below request(s) that said easement be closed and removed from dedication.

The easement on the property located at 5020 Summit Avenue (Parcel # 126013)

As recorded in Plat Book 36 Page 16 in Monroe Township. Also refer to attached map.

The following utility companies have installed facilities within the easement:

Electric _____ Natural Gas _____
Phone _____ Cable Television _____

The following utility companies that provide service or would provide service in the area do not have facilities installed within the easement:

Electric ~~None Known~~ Ruke Natural Gas ~~None Known~~ Piedmont Natural Gas
Phone ~~None Known~~ Atandt Cable Television ~~None Known~~ Charter

All companies, regardless of availability of services in the area, listed above must provide the applicant with a written statement on company letterhead that they have no objection to the easement being closed. Contact must be made by the applicant. Refer to the Area Utility List for utility company contacts.

According to North Carolina General Statute 153A-241, the Planning Board may close the easement if the closing of said easement is not contrary to the public interest.

Petitioners:

- | | Name | Address |
|----|--|---------------------------------------|
| 1. | <u>Stuart Elium c/o Land Solutions, PLLC</u> | <u>PO Box 347 Oak Ridge, NC 27310</u> |
| 2. | _____ | _____ |
| 3. | _____ | _____ |
| 4. | _____ | _____ |
| 5. | _____ | _____ |
| 6. | _____ | _____ |
| 7. | _____ | _____ |
| 8. | _____ | _____ |

Additional sheets for petitioners are available upon request.

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

Submitted By:

Bill Greco / Land Solutions PO Box 347 Oak Ridge, NC 27310 336-605-0328
Contact Name Address Contact Phone #/Email bill@landsolutionspc.com

EASEMENT CLOSING CASE # 20-12-GCPL-08615

Nature of the Request

Applicant is seeking to close all three of the 20-foot easements located on Lot #s 3, 4, 9, 10, 12, &13 as shown on Plat Book 36 Page 16 and located on Guilford County Tax Parcel # 126013.

The resolution of intent was adopted at the January 13th Planning Board meeting.

Staff Recommendation

STAFF COMMENT: Pursuant to NCGS 153A-241 concerning closing easements, the Planning Board must hold a public hearing before the easement can be closed. Based upon the information presented at the hearing, the Board must find that:

The closing of said easement is not contrary to public interest.

Staff submits the following findings for consideration by the Board:

1. The Planning Department has received a request to close all three of the 20-foot easements located on Lot #s 3, 4, 9, 10, 12, &13 as shown on Plat Book 36 Page 16 and located on Guilford County Tax Parcel # 126013; and
2. All utility companies servicing this area have signed utility easement releases for the property.



GUILFORD COUNTY

Guilford County
Planning & Development
Department

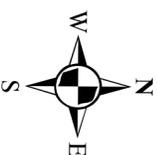
Easement Closing Case #
20-12-GCPL-08615

Township: Monroe

Scale: 1 in = 80 ft

Map:

126013



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GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Conditional Zoning Application

Date Submitted: 01-13-2021 Fee \$500.00 Receipt # _____ Case Number 21-01-GCPL-00324

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

Pursuant to Section 3-12 of the Guilford County Development Ordinance, the undersigned hereby requests Guilford County to rezone the property described below from the RS-40 & CU-LI zoning district to the CZ-LI zoning district. Said property is located 2918, 2920, 3000, 3002A, 3006, 3008, 3010, & 3016 Sandy Ridge Road, Greensboro, NC in Deep River Township; Being a total of: approx. 17.18 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 1 7 0 6 7 5 RS-40

Tax Parcel # 1 7 0 6 6 6

Tax Parcel # 1 7 0 6 6 7 RS-40

Tax Parcel # 1 7 0 6 7 9

Tax Parcel # 1 7 0 6 5 9

Tax Parcel # 1 7 0 6 7 6

Additional sheets for tax parcels are available upon request.

Tax Parcel # 1 7 0 6 7 4

Tax Parcel # 1 7 0 6 7 2 (CZ-LI)

Check One:

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

Check One:

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

Conditional Zoning Requirements:

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required 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 Guilford County Development Ordinance. SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
- Zoning Conditions. 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 Guilford County Development Ordinance. SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

*Air Port Area Plan
Nonresidential
Consistent*

*OK
1/14/21*



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 IV, Table 4-3-1 of the Guilford County Development Ordinance:

- 1) See Exhibit "A" attached hereto and incorporated herein by reference.
- 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 Guilford County Development Ordinance:

- 1) See Exhibit "A" attached hereto and incorporated herein by reference.
- 2) _____
- 3) _____
- 4) _____

YOU OR SOMEONE REPRESENTING YOU MUST 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, Bessemer Improvement Company
[a North Carolina corporation]

DocuSigned by:
Tim Burnett
Property Owner Signature
Tim Burnett

Name
PO Box 14220, Greensboro, NC 27415-4220

Mailing Address
Greensboro, NC

City, State and Zip Code
336-272-8179 tbb@bessemerimprovement.com

Phone Number Email Address

Steve C. Davis, Inc.
[a North Carolina corporation]

DocuSigned by:
Steve Davis
Owner/ Representative/Applicant Signature (if applicable)

Name
Steve C Davis

Name
2196 Hawthorne Ln

Mailing Address
Wilkesboro NC 28697

City, State and Zip Code
336-262-4032 Steve.davis@stevecdavis.com

Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

EXHIBIT “A”

TO

APPLICATION FOR CONDITIONAL ZONING DISTRICT

[STEVE C. DAVIS, INC.]

*(2918, 2920, 3000, 3002A, 3006, 3008, 3010, & 3016 Sandy Ridge Road,
Greensboro, Guilford County, North Carolina)*

(PROPOSED CONDITIONS)

EXHIBIT "A"
to
APPLICATION FOR CONDITIONAL ZONING DISTRICT
(PROPOSED CONDITIONS)

To Chairman, Guilford County Planning Board:

The undersigned respectfully requests that the Guilford County Planning Board, pursuant to Article 3 of the Unified Development Ordinance, recommend that a Conditional Zoning District be approved for the following use(s) subject to the following condition(s):

Condition(s):

- 1. Permitted uses shall include all uses allowed in the LI District, except for the following:**
 - a. Animal Services (Livestock);
 - b. Animal Services (Other)
 - c. Bus Terminal and Service Facilities;
 - d. Communication or Broadcasting Facilities;
 - e. Furniture Stripping or Refurnishing;
 - f. Go-cart Raceway;
 - g. Laundry or Dry-Cleaning Plant;
 - h. Place of Worship;
 - i. Post Office;
 - j. Radio or TV Station;
 - k. Railroad Terminal or Yard;
 - l. Recycling Facilities, Outdoors;
 - m. Research, Development or Testing Services
 - n. Taxi Terminal; OR
 - o. Vocational, Business, or Secretarial School.

EXHIBIT “B”

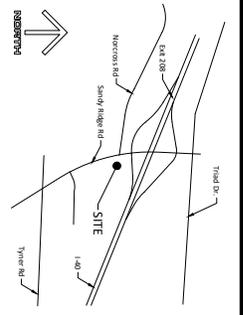
TO

APPLICATION FOR CONDITIONAL ZONING DISTRICT

[STEVE C. DAVIS, INC.]

*(2918, 2920, 3000, 3002A, 3006, 3008, 3010, & 3016 Sandy Ridge Road,
Greensboro, Guilford County, North Carolina)*

(ZONING SKETCH PLAN)



SITE LOCATION MAP

LOCATION
 LATITUDE 36° 52' 56.69" N
 LONGITUDE 79° 59' 43.24" W
 PARCEL ID 170672, 170674, 170676, 170679,
 170681, 170683, 170685, 170687, 170675
 TOTAL ACREAGE 1.7188

ZONING
 ZONING DISTRICT RFS-40, CU-U
 PREVIOUS ZONING C-1

OFF STREET PARKING
 STANDARD PARKING 53 SPACES
 TRAILER PARKING 2 SPACES
 TRAILER PARKING 64 SPACES

NOTE:
 THIS SKETCH PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO MODIFICATION DURING THE DEVELOPMENT PROCESS INCLUDING, BUT NOT LIMITED TO, THE SITE PLAN REVIEW AND PERMITTING STAGE.

PRELIMINARY PLAN

THIS IS A PRELIMINARY PLAN INTENDED FOR PLANNING AND DESIGN. THIS IS NOT A CONSTRUCTION PLAN. THIS PLAN HAS NOT BEEN REVIEWED BY CONVENING AUTHORITIES.

