



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

April 14, 2021

6:00 PM

(SEE ATTACHED VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES)

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: March 10, 2021 and March 11, 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:

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 #21-02-GCPL-01610: PI to CZ LI 1410 Rankin Mill Rd

Located on the east side of Rankin Mill Rd, approximately 450 feet northeast from its intersection of Camp Burton Rd, approximately 18.22 acres Guilford County Tax Parcel #115383 owned by Michael Fowler.

400 W Market Street
Post Office Box 3427, Greensboro, North Carolina 27402
Telephone 336-641-3334 Fax 336-641-6988



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

The proposed Conditional Zoning is inconsistent with the Northeast Area Plan land use classification of AG-Rural Residential, thus if approved, an area plan amendment to LI to the Northeast Area Plan would be required.

CONDITIONAL ZONING CASE #21-03-GCPL-02106: AG to CZ-RS-20 Twin Creek Rd

Located on the east side of Twin Creek Rd, approximately 1500 feet south from its intersection of Volta Dr, approximately 13.50 acres Guilford County Tax Parcel #232847 owned by CNKS LLC.

The proposed rezoning is consistent with the Airport Area Plan land use classification of Mixed Density Residential, thus if approved, no plan amendment would be required.

H. Other Business

I. Adjourn

Recess meeting until Thursday, April 15, 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, April 14, 2021 @ 6:00 pm

Those wishing to participate in the virtual meeting, must register by Apr 14, 2021 5:30 PM EDT at:

<https://attendee.gotowebinar.com/register/2417252538079844111>

Webinar ID 143-141-587

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, April 15, 2021.**

Virtual Reconvened Meeting (Planning Board Decision of Wed. Public Hearings) Thursday, April 15, 2021 @ 6:30 pm

Those wishing to listen to the reconvened meeting, must register by Apr 15, 2021 6:00 PM EDT at:

<https://attendee.gotowebinar.com/register/1129713426837894927>

Webinar ID 250-345-523

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
March 10th, 2021**

The Guilford County Planning Board met in regular session on Wednesday, March 10th, 2021 at 6:00 p.m. at the NC Cooperative Extension-Agricultural Center, 3309 Burlington Road, Greensboro, NC.

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

Members Absent: Mrs. McKinley, Mr. Thompson

Staff Present: Mitchell Byers, Planning Technician; Paul Lowe; Matt Talbott; Oliver Bass; and J. Leslie Bell, Guilford County Planning Director

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

AGENDA AMENDMENTS:

None

APPROVAL OF MINUTES:

Mr. Apple made a motion to approve the February 10, 2021 (Recessed Mtg.) & February 11, 2021 (Reconvened Mtg.), seconded by Mr. Alexander. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Craft, Gathers, Mann, and Jones Nays: None).

RULES OF PROCEDURE:

Chairman Frankie Jones read the rules of procedures

CONTINUANCE REQUESTS: None.

OLD BUSINESS:

EASEMENT CLOSING CASE #20-12-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. Alexander moved that this case would be readdressed at the April 14th, 2021 meeting, seconded by Mr. Apple. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Craft, Gathers, Mann, and Jones Nays: None).

NEW BUSINESS:

Non-Public Hearing Items: None

Public Hearing Items:

REZONING CASE #21-01-GCPL-00490: RS-30 & AG to AG 7662 NC Highway 61 N

Located on the east side of NC Highway 61 N, approximately 3000 feet north from its intersection of Turner Smith Road, approximately 30.02 acres, Guilford County Tax Parcel #101696 owned by Jeremiah Daniel Hawes. The proposed Rezoning is consistent with the Northeast Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be required.

Oliver Bass stated that the area is located on the east side of NC Highway 61 N, approximately 3000 feet north from its intersection of Turner Smith Road, approximately 30.02 acres in Guilford County Tax Parcel #101696 and owned by Jeremiah Daniel Hawes. This proposed request is to rezone property from RS-30 & AG to AG. Rezoning the portion of the lot along frontage from RS-30 to AG will put the entire parcel into a single zone. This request is in an area of primarily agricultural and rural residential properties. Adjacent parcels south and west are enrolled in the Voluntary Agricultural District program. Residential lots typically consist of 2 or more acres. To the North is large lot residential, to the South is agricultural, to the East is undeveloped/single-family residential, and to the West is agricultural/ large lot residential. The proposed rezoning is consistent with the recommendation of the Northeast Area Plan. The AG Rural Residential designation recognizes land currently zoned or recommended for future agricultural and residential. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family. This action is reasonable and in the public interest because it is consistent with the intent of the AG Rural Residential land use designation. Adjacent parcels are agricultural and enrolled in the Voluntary Agricultural District program. It will extend the current AG zoning to the entire parcel.

In Support:

Jeremiah Hawes, 7662 NC Highway 61 N, plans on building a home on the property that would have a farm and livestock. He wants to buy into the agriculture in that area while meeting any requirements he needs to with the Planning Board.

In Opposition:

Carol Mandzik, 8183 Riley Drive, was concerned that the property would have a negative effect on the surrounding property. She did not want the forested area disturbed. Mr. Hawes confirmed he would not be destroying the forest but was considering using that area for horse trails. Ms. Mandzik was concerned with this as well, since she was worried about the noise and animal waste that would affect her property.

With no one else in opposition or questions, the Public Hearing was closed as moved by Mr. Apple and seconded by Mr. Alexander. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-01-GCPL-00496: AG & HB to AG 3409 Alamance Church Road

Located on the north side of Alamance Church Road, approximately 500 feet east from its intersection of Old Julian Road, approximately 6.41 acres, Guilford County Tax Parcel #110908 owned by Connie Lakey. The proposed rezoning is not covered by an Area Plan thus if approved, no plan amendment would be required.

Mr. Bass stated that the property is located on the north side of Alamance Church Road, approximately 500 feet east from its intersection of Old Julian Road, approximately 6.41 acres, Guilford County Tax Parcel #110908 owned by Connie Lakey. This proposed request is to rezone property from AG and HB to AG. This request is in an area with small-scale commercial uses at the crossroad of Old Julian Road and Alamance Road. Rural residential uses extend beyond the crossroad with single-family residents and mobile homes on large acre lots. There are commercial buildings on the HB portion. To the North there are rural residential, to the South are vacant/VAD parcel, to the East are rural residential, and to the West are commercial/utility/rural residential. Although the area is not covered by an adopted Area Plan, this action is reasonable because it will extend the AG zoning to the entire parcel and permit uses consistent with development in the area. Development along Alamance Church Road beyond the commercial node at

the Old Julian intersection is consistent with an agricultural zoning. The request is in the public interest because it will allow the existing building to be renovated for a residential dwelling.

In Support:

Connie Lakey, 3409 Alamance Church Road, introduced themselves and stated that they just want to do whatever they needed in ordinance with the areas requirements and wants to work with the Planning Board to reach their goals. The plan is to make the property into a livable space.

In Opposition:

With nobody in opposition or questions the public hearing was closed, motioned by Mr. Alexander and seconded by Mr. Apple. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-01-GCPL-00595: AG to RS-40 5721 Porterfield Road

Located on the north side of Porterfield Road, approximately 1000 feet east from its intersection of Friendship Church Road, approximately 2 acres, Guilford County Tax Parcel #112298 (part) owned by Louise Milton. The proposed rezoning is consistent with the Northeast Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be required.