Z-1

SCALE: 1" = 100'

NORTH

<p>Zoning Sketch Plan</p> <p>STEVE C. DAVIS, INC.</p> <p>SANDY RIDGE ROAD COLFAX, NORTH CAROLINA</p>	<p>PREPARED FOR:</p> <p>STEVE C. DAVIS, INC. 207 W. MAIN STREET SUITE 106 WILKESBORO, NC 28697 336.262.4032 STEVE.DAVIS@STEVECDAVIS.COM</p>	<p>Blue Ridge Engineering PLLC</p> <p>924 Main Street - Suite 200 North Wilkesboro, NC 28659 336.838.9123 www.BREplc.com Firm #P-0205</p>	<p>ORIGINAL ISSUE DATE: 01/20/2021</p> <p>PROJECT #: 15008</p> <p>DRAWN BY: MDC</p>
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CONDITINAL ZONING CASE #21-01-GCPL-00324 RS-40 & CU-LI (CASE # 64-89) to CZ-LI 2918, 2920, 3000, 3002A, 3006, 3008, 3010, & 3016 Sandy Ridge Road

Property Information

Located on the east side of Sandy Ridge Road, approximately 1000 feet north from its intersection of Tyner Road, approximately 17.18 acres (Guilford County Tax Parcel #170675, #170667, #170659, #170666, #170679, #170676, #170674, #170672) owned by Tim Burnett.

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

Nature of the Request

This proposed request is to Conditionally Zone property from RS-40 & CU-LI to CZ-LI limited to the following Use Conditions: All uses allowed in the LI district except those listed in Exhibit “A” attached hereto and incorporated herein by reference. Development Conditions: See Exhibit “A” attached hereto and incorporated herein by reference along with the 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 CU, historically approved prior to the adoption of the ordinance and appeared previously on the Official Zoning Map of Guilford County have been approved historically via a legislative process and thus will be considered and administered henceforth consistent with parcels designated as Conditional Zoning (CZ) as of **(Adoption Date)**.

The LI, Light Industrial District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties.

The CZ, Conditional Zoning District, is hereby established as a companion district for every district established in Section 4-2. 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 apply.

Character of the Area

This request is in a heavily developed area with a mix of industrial, commercial, and public/institutional uses.

Existing Land Use(s) on the Property:

Industrial building or undeveloped

Surrounding Uses:

North: Interstate Highway/

South: Public/Institutional

East: Public/institutional

West: Single-family area and Commercial

Historic Properties: There are no inventoried Historic Properties located on or near the property.

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

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Colfax.

Miles from Fire Station: Approximately 2.3 miles.

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Major thoroughfare; 19,000 ADT (NCDOT-2018)

Proposed Improvements: I-40/Sandy Ridge interchange reconfiguration (Greensboro CTP).
NCDOT driveway permit

Projected Traffic Generation: Unavailable

Environmental Assessment

Topography: Gently sloping, moderately sloping and steeply sloping.

Regulated Floodplain/Wetlands:

There are no mapped wetlands on site. There is no regulated floodplain on site.

Streams and Watershed:

There is a mapped stream on site. The property is within the High Point water supply watershed, in the General Watershed Area.

Land Use Analysis

Land Use Plan: Airport Area Plan

Plan Recommendation: Nonresidential

Consistency:

The propose rezoning to CZ-LI is consistent with the recommendation of the Comprehensive Plan because the Airport Area Plan recommends nonresidential development in the area, which is not consistent with the current residential zoning of the undeveloped parcels.

Recommendation

Staff Recommendation: Staff recommends approval

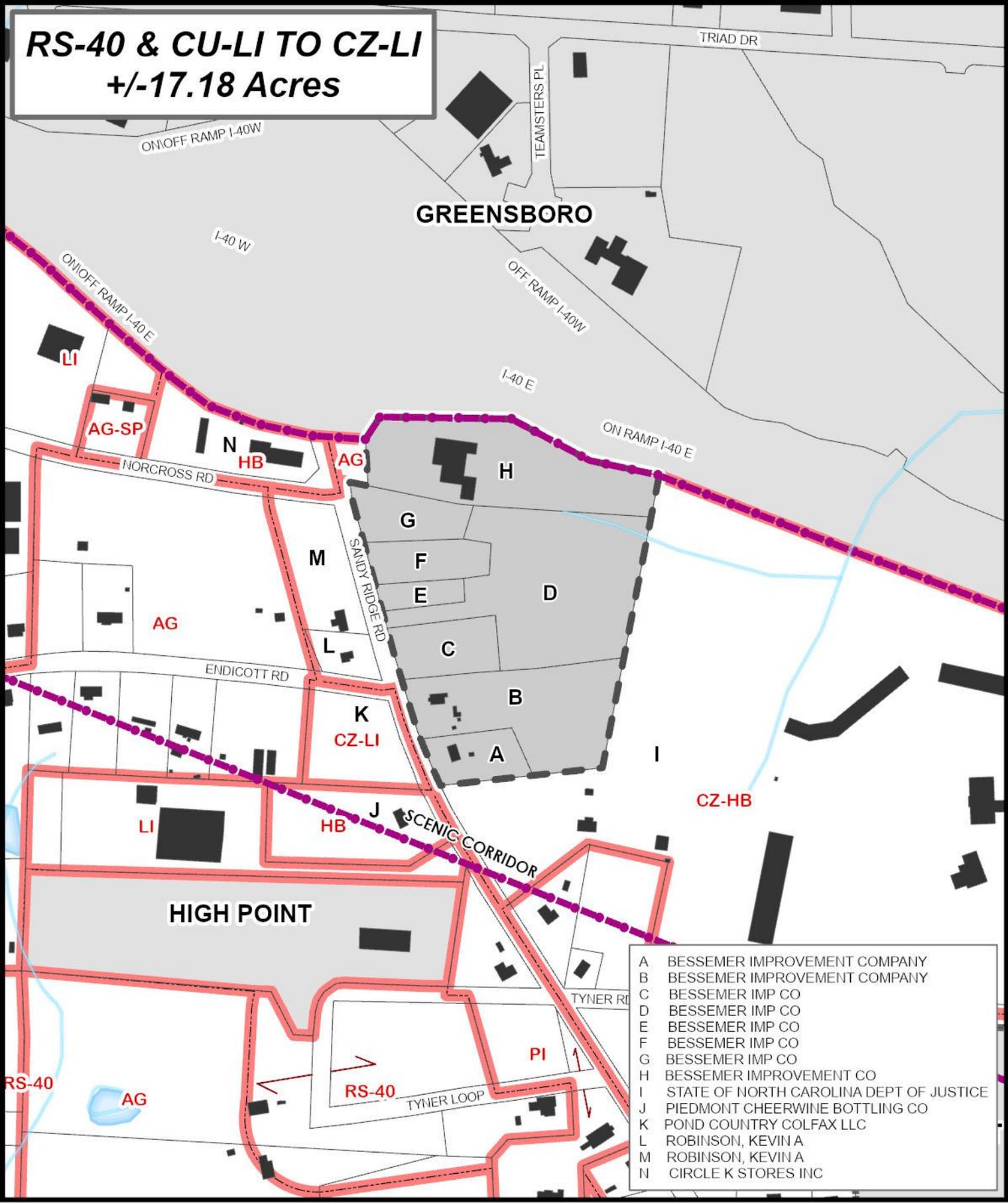
Staff considers the rezoning reasonable and in the public interest because:

1. It is consistent with the recommendation of the Airport Area Plan.
2. The site is in a heavily developed nonresidential area and extends the current industrial zoning to contiguous properties.
3. The site fronts on a major thoroughfare and near a major I-40 interchange.
4. The industrial zoning will provide economic growth opportunities for the County.

Area Plan Amendment Recommendation:

The proposed rezoning is consistent with the recommendation of the Airport Area Plan. Thus, if approved, an amendment to the plan is not required.