Mr. Bass stated that the property is located on the north side of Porterfield Road, approximately 1000 feet east from its intersection of Friendship Church Road, approximately 2 acres, Guilford County Tax Parcel #112298 (partially) owned by Louise Milton. This proposed request is to rezone property from AG to RS-40. This request is in an area that consists primarily of large acreage single-family residences. The area proposed for rezoning is part of a larger parcel with 4 previously subdivided residential parcels. It is undeveloped on the portion to be rezoned. To the North and East it is undeveloped, to the South is single-family on one to two acre lots, and to the West is agricultural. The proposed rezoning is consistent with the recommendation of the Northeast Area Plan. The AG Rural Residential designation recognizes land currently zoned or recommended for future agricultural and residential. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, and RS-30 Residential Single-Family. The action is reasonable and in the public interest because the area proposed for RS-40 is consistent with the lot standards imposed on RS-40 and the AG zoning district. The site is on an existing local/collector street and will not require new roads for property access.

In Support:

Ervin Milton, 3214 Shallowfield Drive, wants to develop on this land since they already have family located nearby the lot and would like to be closer to that family. The family plans on meeting any requirements that need to be met. Since the rezoning is still being discussed between Mr. Bell and Mr. Milton to answer some of Mr. Milton's questions. Chair Jones suggested that this issue could be continued until next month's meeting. Upon clarification during the public hearing, Mr. Milton decided to allow his case to move forward without any delay.

In Opposition:

With no one in opposition or questions, the public hearing was closed as moved by Mr. Apple and seconded by Mr. Alexander. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-02-GCPL-00956: RS-40 to LI 4075 Wiley Davis Road

Located on the east side of Wiley Davis Road, approximately 3500 feet northeast from its intersection of Groometown Road, approximately 4.26 acres, Guilford County Tax Parcel #140422 owned by Dorothy East.

The proposed rezoning is inconsistent with the Southern Area Plan land use classification of Agricultural, thus if approved, an area plan amendment to Light Industrial to the Southern Area Plan would be required. Matt Talbot stated that the property is located on the east side of Wiley Davis Road, approximately 3500 feet northeast from its intersection of Groometown Road, approximately 4.26 acres, Guilford County Tax Parcel #140422 owned by Dorothy East. This proposed request is to rezone property from RS-40 to LI. This request is in an area that is characterized by industrial uses adjacent to the property and industrial uses south of the I-85/I-73 interchange with scattered residential uses. The property is currently vacant. To the North and West are vacant, to the South is tractor trailer storage, and to the East is vacant/I-85 ramp. The Plan designates the area as Agricultural which is inconsistent with this request. This request is in an area that is characterized by industrial uses adjacent to the property and industrial uses south of the I-85/I-73 interchange. 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. It is reasonable and in the public interest because the site is located on a major thoroughfare and is near I-85 and I-73 which provides ease of access. It will provide services and employment opportunities for the area. The rezoning will adhere to Guilford County's landscape buffer requirements and lighting requirements.

In Support:

John East, 5214 Sedgemoor Court, was the owner and had issues finding a buyer. He is in discussion with a buyer that would be using the space to bring more industry and storage into the area in the agricultural area.

In Opposition:

With no one in opposition or questions the public hearing was closed, as moved by Mr. Apple and seconded by Mr. Alexander. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-02-GCPL-01089: RS-40 to HI 2031 Bishop Road

Located on the south side of Bishop Road, approximately 1600 feet west from its intersection of South Holden Road, approximately 6.466 acres, Guilford County Tax Parcel #141916 owned by Matthew Tedder. The proposed rezoning is inconsistent with the Southern Area Plan land use classification of Agricultural, thus if approved, an area plan amendment to Heavy Industrial to the Southern Area Plan would be required.

Matt Talbot stated that the property is located on the south side of Bishop Road, approximately 1600 feet west from its intersection of South Holden Road, approximately 6.466 acres, Guilford County Tax Parcel #141916 owned by Matthew Tedder. This proposed request is to rezone property from RS-40 to HI. This request is in an area that is characterized by industrial uses and scattered transitional housing and the property is currently vacant. To the North and South are single-family residential, to the East is a Duke Power substation, and to the West is vacant. The Plan designates the area as Agricultural which is inconsistent with this request. This is in a transition area which already has many properties zoned industrial in the vicinity, with a few scattered residences remaining. The surrounding industrial uses in the area include a rock quarry, a metal manufacturer, a concrete plant, the Guy M. Turner crane, machinery and heavy trucking rental and service facility, and a salvage yard. As shown on the survey submitted, there is a Colonial Pipeline 50-foot ROW easement which traverses the property almost at its center. Nothing is allowed within the pipeline easement and only a minimal crossing is permissible. This substantially limits the possibility of a small residential subdivision layout and limits large scale industrial facilities. The property also has a 30-foot utility easement that splits the property, as shown on the survey submitted which substantially limits the possibility of a small residential subdivision layout and limits large scale industrial facilities. It is reasonable and in the public interest as the site is located on Bishop Road in an area that is a mixture of industrial and several transitional low-density residential uses. It will provide services and employment opportunities for the area. The rezoning will adhere to Guilford County's landscape buffer requirements and lighting requirements.

In Support:

Amanda Hodierno, 804 Green Valley Road Suite 200, is representing the property owners. She agrees with Mr. Talbott's statements, especially how this could be a transition for the area. The plan could bring growth to the area and would be handled in a way to reduce impact on the area during construction. Changing the zoning would allow much more opportunity in the area and will work accordingly with the City and stakeholders to meet their standards.

In Opposition:

With no one in opposition or questions, the public hearing was closed as moved by Mr. Alexander and seconded by Mr. Apple. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-02-GCPL-01093: RS-40 to AG 5006 McConnell Road

Located on the south side of McConnell Road, approximately 500 feet east from its intersection of Mt Hope Church Road, approximately 1.1 acres, Guilford County Tax Parcel #120839 owned by Doris Burnside. The proposed rezoning is consistent with the Rock Creek Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be required.

Mr. Bell stated that the property is located on the south side of McConnell Road, approximately 500 feet east from its intersection of Mt Hope Church Road, approximately 1.1 acres, Guilford County Tax Parcel #120839 owned by Doris Burnside. This proposed request is to rezone property from RS-40 to AG. This request is in a single-family residential area. The lot is part of a 4-lot subdivision that was rezoned under case 61-01 on October 10, 2001 and currently has a manufactured home on the property. To the North, East and West are single-family dwellings. To the South is undeveloped. The rezoning is consistent with the recommendation of the Rock Creek Area Plan. The parcel is part of a 4-lot subdivision created from a parent tract that had 4 or more previously created lots. However, a manufactured home currently sits on the property, which is nonconforming in the RS-40 district. The request is reasonable and in the public interest because it will allow the existing manufactured home (See attached Case 61-01) to be replaced with one that is compliant with current construction standards for manufactured homes and the zoning designation.

In Support:

Cathy Hall, 2005 Mt. Hope Church Road, is a neighbor to the owner and she was concerned about how it would affect her property but spoke with the owner and they eased her mind. She speaks highly on the character of the owners.

In Opposition:

With no one in opposition or questions, the public hearing was closed as moved by Mr. Apple and seconded by Mr. Alexander. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-02-GCPL-01096: RS-40 to LI 7962 National Service Road

Located on the north side of National Service Road, approximately 2000 feet west from its intersection of Piedmont Triad Parkway, approximately 7.95 acres, Guilford County Tax Parcel #169803 owned by Mack Cannon. The proposed rezoning is consistent with the Airport Area Plan land use classification of Non-Residential, thus if approved, no plan amendment would be required.

Matt Talbott stated that the property is located on the north side of National Service Road, approximately 2000 feet west from its intersection of Piedmont Triad Parkway, approximately 7.95 acres, Guilford County Tax Parcel #169803 owned by Ruth and Mack Cannon. This proposed request is to rezone property from RS-40 to LI. This request is in an industrialized area of the County located between the City of Greensboro and High Point. There is an

existing single-wide manufactured home and accessory structures on the property. To the North is Interstate Highway 40, to the South is vacant, to the East is an industrial warehouse, and to the West is Advantage Truck Center. The request is consistent with the Airport Area Plan recommendation and is adjacent to Light Industrial zoning districts. 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. It is reasonable and in the Public interest as the site is located on National Service Road in an area that is a mixture of industrial and commercial uses within the County's jurisdiction, City of Greensboro, the City of High Point. It will provide services and employment opportunities for the area. The rezoning will adhere to Guilford County's landscape buffer requirements and lighting requirements.

In Support:

Tony Collins, 1118 Tate Street, is representing the company who has purchased the property. The property was bought in February and allows a generous space that could be used to help benefit the community. The owner plans to use the space to repair and sell vehicles, which could help the economic status of the area.

In Opposition:

With no one in opposition or questions the public hearing was closed, as moved by Mr. Alexander and seconded by Mr. Apple. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

OTHER BUSINESS:

None

RECESSED:

There being no further business before the Board, the *virtual* Regular Meeting was recessed at 7:28 pm and will reconvene on March 11th, 2021 at 6:30 pm for a voting session.

**Guilford County
Planning Board
REMOTE/VIRTUAL RECONVENED MEETING
March 11, 2021**

The Guilford County Planning Board was reconvened on Thursday, March 11th, 2021 at 6:30 p.m. at the NC Cooperative Extension-Agricultural Center, 3309 Burlington Road, Greensboro, NC.

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

Members Absent: Mrs. McKinley, Mr. Thompson

Staff Present: Mitchell Byers, Planning Technician (remotely); J. Leslie Bell, Guilford County Planning Director (remotely); Paul Lowe (remotely); Matt Talbott, Sr. Planner/Planner II (remotely), Oliver Bass, Planner, Michael Townsend (remotely); and Robert Carmon (remotely).

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

Public Hearing Items:

REZONING CASE #21-01-GCPL-00490: RS-30 & AG to AG 7662 NC Highway 61 N

Located on the east side of NC Highway 61 N, approximately 3000 feet north from its intersection of Turner Smith Road, approximately 30.02 acres, Guilford County Tax Parcel #101696 owned by Jeremiah Daniel Hawes. The proposed rezoning is consistent with the Northeast Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be required.

Mr. Apple moved to approve the rezoning case for Guilford County Tax Parcel #101696 from RS-30 & AG to AG because this case is consistent with the Area Plan because the plan recommends agricultural development in this area. The amendment is reasonable since it falls into the current Area Plan, seconded by Mr. Alexander.

The Board voted unanimously 7-0 in favor of the motion. (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-01-GCPL-00496: AG & HB to AG 3409 Alamance Church Road

Located on the north side of Alamance Church Road, approximately 500 feet east from its intersection of Old Julian Road, approximately 6.41 acres Guilford County Tax Parcel #110908 owned by Connie Lakey. The proposed rezoning is not covered by an Area Plan thus if approved, no plan amendment would be required.

Mr. Mann moved to approve the rezoning case for Guilford County Tax Parcel #110908 from AG & HB to AG because this case is not covered by the existing area plan but is reasonable and in the public interest because it will extend the AG zoning to the entire parcel. Development along Alamance Church Road beyond Julian Road is consistent with AG zoning. It will allow the existing building to be renovated into a livable dwelling, seconded by Ms. Buchanan.

The Board voted unanimously 7-0 in favor of the motion. (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-01-GCPL-00595: AG to RS-40 5721 Porterfield Road

Located on the north side of Porterfield Road, approximately 1000 feet east from its intersection of Friendship Church Road, approximately 2 acres, Guilford County Tax Parcel #112298 (part of) owned by Louise Milton. The proposed Rezoning is consistent with the Northeast Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be required.

Mr. Mann moved to approve the rezoning case for Guilford County Tax Parcel #112298 from AG to RS-40 because the amendment is consistent with the applicable Area Plan since the AG designation recognizes that the area can be used for future AG, RS-40, and RS-30 zones. The amendment is reasonable and in the public interest because the lot meets the standards for an RS-40 lot and with it being on preexisting streets does not make it require any special access, seconded by Mr. Alexander.

The Board voted unanimously 7-0 in favor of the motion. (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-02-GCPL-00956: RS-40 to LI 4075 Wiley Davis Road

Located on the east side of Wiley Davis Road, approximately 3500 feet northeast from its intersection of Groometown Road, approximately 4.26 acres Guilford County Tax Parcel #140422 owned by Dorothy East. The proposed rezoning is inconsistent with the Southern Area Plan land use classification of Agricultural, thus if approved, an area plan amendment to Light Industrial to the Southern Area Plan would be required.

Ms. Buchanan moved to approve the rezoning case for Guilford County Tax Parcel #140422 from RS-40 to LI because the amendment is required with the applicable plans since it would amend the Southern Area Plan to include LI zoning. The amendment is reasonable and in the public interest because this request is in an area that is characterized by industrial uses adjacent to the property and industrial uses south of the I-85/I-73 interchange. 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. It is reasonable and in the public interest because the site is located on a major thoroughfare and is in close proximity to I-85 and I-73 which provides ease of access. It will provide services and employment opportunities for the area. The rezoning will adhere to Guilford County's landscape buffer requirements and lighting requirements, seconded by Mr. Mann.

The Board voted unanimously 7-0 in favor of the motion. (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-02-GCPL-01089: RS-40 to HI 2031 Bishop Road

Located on the south side of Bishop Road, approximately 1600 feet west from its intersection of South Holden Road, approximately 6.466 acres, Guilford County Tax Parcel #141916 owned by Matthew Tedder. The proposed rezoning is inconsistent with the Southern Area Plan land use classification of Agricultural, thus if approved, an area plan amendment to Heavy Industrial to the Southern Area Plan would be required.

Mr. Craft moved to approve the rezoning case for Guilford County Tax Parcel #141916 from RS-40 to HI because this is inconsistent with the Southern Area Plan. This is in a transition area which already has many properties zoned industrial in the vicinity with a few scattered residences remaining. The surrounding industrial uses in the area include a rock quarry, a metal manufacturer, a concrete plant, the Guy M. Turner crane, machinery and heavy trucking rental and service facility, and a salvage yard. As shown on the survey submitted, there is a Colonial Pipeline 50-foot ROW easement which traverses the property almost at its center. Nothing is allowed within the pipeline easement and only a minimal crossing is permissible. This substantially limits the possibility of a small residential subdivision layout and limits large scale industrial facilities. As shown on the survey submitted, there is a Colonial Pipeline 50-foot ROW easement which traverses the property almost at its center. Nothing is allowed within the pipeline easement and only a minimal crossing is permissible. This substantially limits the possibility of a small residential subdivision layout and limits large scale industrial facilities. The property also has a 30-foot utility easement that splits the property, as shown on the survey submitted which substantially limits the possibility of a small residential subdivision layout and limits large scale industrial facilities. It is reasonable and in the public interest as the site is located on Bishop Road in an area that is a mixture of industrial and several transitional low-density residential uses. It will provide services and employment opportunities for the area. The rezoning will adhere to Guilford County's landscape buffer requirements and lighting requirements, seconded by Mr. Mann.

The Board voted unanimously 7-0 in favor of the motion. (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-02-GCPL-01093: RS-40 to AG 5006 McConnell Road

Located on the south side of McConnell Road, approximately 500 feet east from its intersection of Mt Hope Church Road, approximately 1.1 acres, Guilford County Tax Parcel #120839 owned by Doris Burnside. The proposed rezoning is consistent with the Rock Creek Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be required.