RS-40 & CU-LI TO CZ-LI +/-17.18 Acres



- A BESSEMER IMPROVEMENT COMPANY
- B BESSEMER IMPROVEMENT COMPANY
- C BESSEMER IMP CO
- D BESSEMER IMP CO
- E BESSEMER IMP CO
- F BESSEMER IMP CO
- G BESSEMER IMP CO
- H BESSEMER IMPROVEMENT CO
- I STATE OF NORTH CAROLINA DEPT OF JUSTICE
- J PIEDMONT CHEERWINE BOTTLING CO
- K POND COUNTRY COLFAX LLC
- L ROBINSON, KEVIN A
- M ROBINSON, KEVIN A
- N CIRCLE K STORES INC



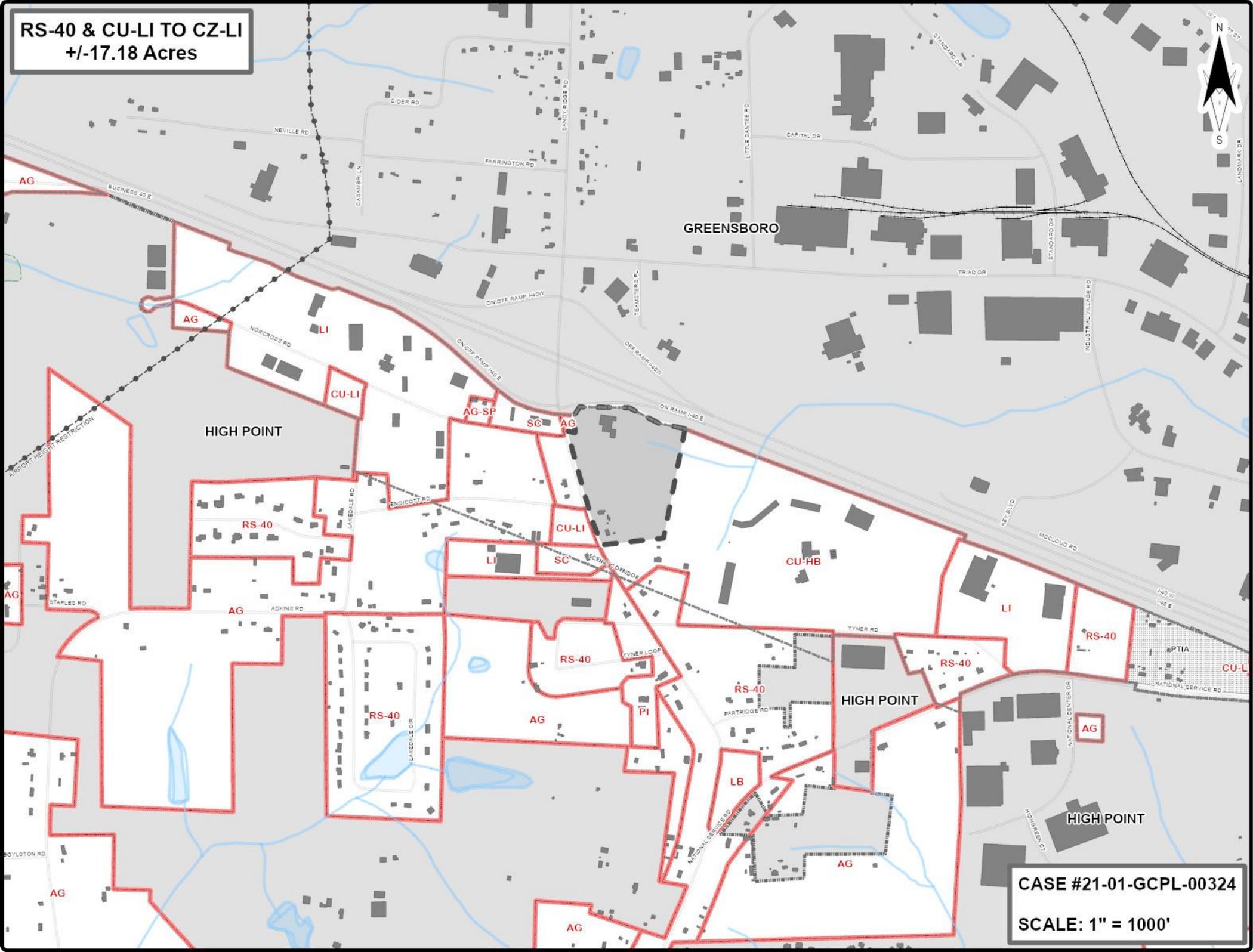
JURISDICTION:
GUILFORD COUNTY
 Guilford County
 Planning & Development
 Department

Rezoning Case #
21-01-GCPL-00324
 Scale: 1" = 400'

Map:
 170659 170674
 170666 170675
 170667 170676
 170672 170679



**RS-40 & CU-LI TO CZ-LI
+/-17.18 Acres**



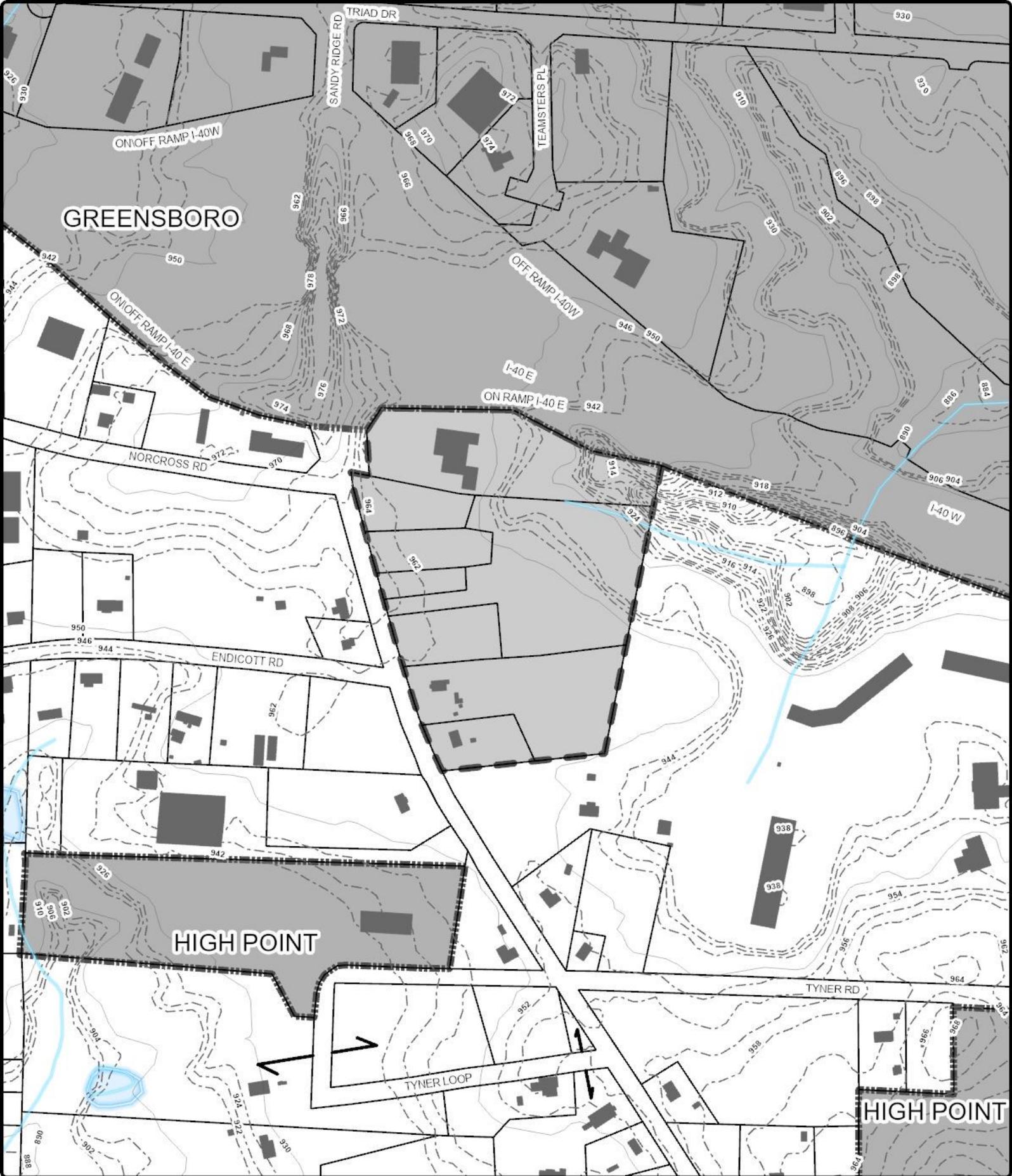
CASE #21-01-GCPL-00324
SCALE: 1" = 1000'



CASE #21-01-GCPL-00324

Scale: 1" = 400'





GREENSBORO

HIGH POINT

HIGH POINT



CASE #21-01-GCPL-00324

Scale: 1" = 400'



**Conditional Rezoning CASE #21-01-GCPL-00324 RS-40 & CU-LI (CASE # 64-89) to CZ-LI
2918, 2920, 3000, 3002A, 3006, 3008, 3010, & 3016 Sandy Ridge Road**

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

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	#1
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	#4

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

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

I move to **Approve** this zoning amendment located on Guilford County Tax Parcel #170675, #170667, #170659, #170666, #170679, #170676, #170674, #170672, from **RS-40 & CU-LI** to **CZ-LI** because:

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

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

Conditional Rezoning CASE #21-01-GCPL-00324 RS-40 & CU-LI (CASE # 64-89) to CZ-LI 2918, 2920, 3000, 3002A, 3006, 3008, 3010, & 3016 Sandy Ridge Road

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

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

I move to **Approve** this zoning amendment located on Guilford County Tax Parcel #170675, #170667, #170659, #170666, #170679, #170676, #170674, #170672, from **RS-40 & CU-LI** to **CZ-LI**.