Mr. Mann moved to approve the zoning case for Guilford County Tax Parcel #120839 from RS-40 to AG because the rezoning is consistent with the recommendation of the Rock Creek Area Plan. The proposed zoning is consistent with the recommendation of the Rock Creek Area Plan. The AG Rural Residential designation recognizes land currently zoned or recommended for future agricultural and residential. Anticipated land uses include those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family. The parcel is part of a 4-lot subdivision created from a parent tract that had 4 or more previously created lots. However, a manufactured home currently sits on the property, which is nonconforming in the RS-40 district. The request is reasonable and in the public interest because it will allow the existing manufactured home (see attached Case 61-01) to be replaced with one that is compliant with current construction standards for manufactured homes and the zoning designation., seconded by Mr. Apple.

The Board voted unanimously 7-0 in favor of the motion. (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-02-GCPL-01096: RS-40 to LI 7962 National Service Road

Located on the north side of National Service Road, approximately 2000 feet west from its intersection of Piedmont Triad Parkway, approximately 7.95 acres, Guilford County Tax Parcel #169803 owned by Mack Cannon. The proposed rezoning is consistent with the Airport Area Plan land use classification of Non-Residential, thus if approved, no plan amendment would be required.

Mr. Alexander moved to approve the rezoning case for Guilford County Tax Parcel #169803 from RS-40 to LI because it is consistent with the Airport Area Plan. The request is consistent with the Airport Area Plan recommendation and is adjacent to the Light Industrial zoning district. 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. It is reasonable and in the public interest as the site is located on National Service Road in an area that is a mixture of industrial and commercial uses within the County's jurisdiction, City of Greensboro, and the City of High Point. It will provide services and employment opportunities for the area. The rezoning will adhere to Guilford County's landscape buffer requirements and lighting requirements, seconded by Mr. Mann.

The Board voted unanimously 7-0 in favor of the motion. (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

OTHER BUSINESS:

ADJOURNED:

There being no further business before the Board, the meeting was adjourned at 7:05 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 20-12-9cpl-08615
(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 Duke Natural Gas None Known Piedmont Natural Gas
Phone None Known At andlt 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
PLANNING AND DEVELOPMENT
PLANNING BOARD**

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

EASEMENT CLOSING CASE # 20-12-GCPL-08615

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

WHEREAS, pursuant to a resolution of intent to close said easement adopted by this Board on January 13th, an Electronic Notice was published on the Guilford County Website that a hearing would be held concerning said petition on April 14th at 6:00 PM in the NC Cooperative Extension-Agricultural Center-3309 Burlington Road, Greensboro, NC 27405; and

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

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

WHEREAS, after all interested persons were heard, it appears to the satisfaction of this Board that the removal of said easement from dedication is not contrary to the public interest;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The following described easement is hereby closed and removed from dedication to the public use:
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.
2. A certified copy of this resolution, together with a copy of the published notice of this hearing, is hereby ordered recorded in the Office of the Register of Deeds of Guilford County, North Carolina.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE GUILFORD COUNTY PLANNING BOARD AT A VIRTUAL REGULAR MEETING HELD ON April 14th, AND A VIRTUAL RECONVENED MEETING ON April 15th.

J. Leslie Bell

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



3/4/2021

RE: Abandon the 20' utility easements as recorded June 1964, Plat Book 93, Page 108, Subdivision of Carl Gregory Property . This property is in Monroe Township, Guilford County, NC and referred to as Parcel No. 126013.

Requested by

William G. Greco, Jr., PLS

Land Solutions of NC

Regarding the requested easement release, this Utility finds:

The easement CAN be released; it is not needed for service.

The easement CANNOT be released; it is needed for service.

The following portion(s) of the easement CAN be released:

Signed:

Michael Stanley Digitally signed by Michael Stanley
Date: 2021.03.04 14:36:44 -05'00'

Piedmont Natural Gas



March 1, 2021

Mr. Greco,

Regarding the utility easements established on your client's property and recorded in Guilford County, NC, plat book 36, page 16; accessed by public roads: Pindals Rd. and Candlenut Rd.

NorthState does not require use of the 3 existing 20' utility easements established between lots 6 & 7, 9 & 10 and 12 & 13, of the Carl Gregory subdivision. These utility easements are not needed for NorthState service. NorthState agrees to release these utility easements.

Sincerely,

A handwritten signature in blue ink that reads "Brandon Barker".

Brandon Barker
Director, Outside Plant



February 26, 2021

RE: Easement Release Request for Property Located at Pindals Road & Chestnut Road
Greensboro, NC

On behalf of our client, Land Solutions of NC, PLLC requests the release of easement(s) recorded in Plat Book 36, Page 16.

A copy of the plat with the easement(s) that we are requesting a release on is attached for your review, and the subject tract is Parcel No. 126013 on the Guilford County GIS site.

In order to satisfy Guilford County Planning requirements for removing this easement(s), we need utility providers to provide us with their approval.

Can you please provide your standard easement release document for this site? Our mailing address is:

Land Solutions, PLLC
PO Box 347
Oak Ridge, NC 27310

(or)

Via Email:
bill@landsolutionspc.com

We appreciate your prompt consideration of this request and are available to discuss further should you have any questions, concerns, or require additional information.

Regards,
William F. Greco, Jr.
William F. Greco, Jr., PLS
bill@landsolutionspc.com
Office: 336.605.0328

Cc: Client

C:\Users\bill\Desktop\Updated Easement Release.docx

The undersigned hereby acknowledge(s) this Plat and Adjacent to be a true, free and valid and hereby certify that the same are correct and true in accordance with the provisions of the Statutes of this State and the provisions of the Statutes of this State and the provisions of the Statutes of this State and the provisions of the Statutes of this State.

Signed Ball & Stewart
 Attest Ball & Stewart

Trustees

Approved by the City Council of the City of Greensboro, N. C. on this 19 day of June, 1964. Provided that the Plat is registered in the office of the Register of Deeds for Guilford County, N. C. within thirty days from date of this approval.

City Clerk
 Field of Plat was approved by the City Council of the City of Greensboro, N. C.

Licensed Engineer No. 19
 Subscribed and sworn to before me this 19 day of June, 1964.

Notary Public
 My commission expires: _____

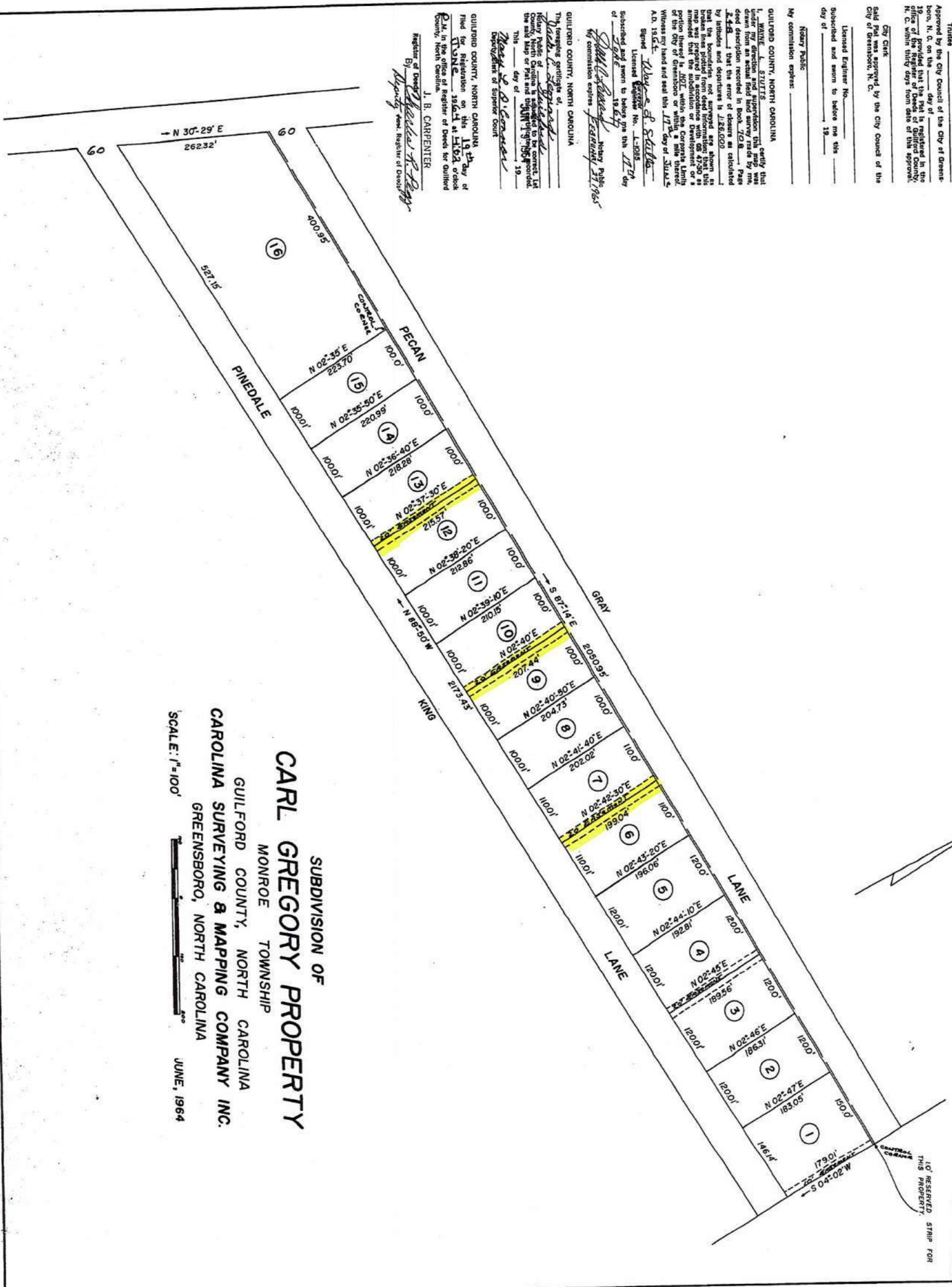
GUILFORD COUNTY, NORTH CAROLINA
 I, MONROE L. STULTS, certify that under my direction and supervision this map was drawn from an actual field land survey made by me, dated description recorded in Book 738, Page 148, that the error of closure as calculated by latitudes and departures is 1/163,000. That the boundaries not shown on this map were determined by the surveyor from which this map was prepared in accordance with the provisions of the Statutes of this State and the provisions of the Statutes of this State and the provisions of the Statutes of this State and the provisions of the Statutes of this State. Witness my hand and seal this 17 day of June, A.D. 1964.

Signed Monroe L. Stults
 Licensed Engineer No. 19
 Subscribed and sworn to before me this 17 day of June, 1964.

Notary Public
 My commission expires: _____

GUILFORD COUNTY, NORTH CAROLINA
 This foregoing plat of _____
 Henry Public of _____
 County, North Carolina is subject to be correct, let the said map or Plat and the _____
 this _____ day of _____, 1964.

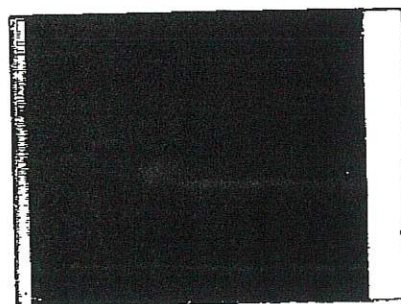
Register of Deeds J. B. Carpenter
 By Henry Public
 Deputy Clerk, Register of Deeds



SUBDIVISION OF
CARL GREGORY PROPERTY
 GUILFORD COUNTY, NORTH CAROLINA
 MONROE TOWNSHIP
CAROLINA SURVEYING & MAPPING COMPANY INC.
 GREENSBORO, NORTH CAROLINA
 SCALE: 1"=100'
 JUNE, 1964

36-16

CARL GREGORY





PLANNING
DEPARTMENT
OFFICE

GENERAL PLAN
AND
ZONING

COMMISSION

03

**INSERT
COLOR
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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Conditional Zoning
Application

Date Submitted: 2/24/21 Fee \$500.00 Receipt # _____ Case Number 21-02-GCPL-01610

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.

M 3/1/21 M

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 PT zoning district to the CZ LI zoning district.

Said property is located 1410 Rankin Mill Rd.

in _____ Township; Being a total of: 18.22 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 115383 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 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.



**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) All of the allowable uses in the Light Industrial zoning classification, except and excluding the following: ① Homeless shelter, ② Go cart raceway, ③ Fraternity or Sorority, ④ Bank or finance with drive-through, ⑤ Convenience store with gas pumps,
- 3) ⑥ Service station, Gasoline, ⑦ Laundry or dry cleaning plant, ⑧ Laundry or dry cleaning substation, ⑨ Flea markets, outdoor, ⑩ Land clearing and inert debris landfills, major, ⑪ Outdoor retail sales, ⑫ Outdoor storage, and ⑬ Salvage yards, junk yards, or scrap processing

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) In compliance with the Urban Loop Scenic Corridor Overlay (SCO-1) buffer requirement, there shall be a natural, undisturbed
- 2) buffer - a minimum of 40 feet wide and a maximum of 75 feet wide with an average of 50 feet shall be maintained
- 3) along the portion of the property adjacent to the highway right of way (I-840/I-785)

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,

Michael A. Fowler
Property Owner Signature
Michael A. Fowler
Name
1215 Westminster Dr
Mailing Address
Greensboro, NC 27410
City, State and Zip Code
336-766-3330 mfowlernc@gmail.com
Phone Number Email Address

Susan G. Fowler
Owner/ Representative/Applicant Signature (if applicable)
Susan G. Fowler
Name

Mailing Address

City, State and Zip Code

Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

Property Information

Located on the east side of Rankin Mill Rd, approximately 450 feet northeast from its intersection of Camp Burton Rd, approximately 18.22 acres Guilford County Tax Parcel #115383 owned by Michael Fowler.

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

Nature of the Request

This proposed request is to Conditionally Rezone the property from PI to CZ-LI.

District Descriptions

The PI Public and Institutional district is intended to accommodate mid to large-sized, campus-style development semi-public and institutional controlled by a single entity. A master plan should be prepared for these uses which address access, circulation, site layout, architectural cohesion, parking, lighting, open space and other factors

The LI Light Industrial district accommodates limited, small-scale manufacturing, wholesaling, warehousing, research and development, and related commercial activities that have little adverse effect, through noise, odor, or visual distraction, on neighboring properties. Development shall provide adequate screening and buffers and be located where there are adequate public utilities and access to arterial streets and highways.

Proposed Use Conditions: All of the allowable uses in the Light Industrial zoning classification, except and excluding the following: (1) Homeless shelter;(2) Go cart Raceway; (3) Fraternity or sorority; (4) Bank or finance with drive through; (5) Convenience store with gas pumps; (6) Service station, gasoline; (7) Laundry or dry cleaning plant; (8) Laundry or dry cleaning substation.