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

3. The amendment **is** reasonable and in the public interest 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 AND DEVELOPMENT

Planning Board Conditional Zoning Application

Date Submitted: _____ Fee \$500.00 Receipt # _____ Case Number 21-D1-GCPL-00370

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

Pursuant to Section 3-13 of the Guilford County Development Ordinance, the undersigned hereby requests Guilford County to rezone the property described below from the Limited Office (LO) zoning district to the Limited Business (LB) zoning district. C2-LB
Said property is located 1233 Guilford College Rd
in Jamestown Township; Being a total of: 0.48 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 0 1 5 5 1 0 0 Tax Parcel # _____
Tax Parcel # _____ Tax Parcel # _____
Tax Parcel # _____ Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One:

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

Check One:

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

Conditional Zoning Requirements:

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required 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 Guilford County Development Ordinance.
- Zoning Conditions. 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 Guilford County Development Ordinance.

Matt 1/15/21



**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 IV, Table 4-3-1 of the Guilford County Development Ordinance:

1) Professional Services: Kenneling and Pet Grooming plus all uses allowed in the LO district that are concurrently allowed in the LB district.

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 Guilford County Development Ordinance:

1) _____

2) _____

3) _____

4) _____

YOU OR SOMEONE REPRESENTING YOU MUST 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
JACK BAILEY

Cheryl Bailey
Cheryl Bailey

Owner / Representative / Applicant Signature (if applicable)
Katherine Peters

Name
3032 MAPLE BRANCH DR
Mailing Address

City, State and Zip Code
HIGH POINT, NC 27265

Phone Number
336-601-1033
Email Address
jackbailey@helpusellgreenboro.com

Name
5100 Edinborough Rd
Mailing Address

City, State and Zip Code
Greensboro, NC 27406

Phone Number
336-906-6021
Email Address
info@dogterragrooming.com

Additional sheets for conditions and signatures are available upon request.



ADDITIONAL SIGNATURES ADDENDUM

NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: 1233 GUILFORD COLLEGE RD, JAMESTOWN NC

This ADDITIONAL SIGNATURES ADDENDUM is attached to and made a part of the following named document including any addendum listed here (describe form by name and form number) GUILFORD COUNTY PLANNING AND DEVELOPMENT CONDITIONAL ZONING APPLICATION ("Document").

The number of parties who need to sign the Document exceed the space provided in the Document. The sole purpose of this Addendum is to provide additional spaces for the identification and signature of the Document by all necessary parties.

By signing this Addendum, each of the additional parties named below acknowledges receipt of the Document and agrees to be bound by all the terms, conditions and/or other provisions contained in the Document.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

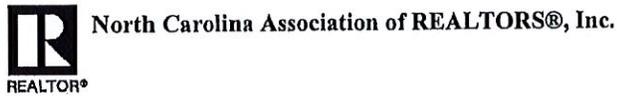
Signature blocks for Jerry C Bailey, Sheila Bailey, Jimmy G Bailey, and Susan Bailey, each with fields for Party Name, Signature, Date, and Buyer/Seller/Other status.

Entity Party Name section with fields for By, Signature of authorized representative, Date, Print name and title, and Buyer/Seller/Other status.

Entity Party Name section with fields for By, Signature of authorized representative, Date, Print name and title, and Buyer/Seller/Other status.

Entity Party Name section with fields for By, Signature of authorized representative, Date, Print name and title, and Buyer/Seller/Other status.

Entity Party Name section with fields for By, Signature of authorized representative, Date, Print name and title, and Buyer/Seller/Other status.



STANDARD FORM 503 Adopted 7/2014 © 7/2020

CONDITINAL ZONING CASE #21-01-GCPL-00370 LO to CZ-LB 1233 Guilford College Road

Property Information

Located on the northeast corner of Guilford College Road and Hilltop Road intersection, approximately .48 acres (Guilford County Tax Parcel #155100) owned by Jack & Cheryl Bailey, Jerry & Sheila Bailey, and Jimmy & Susan Bailey.

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

Nature of the Request

This proposed request is to Conditionally Zone property from LO to CZ-LB limited to the following Use Conditions: Professional Services: Kenneling and Pet Grooming plus all uses allowed in the LO district that are concurrently allowed in the LB district along with the attached Zoning Sketch Plan.

This property was approved for a rezoning request from RS-40 to CZ-LO at the April 13, 2016 Planning Board meeting.

District Descriptions

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

The CZ, Conditional Zoning District, is hereby established as a companion district for every district established in Section 4-2. 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 apply.

The LB, Limited Business District is primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.

Character of the Area

This request is in a portion of Guilford County that has transitioned from primarily residential uses to a mixture of residential, commercial and public institutional uses.

Existing Land Use(s) on the Property: Office use

Surrounding Uses:

- North: Residential
- South: Commercial
- East: Residential
- West: Commercial

Historic Properties: There are no inventoried Historic Properties located on or near the property.

Cemeteries: No cemeteries are shown to be located on this property but efforts should be made to rule out the potential of unknown grave sites.

Infrastructure and Community Facilities

Emergency Response:

- Fire Protection District: Pinecroft-Sedgefield.
- Miles from Fire Station: Approximately 2.8 miles.

Water and Sewer Services:

- Provider: Private Septic Systems Public Water and Sewer (High Point)
- Within Service Area: Yes

Transportation:

- Existing Conditions: Last traffic count 2019, Guilford College (major thoroughfare) 14,000 NCDOT average trips per day; Hilltop Road (major thoroughfare) 13,500 NCDOT average trips per day.
- Proposed Improvements: NCDOT driveway permit required
- Projected Traffic Generation: not available

Environmental Assessment

Topography: Gently sloping.

Regulated Floodplain/Wetlands:

There is no regulated floodplain on site. There are no mapped wetlands on site.

Streams and Watershed:

There are no mapped streams on site. The site is located in the Lower Randleman Lake water supply watershed, in the General Watershed Area.

Land Use Analysis

Land Use Plan: Southwest Area Plan

Plan Recommendation: Office

Consistency: This request is inconsistent with the adopted plan, however, it is compatible with the commercial uses at the intersection within the city limits of Greensboro and High Point. Additionally, any impact to the adjacent residential uses would be minimized by the required landscape buffers with the transition of use for the property.

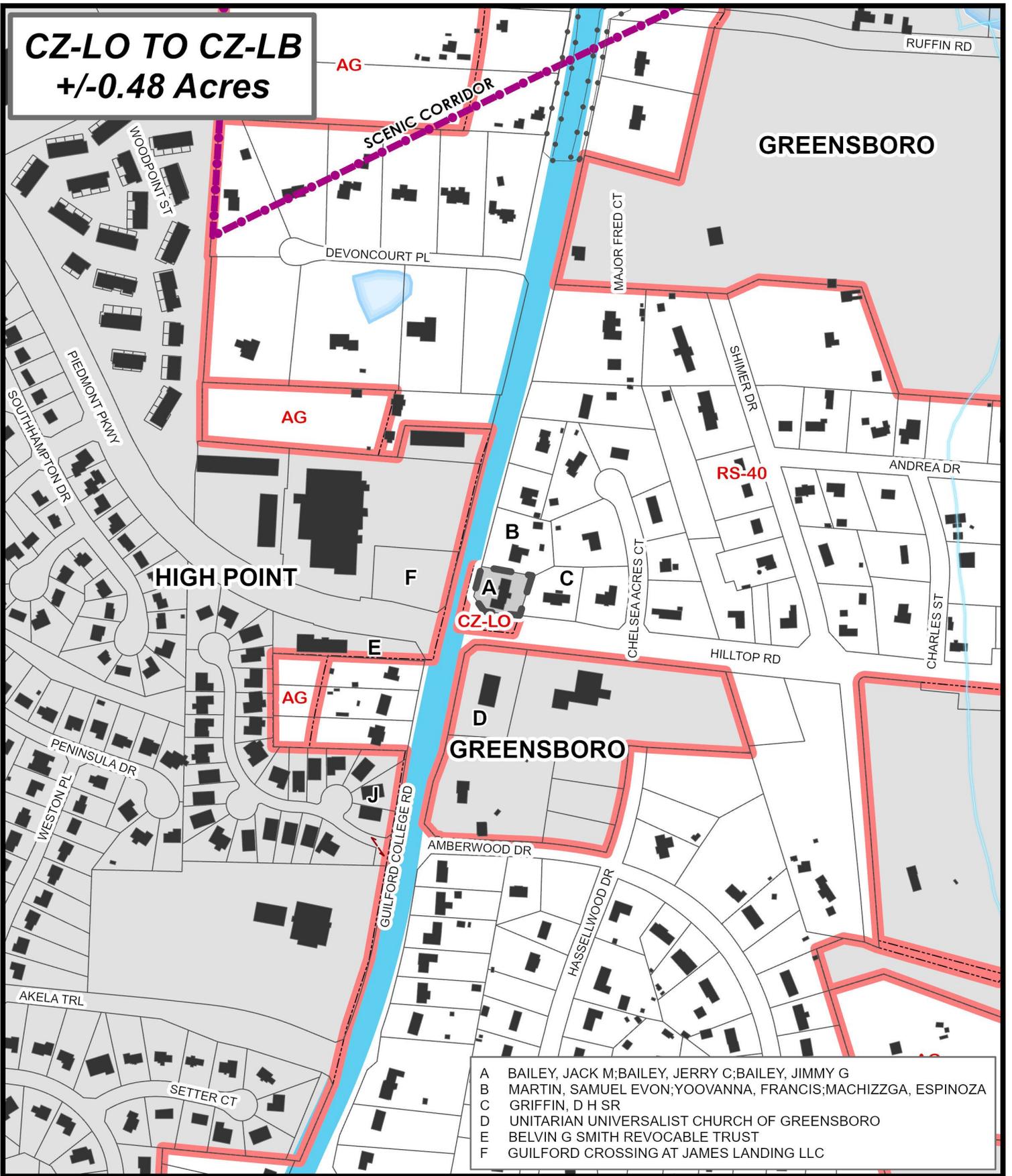
1. The LB, Limited Business District is primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.
2. The proposed use conditions will limit the uses allowed at this property. The use conditions include Professional Services: Kenneling and Pet Grooming plus all uses allowed in the LO district that are concurrently allowed in the LB district.
3. The request is reasonable and in the public interest because the site is located at Guilford College Rd and Hilltop Rd with close access to I-73 and Wendover Ave which provides ease of access. Landscaping and lighting standards of the Guilford County Unified Development Ordinance will minimize impacts onto the surrounding properties.
4. It provides employment opportunities and services to the citizens of Guilford County.

Recommendation

Staff Recommendation: Staff recommends approval

Area Plan Amendment Recommendation: The proposed Conditional Zoning is inconsistent with the Southwest Area Plan land use classification of Office, thus if approved, a plan amendment would be required.

**CZ-LO TO CZ-LB
+/-0.48 Acres**



- A BAILEY, JACK M;BAILEY, JERRY C;BAILEY, JIMMY G
- B MARTIN, SAMUEL EVON;YOOVANNA, FRANCIS;MACHIZZGA, ESPINOZA
- C GRIFFIN, D H SR
- D UNITARIAN UNIVERSALIST CHURCH OF GREENSBORO
- E BELVIN G SMITH REVOCABLE TRUST
- F GUILFORD CROSSING AT JAMES LANDING LLC



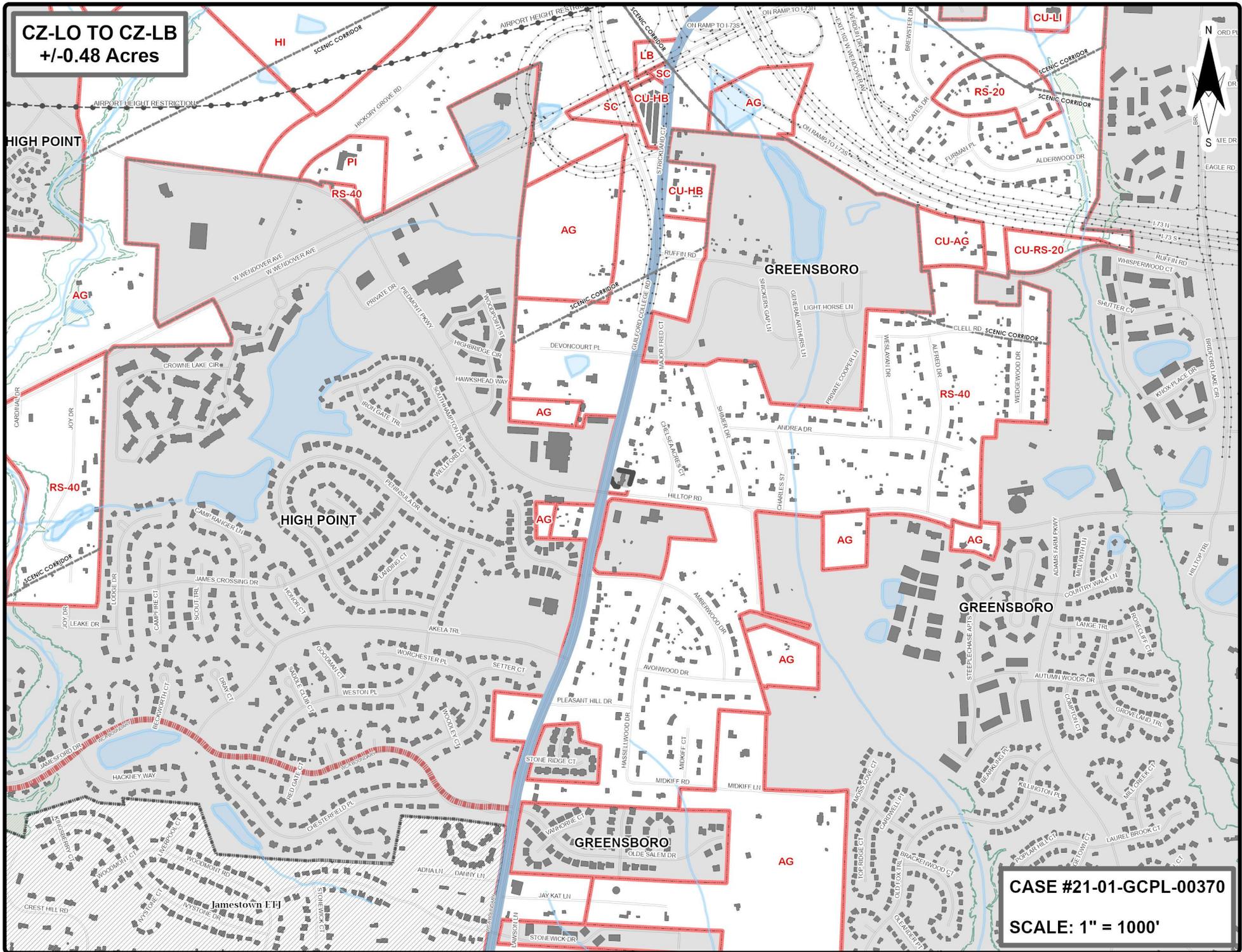
JURISDICTION:
GUILFORD COUNTY
 Guilford County
 Planning & Development
 Department

Rezoning Case #
21-01-GCPL-00370
Scale: 1" = 400'