Proposed Development Conditions: In addition, the I-840 Urban Loop Scenic Overlay District (SCO-I) has a buffer requirement which shall also be a condition of this zoning: A natural, undisturbed buffer — a minimum 40 feet wide and a maximum of 75 feet wide with an average of 50 feet shall be maintained along the portion of the property adjacent to the highway right of way (1-840/1-785)

Character of the Area

This request is in an area of public or institutional uses to the south and across the I-840 Interstate right-of-way and directly across Camp Burton Road.

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

North: Large-acre single-family residential

South: Greensboro's Keely Park; Mix of single-family and undeveloped lots
East: I-840 right-of-way and NC Dept of Prisons
West: Single-family residential

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: Fire District # 13.

Miles from Fire Station: Approximately 2.6 miles.

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: Camp Burton Rd (local), Rankin Mill Rd (major thoroughfare)

Proposed Improvements: Industrial uses subject to NCDOT driveway permit

Projected Traffic Generation: Unavailable

Environmental Assessment

Topography: Nearly flat, gently sloping and moderately sloping.

Regulated Floodplain/Wetlands:

There is a regulated floodplain (SFHA) on the property. There are no mapped wetlands on the property.

Streams and Watershed:

There are no mapped streams on the property. The property is not located in a Water Supply Watershed.

Land Use Analysis

Land Use Plan: Northeast Area Plan

Plan Recommendation: AG-Rural Residential

Consistency:

The proposed zoning **is inconsistent** with the recommendation of the AG-Rural Residential land use designation. This land use designation is intended to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer, with densities not to exceed two (2) units per acre. It is not intended for typical light industrial land uses allowed in the LI zoning district.

Reasonableness:

This requested action **is not reasonable and in the public interest** because the area is separated from the most intense institutional uses by the I-840 right-of-way. The section of Camp Burton Road that the subject parcel fronts on primarily serves residential and recreational uses. An industrial driveway on Camp Burton Road may introduce heavy truck traffic along a residential street.

Recommendation

Staff Recommendation: Staff recommends denial

Area Plan Amendment Recommendation: The proposed Conditional Zoning is inconsistent with the Northeast Area Plan land use classification of AG-Rural Residential, thus if approved, an area plan amendment to LI to the Northeast Area Plan would be required.

DRAFT

Mike Fowler
1215 Westminster Dr.
Greensboro, NC 27410

Mr. Wilbert Torres
4219 Camp Burton Rd.,
McLeansville, NC 27301

Mr. Torres,

In 2007 I purchased a property at 1410-1412 Rankin Mill Rd for investment purposes. I have sold off 10AC with the old white farmhouse and I have made a contribution to the City of Greensboro of 7AC on Camp Burton as an addition to Keeley Park. The remaining 18AC site I have is fronting along the Urban Loop with approximately 1200' of frontage. I am mostly buffered from other property owners. The only structure on the property is an old tobacco barn on the Camp Burton Rd side. I have recently had a landscaping company approach me about doing a building for them to locate their business on this property.

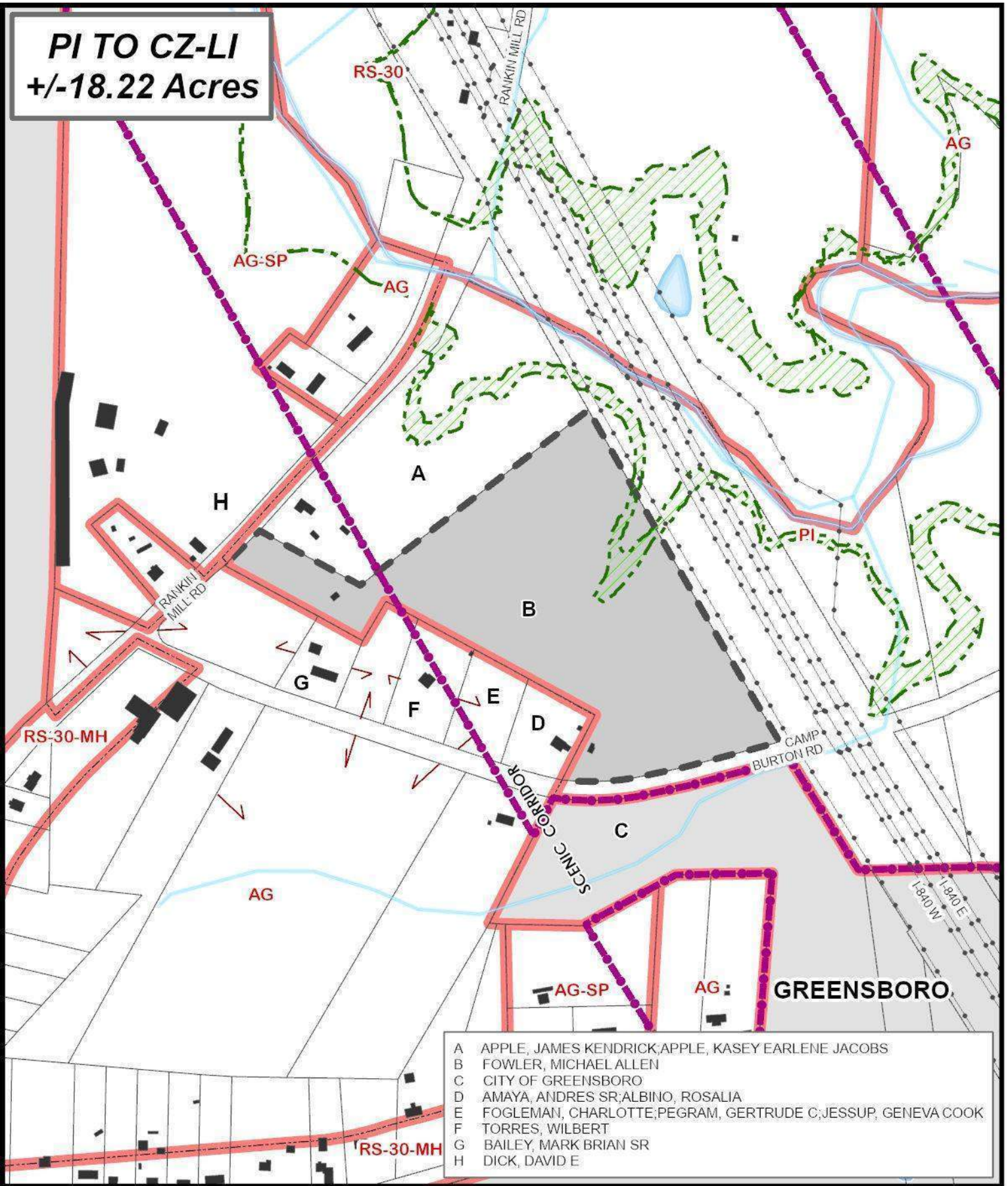
I am in the commercial real estate business and have my broker's license with my own company, Greensboro Commercial Properties. I have had very strong interest in smaller industrial properties over the last few years. I would like to develop an attractive business park with warehouse buildings in a well landscaped environment. I am planning to apply for rezoning to Conditional Zoning Light Industrial (CZ-LI) with a limitation on some of the uses. The property is currently zoned PI – Public Institutional which already allows some of the uses in LI.

There will be buffers next to any residential properties. Most of the frontage and orientation will be toward the interstate for visibility. I think it will enhance property values and create an opportunity for jobs. If you have any feedback or any thoughts on the property zoning, please feel free to give me a call or send me an email. I am glad to hear anything that you would like to say. I am interested in a quality of life for everyone and want to be a good neighbor.

Sincerely Yours,

Mike Fowler
336-706-3330
mike@gborocp.com

**PI TO CZ-LI
+/-18.22 Acres**



- A APPLE, JAMES KENDRICK;APPLE, KASEY EARLENE JACOBS
- B FOWLER, MICHAEL ALLEN
- C CITY OF GREENSBORO
- D AMAYA, ANDRES SR;ALBINO, ROSALIA
- E FOGLEMAN, CHARLOTTE;PEGRAM, GERTRUDE C;JESSUP, GENEVA COOK
- F TORRES, WILBERT
- G BAILEY, MARK BRIAN SR
- H DICK, DAVID E



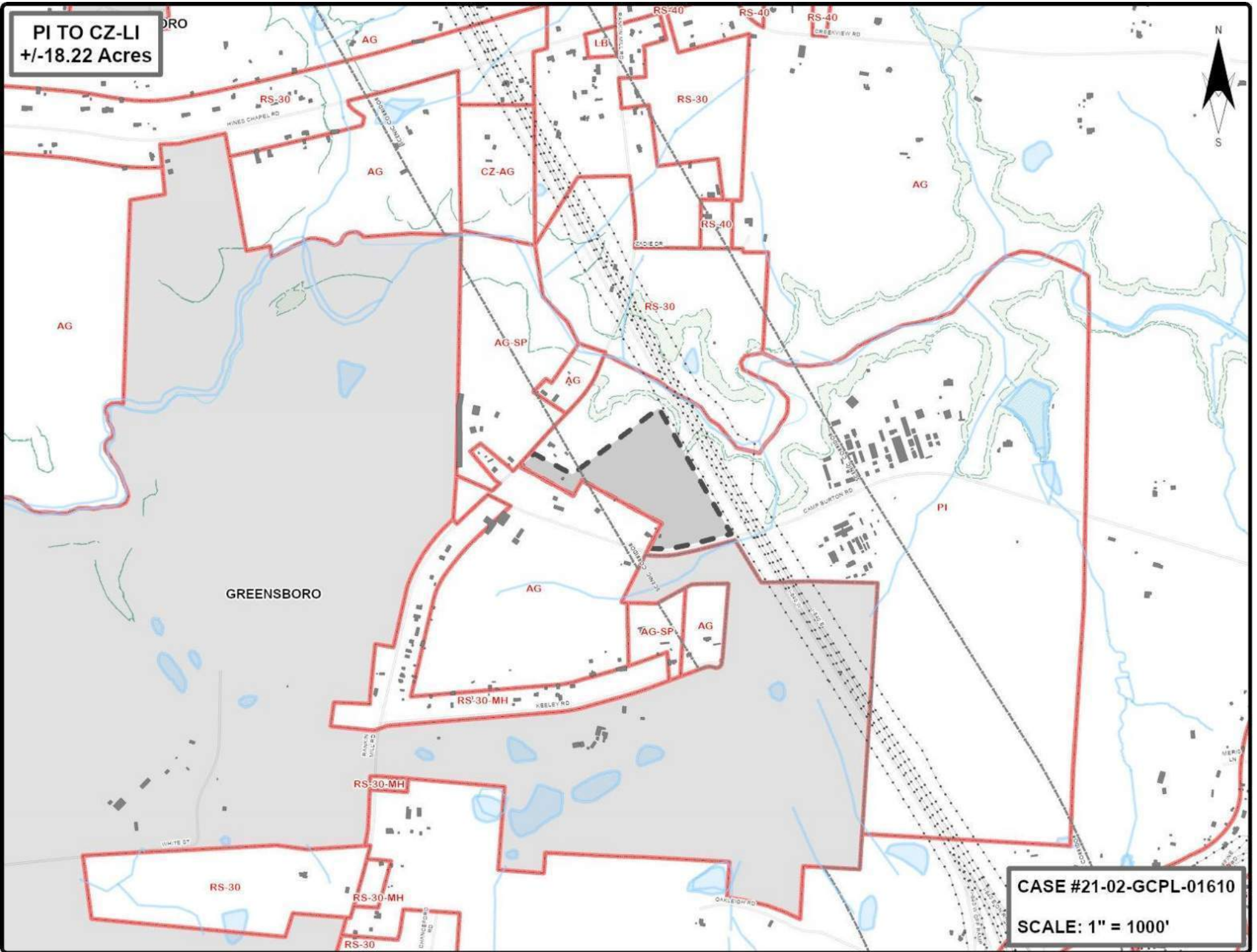
JURISDICTION:
GUILFORD COUNTY
 Guilford County
 Planning & Development
 Department

Rezoning Case #
21-02-GCPL-01610
Scale: 1" = 400'

Map:
 115383



PI TO CZ-LI
+/-18.22 Acres



CASE #21-02-GCPL-01610

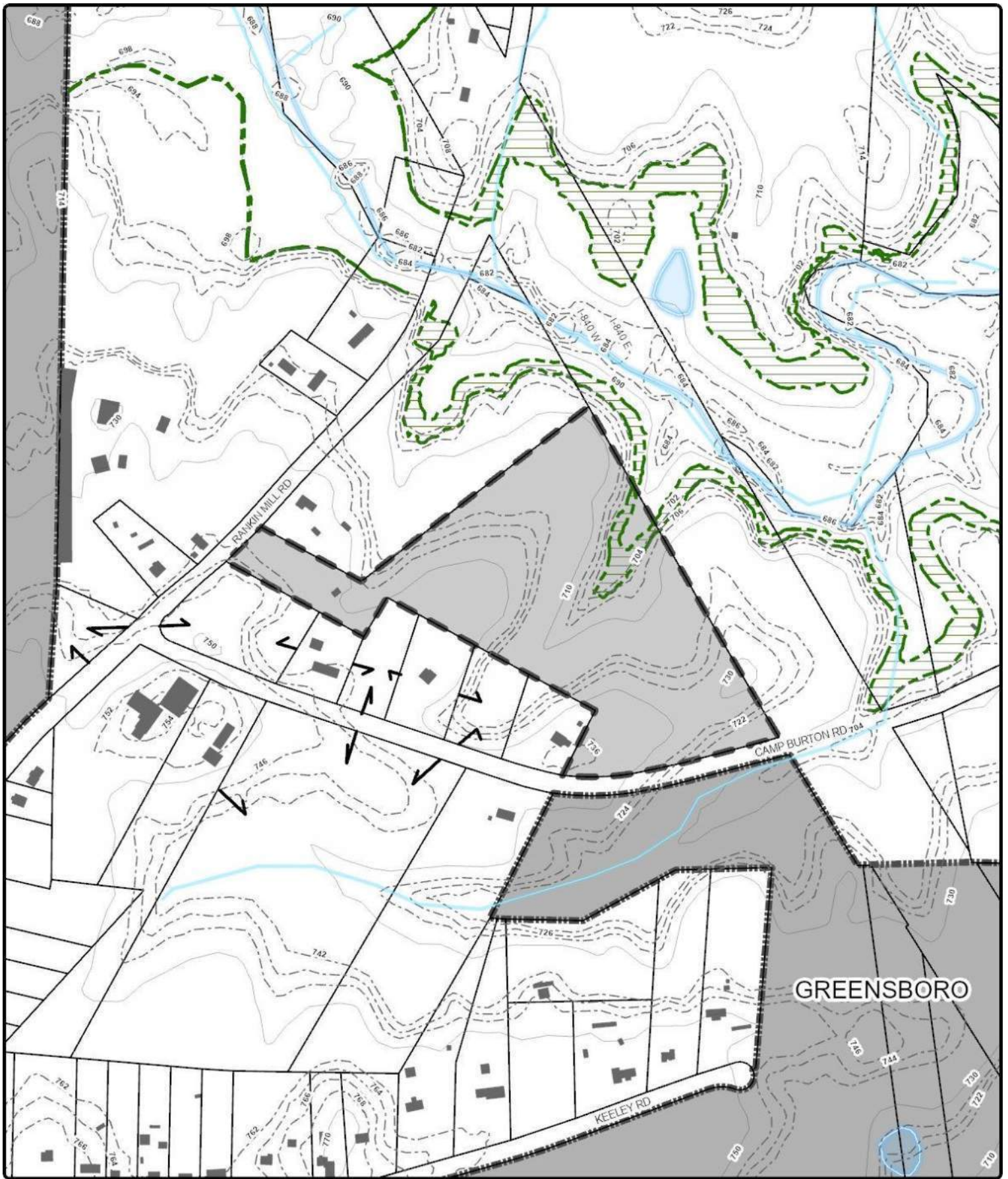
SCALE: 1" = 1000'