Map:
 155100



CZ-LO TO CZ-LB
+/-0.48 Acres



CASE #21-01-GCPL-00370

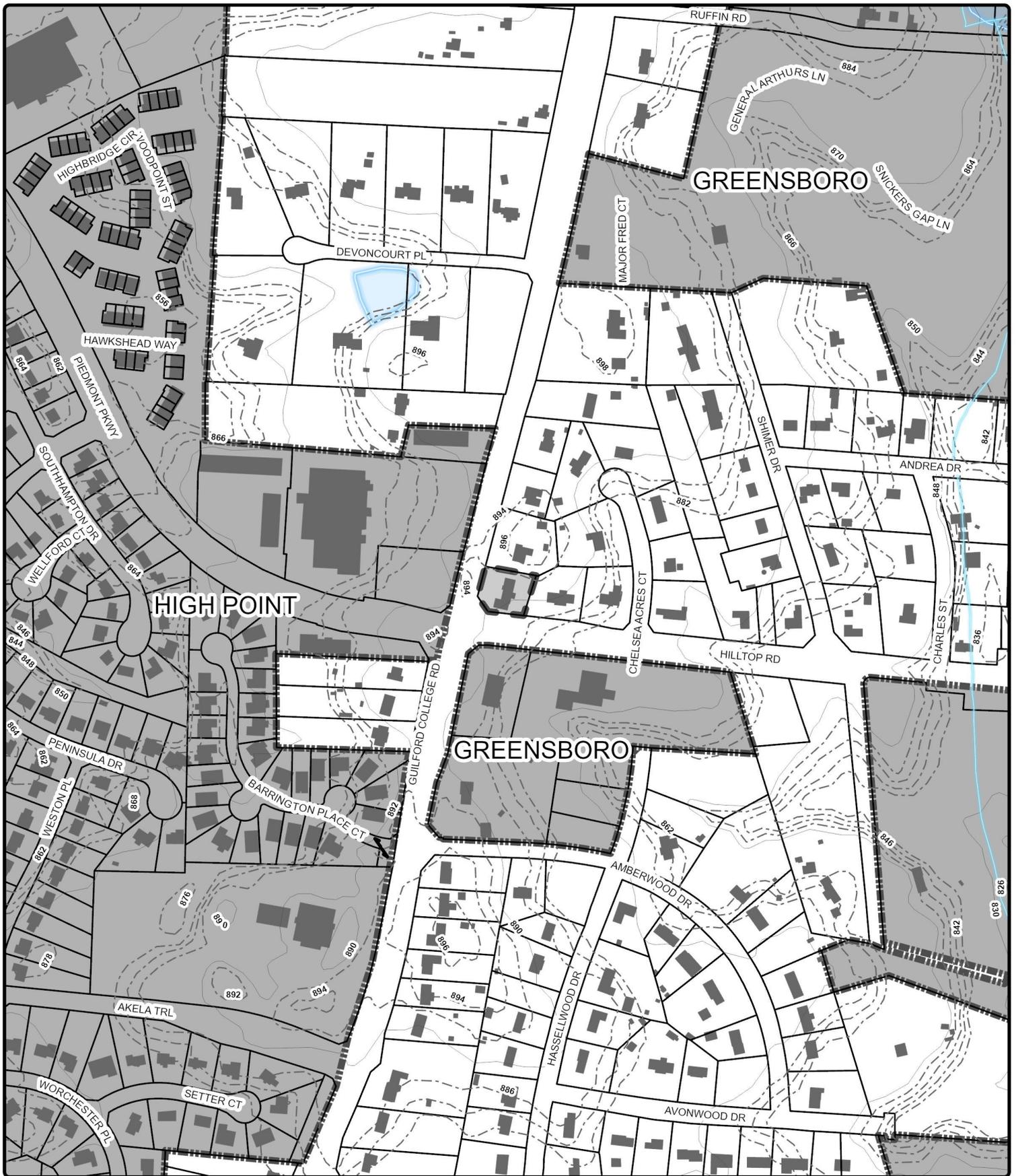
SCALE: 1" = 1000'



CASE #21-01-GCPL-00370

Scale: 1" = 400'





CASE #21-01-GCPL-00370

Scale: 1" = 400'



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

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	#1
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	#4

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

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

I move to **Approve** this zoning amendment located on Guilford County Tax Parcel #155100 , from **LO** to **CZ-LB** because:

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

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

2. The amendment **is** reasonable and in the public interest because:

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

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

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

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #155100, from **LO** to **CZ-LB** because:

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

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

Insert
Color
Page

**TEXT AMENDMENT CASE #21-01-GCPL-00607 Unified Development Ordinance
Text Amendment Items for Housekeeping, Maintenance, and Adjustments**

Description

The new Unified Development Plan (UDO) was reviewed by Planning staff for housekeeping, periodic maintenance, and adjustment purposes. Additionally, staff considered issues that arose from the administration of the UDO and inquiries from the public to prepare possible amendments to the UDO. As a result, staff proposes the following:

Amend Section 1.12.A Transitional Provisions, Applications Submitted [adding the word “two” (2) years].

A. APPLICATIONS SUBMITTED BEFORE NOVEMBER 19, 2020

Per G.S. §160D...Plans approved prior to November 19, 2020 shall have two (2) years to obtain the permit prior to expiration.

Amend Section 1.12.E.1, Zoning District Conversions to correct punctuation.

E. ZONING DISTRICT CONVERSIONS

1. Upon the effective date of this Ordinance, land zoned under the Zoning Districts from the previous ordinance shall be reclassified to one of the Zoning Districts outlined in Article 4.

Amend Section 3.5.S.3.b.(1)(i) Subdivision, Major to correct lot size reference.

S. SUBDIVISION, MAJOR

b. Sketch Plan Submittal

(1) Technical Review Committee. A Sketch Plan is required for review by the Technical Review Committee for any subdivision of property that involves:

- (i) More than fifty (~~25~~50) lots.
- (ii) Utilizes Off-site Sewage Treatment.
- (iii) A Community Sewage Treatment System.

Amend Article 3.5.S.4.e(1) to add a preposition for the purpose of clarification.

(1) Major Subdivisions must be reviewed by and may be granted approval by the Technical Review Committee.

Amend Section 5.8.C.8.b to change landscape buffer to Type B planting yard and add Article reference.

- b. Parking shall be provided for non-resident employees at a rate determined by the use type of the proposed business operation (See Article 6). Parking shall be located behind the principal dwelling unit and shall be fully screened from the public right-of-

way and adjacent properties by a ~~landscape buffer~~ Type B planting yard (See Article 6). All parking shall be provided with an all-weather surface and meet applicable American Disability Act (ADA) standards for non-resident employees and customers.

Amend Section 4.2.13 NB - Neighborhood Business and Section 4.2.17 MXU – Mixed-Use dimensional requirements under Lot Standard to make revision changing Maximum Structure Height (ft.) from “-50” to “50” in Dimensional Requirements table.

Amend Section 4.2 to remove limitations on Maximum Size of an accessory structure as a percent of floor area of the principal dwelling for any RS and RM (RS-40, RS-30, RS-20, RS-3, RS-5, RS-7, RM-8, RM-18, and RM-26) residential zoning districts. This revises dimensional requirements under Lot Standards for all RS and RM (RS-40, RS-30, RS-20, RS-3, RS-5, RS-7, RM-8, RM-18, and RM-26) residential zoning districts to change Maximum Size (% of Floor Area) for Accessory Structures from “25” to “See Section 4.8”). See below for example:

4.2.2 RS-40 – RESIDENTIAL

B. Lot Standards

Dimensional Requirements – RS-40

Standard	Dimension	Cluster Development Option	Note	
Min. Lot Size (ft. ²)	40,000			
Minimum Lot Width (ft.) @ Building Line				
Interior Lot	150			
Corner Lot	150			
Min. Street Frontage (ft.)	50	For cluster development on properties meeting the minimum tract size requirements set forth in Article 8 and zoned RS-40, see the dimensional/lot requirements for the RS-30 zoning district.		
Min Street Setback (ft.)			[1]	
Local and Collector – Front or Side	40			
Minor Thoroughfare	45			
Major Thoroughfare	50			
Min. Interior Setbacks (ft.)				
Side Setback (ft.)	15			
Rear Setback (ft.)	30			
Max. Structure Height (ft.)	50			[2]
Max. Building Coverage	30%			
Accessory Structures			[3]	
Setbacks (ft.)	Same as above.			
Height (ft.)	Same as above.			
Maximum Size (% of Floor Area)	25- See Section 4.8			

¹ Setback measured from right-of-way line or property line of parcels.

² No more than three (3) full or partial stories entirely above grade.

³ Accessory structures may be located in front of the principal structure when the lot is a minimum of two (2) acres. If the accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to five (5) ft. See Section 4.8 for additional requirements for Accessory Uses, Buildings, and Structures.

Amend Section 4.8 to revise table under Section 4.8, Accessory Uses, Buildings, and Structures to change Maximum Size (% of floor area) from “25%” to “n/a” (not applicable) for all RS and RM (RS-40, RS-30, RS-20, RS-3, RS-5, RS-7, RM-8, RM-18, and RM-26) residential zoning districts.

Amend Section 5.14 and 5.14.A subject lines for consistent terminology throughout the UDO.

5.14 UTILITIES AND COMMUNICATIONS ~~WIRELESS COMMUNICATION TOWER (PRINCIPAL)~~

A. ~~WIRELESS COMMUNICATION TOWER RADIO, TELEVISION, COMMUNICATION TOWER (PRINCIPAL)~~

1. *Where Required:*

Non-stealth Design Towers shall be permitted in the

following districts: AG, GB, MXU, HB, CP, LI, HI, and PI Districts. Stealth/Camouflage Design Towers shall be permitted in all districts.

Amend Section 6.1.1.4 to revise design standards for improvements to parking standards.

I. DESIGN STANDARDS

4. Improvements

a. Paving

- (1)** Required parking spaces, access drives, and loading areas shall be paved and maintained with concrete, asphalt, or similar hardened dustless materials (not gravel) of sufficient thickness and consistency to support anticipated traffic volumes and weights.
- (2)** ~~Though some operations are exempt from the paving requirements of this Ordinance, access Access-drives, which support/serve these operations, are still required shall to~~ be paved and maintained from the curb line to a point at least ten (10) feet beyond the public right-of-way line. ~~for all parking and loading facilities, whether paved or unpaved.~~ This is to ensure that gravel is kept off of roadways.

AMEND ARTICLE 6.2 TITLE

6.2 Landscaping, ~~Buffering~~ & Screening Requirements

Amend Section 6.2.A.5 to correct grammar/punctuation.

5. Protecting and enhancing property values and aesthetic qualities; and
6. Providing visual screening, where appropriate.

Amend Table 6-2-2 and Section 6.F.4.a., b. & c. to replace buffer with planting yard for the purpose of clarification and consistency and to correct punctuation.

TABLE 6-2-2: PLANTING YARD CHART^{1, 2, 3, 4}

Zoning Classification of Site	Zoning Classification of Adjacent Site					
	AG	All RS Districts	All RM Districts	PI, LO, MXU, LB, NB	GB, HB, CP	LI, HI
AG	N/A	N/A	N/A	B	A	A
All RS Districts	D	N/A	C	B	A	A
All RM Districts	C	D	N/A	C	B	A
PI, LO, MXU, LB, NB	B	B	B	D	C	B
GB, HB, CP	A	A	B	C	D	C
LI, HI	A	A	A	B	C	D

Notes:

1. A proposed nonresidential use locating next to vacant property shall be required to install a Type D planting yard. Where a proposed non-residential use (i.e., a change in Use Category per Table 4-3-1 – Permitted Use Schedule) in a residential zoning district (includes Agricultural Zoning District) abuts a single-family or two-family dwelling along any property line, a Type B ~~buffer-planting yard~~ is required.
2. A non-residential or multi-family residential with 8 or more units adjacent to an AG or RS zoning district shall be required to install a Type C planting yard.
3. Use of a vacant parcel with a valid preliminary plat or site plan shall be considered developed for the approved use.
4. Single-family detached dwelling or two-family dwellings on individual lots are exempt from installing planting yards requirements.

The following items are permitted for use as screening materials. Alternative screening materials that are not listed may be used if the Planning & Development Director determines they are comparable to the following screening materials:

- a. Vegetative materials that meet the minimum vegetative screening requirements for a Type D ~~buffer~~ planting yard;
- b. An earthen berm that is at least two (2) feet in height, covered with grass, and planted with other landscaping material(s) consistent with the function of and requirements for a Type D ~~buffer-planting yard~~ is provided; however, that a berm shall not be used if it will replace existing trees of six (6) inches in caliper or more;
- c. An opaque fence constructed of treated or rot-resistant wood or a plastic or vinyl fence designed to look like an opaque wooden fence, of a minimum height necessary to fully-screen the object being screened; ~~or~~

Amend Section 6.2.G.2.b.(3) & 6.2.H.2.a. to correct grammar (case sensitive) for Landscaping, Buffer & Screening Requirements

2.G.2.b.(3) Weather conditions...Director.

The developer shall submit a copy of a signed contract for installation of the required planting areas and may be required to post a surety (see Section 8.09 – Performance Guarantees) equal to ~~One Hundred Twenty-Five~~ One Hundred Twenty-Five Percent (125%) of the contract

cost to comply with the approved landscaping plan. In no instance shall the surety be for a period greater than one hundred eighty (180) days. A Temporary Certificate of Occupancy may be issued but a final Certificate of Occupancy shall not be issued until the planting area(s) have been completed and approved.

- a. For lots less than one hundred (100) feet and greater than eighty (80) feet in width where Type D planting yards are required, one (1) Type D planting yard may be eliminated from the landscaping plan if the Planning & Development Director finds that strict application of the requirements of this Section prevents reasonable use of the property. However, the plantings required for this yard shall be installed in remaining planting yards.

Amend Table 7.7.1 to clarify and revise identification signs’ Max. Area as 4 sq. ft. per unit and Max. Height as 4 ft. and not 6 ft.

Table 7.7.1 – Specifications for Signs Not Requiring a Sign Permit							
Type	Zoning District Allowed	Number Permitted	Max. Area (sq. ft.)	Min. Setback (ft.)	Max. Height (ft.)	Illumination Allowed ^b	Time Restrictions
Identification Signs	All Districts	1 per building	4 sq. ft. per unit	R/W ^a	6 -4	Indirect	N/A

Amend Section 2.6.E Historic Preservation Commission, Item E – Powers and Duties, Item #4 to correct section reference

- 3. To grant or deny the issuance of a Certificate of Appropriateness in accordance with this Ordinance. The Historic Preservation Commission must hold evidentiary hearings on the issuance or revocation of such Certificates (Section 3.5.3-D, Certificate of Appropriateness, ~~Major~~).

Amend Table 3.1 – Development Review Procedures to have the Pre-Application Conference for Certificate of Appropriateness, Major to be Recommended/Advisory instead of Mandatory.

Amend Section 3.5.C, Appeals to add N.C.G.S. section reference

- 2.c.(1) Decision of the Historic Preservation Commission
 - (1) An appeal may be taken to the Board of Adjustment from the Historic Preservation Commission's action in granting or denying any Certificate of Appropriateness [N.C. General Statute 160D-947(e)].

Amend Section 3.5.D, Certificate of Appropriateness to include additional referenced sections and/or to correct section references and wording to be concurrent with the ~~s~~State in Items 1.a., 1.b, 2.a., 3.a, 3.c, 4, 4.a, 4.b, 6.d, 7.a., 7.b., 7.c., and 10. Flowchart title.

3.5.D. CERTIFICATE OF APPROPRIATENESS

1. Applicability

a. A Certificate of Appropriateness (COA) shall be required for all Major and Minor work activities within Historic District Overlays established per Article 4.12 and within the boundaries of any local Historic Landmark property designated per Sections ~~3.5.K and 3.5.L~~E. A Certificate of Appropriateness COA is required whether a building permit is otherwise required.

Any building permit or other permit issued not in conformity with this Section shall be invalid- (See Certificate of Appropriateness Process Flow-chart at the end of this section ~~for typical COA review process~~).

b. Work activities requiring a COA include new construction, relocation, demolition, and changes to features including architectural style, general design, general arrangement, kind and texture of material, size and scale, and type and style of all windows, doors, architectural details, light fixtures, signs, appurtenances, landscaping, archaeological resources or site characteristics.

Commentary: A list of ~~M~~minor and ~~M~~major work activities requiring a COA may be obtained from the Planning and Development Department.

2. Pre-Application Conference for COA

a. A pre-application conference with Planning and Development Staff is ~~required~~ recommended in order to assure that the COA application is sufficiently complete to be placed on the next available HPC agenda.

3. Application Submittal

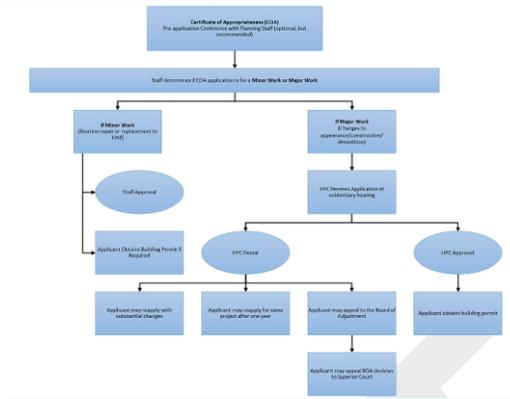
a. Application for a Certificate of Appropriateness (COA) shall be made to the Planning and Development Department on forms provided. At that time, staff will determine whether the COA application is for a ~~M~~minor or ~~M~~major ~~COA work~~. The application must be filed no later than thirty (30) days prior to the next regularly scheduled meeting of the Historic Preservation Commission. Each application shall be accompanied by drawings, photographs, specifications, descriptions, and/or other information of sufficient detail to clearly show the proposed alterations, additions, relocation, and/or new construction.

c. A COA shall be required for any changes to buildings, structures, sites, areas, or objects within Historic Overlay District or local Historic Landmark boundaries which are owned by the State of North Carolina or any of its agencies and instrumentalities, subject to the regulations of this Ordinance and in accordance with North Carolina General Statute ~~160A-400.9(f)~~160D-947.

4. ~~Design Review~~ Guidelines Standards

- a. The HPC must adopt ~~Design R~~review ~~Guidelines-standards~~ for each historic district overlay. The HPC also shall apply the Secretary of Interior's Standards for Rehabilitation. (see 36 Code of Federal Regulations section 67.7.)
 - b. The ~~R~~review ~~Guidelines-standards~~ shall take into account the historic, architectural, and visual elements of the district and consider the following factors:
- 6. HPC Review, Decision, and Issuance of COAs for Major Work
 - d. The HPC shall not refuse to issue a COA except for the purpose of preventing the construction, reconstruction, repair, alteration, or relocation/removal of buildings; structures; appurtenant features; or signs within the boundaries of or a Historic District Overlay or local Historic Landmark which would be incompatible with the Secretary of Interior's Standards and any review ~~guidelines-standards~~ adopted with the designating Ordinance.
- 7. Review Criteria
 - a. In granting a Certificate of Appropriateness (~~COA~~), the Historic Preservation Commission (HPC) shall take into account the historic or architectural significance of the property under consideration and the exterior form and appearance of any proposed additions or modifications to a structure as outlined in Article 4.12.
 - b. When considering the application, the HPC shall apply the review ~~guidelines-standards~~ required by Section 3.5.~~E-K~~ and 3.5.L and shall, in approving, approving with conditions, disapproving, or deferring an application, make findings of fact, indicating the extent to which the application is or is not in compliance with review criteria, and shall cause these findings of facts to be entered into the minutes of its meetings. The minutes shall also contain a summary of any citation to evidence, testimony, studies, or other authority upon which the HPC based its decision.
 - c. The HPC shall not consider interior arrangement for a property within a Historic District Overlay unless it is designated as a local Historic Landmark. For local Historic Landmarks, ~~Aa~~ COA shall be required for specific interior features of architectural, artistic, or historic significance for which consent to review has been given in writing by the owner. Such consent shall be filed in the County name Register of Deeds and indexed according to the name of the property owner in the grantee and grantor indexes and shall bind future owners and/or successors in title. The Ordinance establishing Historic Landmark designation of the property shall specify the interior features subject to review and the specific nature of the HPC's jurisdiction over those features.

10. COA-Certificate of Appropriateness Process Flowchart



Amend Section 3.5.L. Historic Landmarks Designation to correct section references and consistency in Items 1.a; 1.a. (2), (4); and 3.c.

L. HISTORIC LANDMARKS DESIGNATION

1. Adoption of ordinance of designation

a. The local governing body may adopt, amend or repeal an ordinance designating any Historic Landmark property ~~(hereafter referred to as “Landmark”).~~ The ordinance shall contain information on any designated property which includes:

- (1) the name(s) of the owner(s) and the street address if applicable;
- (2) a description of the physical configuration and orientation of any historic resources within the Historic Landmark designation boundaries;
- (3) a description of those elements which are integral to the property’s historic, architectural, archaeological, and/or cultural significance;
- (4) review guidelines which the Historic Preservation Commission shall prepare and adopt not inconsistent with G.S. § 160D-949 for constructing, altering, restoring, rehabilitating, repairing, relocating, removing, or demolishing of property designated as historic. The review guidelines shall ensure, insofar as possible, that any of the above-listed activities on Historic Landmark properties shall be in harmony with the reasons for designation; and any other information deemed necessary, within the authority of this Ordinance and the general statutes, as determined by the local governing body.

3. Procedure for Designation

c. ~~At the expiration of NCDNR’s thirty (3) day review period,~~ The HPC shall consider the report and any comments or recommendations from the State Historic Preservation Officer, and shall accept it, amend it, reject it, or postpone a decision until completion of a period of further study, not to exceed sixty (60) days. The HPC shall forward to the local governing body a copy of the report, copies of written comments received from the NCDNR, and a recommendation either to approve or deny designation of the property, stating in its recommendation the extent to which the property meets the criteria for designation as set forth in this Ordinance. A recommendation for approval shall be accompanied by a proposed ordinance of designation.

Amend Article 12 – Definitions - Historic Districts, to expand Section Heading, add new definition for Historic Landmark, and revise definitions for Routine Maintenance; Structure, Contributing; Structure, Noncontributing; Work, Minor; and Work, Major.

HISTORIC DISTRICTS LANDMARKS AND DISTRICTS

CERTIFICATE OF APPROPRIATENESS (COA). A form of approval ~~for changes to the exterior of a property within a locally designated historic district.~~ issued by the Historic Preservation Commission or its staff which states that work proposed by the applicant is consistent with the adopted review standards for the Historic Landmark or district.

HISTORIC LANDMARK. A property designated by a local governing board following a study and recommendation by the Historic Preservation Commission. Historic Landmarks can include buildings, structures, sites, areas or objects. The property must be found to possess special significance in terms of its historical, prehistorical, architectural, or cultural importance, and to retain historic integrity of design, workmanship, materials, feeling, and association.

ROUTINE MAINTENANCE. Work activities not already listed under minor or major work and which include ordinary repair and replacement when there is no change in the design, materials, or general exterior appearance of a structure, its grounds or a site ~~when viewed from the street right-of-way;~~ therefore, not requiring design review or a Certificate of Appropriateness (COA).

STRUCTURE, CONTRIBUTING. A structure listed as historically and architecturally significant in the ~~design guidelines for within~~ any ~~locally designated~~ historic district.

STRUCTURE, NONCONTRIBUTING. A structure listed as *not* historically and architecturally significant in the ~~design guidelines~~ for any ~~locally designated~~ historic district.

WORK, MINOR. Work activities which do not result in a substantial or irreversible alteration to the general exterior appearance of a structure, its grounds, or site ~~when viewed from the street right-of-way;~~ therefore, not requiring design review by the Historic Preservation Commission (HPC), but requiring approval of a Certificate of Appropriateness (COA) by the HPC staff. (See HPC Rules of Procedure for a list of minor works.)

WORK, MAJOR. Work activities which could result in a substantial or irreversible alteration to the general exterior appearance of a structure, its grounds or site ~~when viewed from the street right-of-way;~~ therefore, requiring design review and approval of a Certificate of Appropriateness (COA) by the Historic Preservation Commission. (See HPC Rules of Procedure for a list of major works.)

Amend Appendix 3 – Revise Performance Guarantee Agreement form to include County signature block and multiple [developer] types of signature blocks, as appropriate.

Consistency Statement

Consistency with Adopted Plans: The proposed Unified Development Ordinance (UDO) was prepared to reflect the goals of the comprehensive plan and is consistent with the most recent 2016 updates of the following 7 Area Plans that canvass the unincorporated areas of Guilford County. The proposed text amendments were prepared to provide guidance and clarity to users and further support the goals of the comprehensive plan.

Staff Recommendation

Staff Recommendation: Staff recommends approval.

The recommended action is reasonable and in the public interest because the proposed amendments provide minor adjustments, housekeeping, and maintenance of the UDO that will provide clarity and guidance based on staff review and comments that arose through the administration and implementation of the UDO since the date of adoption.