CASE #21-02-GCPL-01610

Scale: 1" = 400'

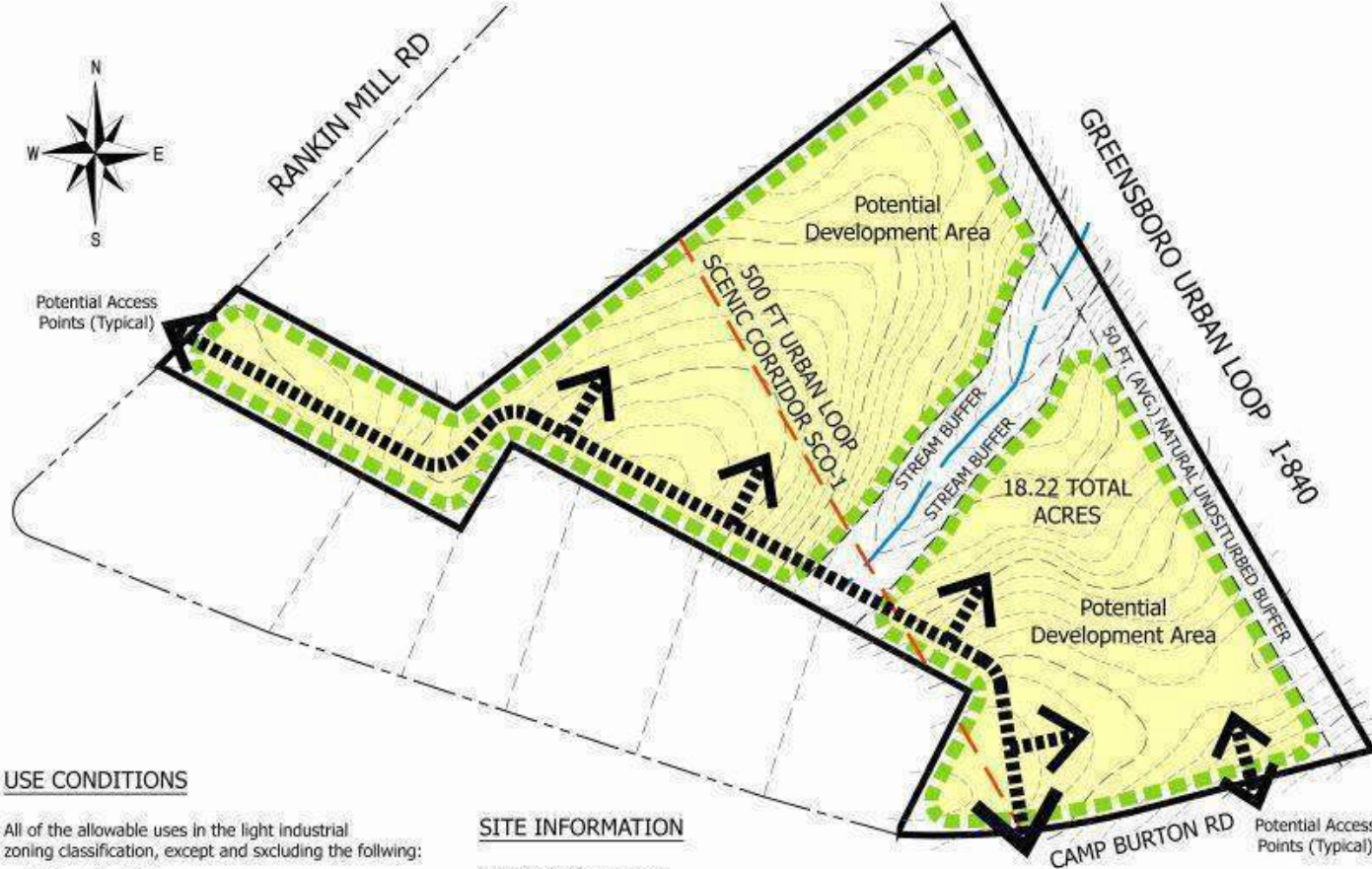




CASE #21-02-GCPL-01610

Scale: 1" = 400'





USE CONDITIONS

All of the allowable uses in the light industrial zoning classification, except and excluding the following:

1. Homeless Shelter
2. Go-cart Raceway
3. Fraternity or Sorority
4. Bank or Finance with Drive Through
5. Convenience Store with Gas Pumps
6. Service Station, Gasoline
7. Laundry or Dry Cleaning Plant
8. Laundry or Dry Cleaning Substation
9. Flea Markets, Outdoor
10. Land Clearing and Inert Debris Landfills, Major
11. Outdoor Retail Sales
12. Outdoor Storage
13. Salvage Yards, Junk Yards, or Scrap Processing

SITE INFORMATION

TAX PARCEL ID #115383
 18.22 ACRES
 EXISTING ZONING: PI
 PROPOSED ZONING: LI

DEVELOPMENT CONDITIONS

In compliance with the Urban Loop Scenic Corridor Overlay (SCO-1) buffer requirement, there shall be a natural, undisturbed buffer - a minimum of 40 feet wide and a maximum of 75 feet wide with an average of 50 feet shall be maintained along the portion of the property adjacent to the highway right-of-way (I-840/I-785).

ZONING SKETCH PLAN

1410 RANKIN MILL RD.
 GREENSBORO, NC

FEBRUARY 17, 2021
 DRAWN BY: TIM KNOWLES, PLA



**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 #**115383**, from **PI** 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.]

**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 #115383, from **PI** to **CZ-LI** 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.]

**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 #**115383**, from **PI** to **CZ-LI**.

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

- 3. The amendment **is** reasonable 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 #4
DENY-CONSISTENT
NO PLAN AMENDMENT**

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #**115383**, from **PI** 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** consistent but not 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: 3/10/2021 Fee \$500.00 Receipt # _____ Case Number 21-03-GCPL-02106

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 4-AG zoning district to the C1-RS-20 zoning district.

Said property is located On the east side of Twin Creek Rd north of Bunker Hill Sandy Ridge Road in Deep River Township; Being a total of: 13.50 acres.

Further referenced by the Guilford County Tax Department as: Forsyth County tax parcel # 6894-29-1955.000

Tax Parcel # 232847

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 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.



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) Only single family detached homes and associated assesory 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 Guilford County Development Ordinance:

- 1) Access will be from Twin Creek Road in Forsyth County
- 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.

Kenneth Sampson
Respectfully Submitted

Kenneth Sampson
dotloop verified
03/08/21 5:07 PM EST
VRSC-AC40-15NQ-LO1J

Property Owner Signature

CNKS LLC Kenneth Sampson
Name

2105 Anchorage Avenue
Mailing Address

High Point NC 27265
City, State and Zip Code

336-454-4531 kens@northstate.net
Phone Number Email Address

Judy Stalder

Judy Stalder
dotloop verified
03/08/21 3:32 PM EST
WHCB-UPF4-XJFO-THBM

Owner/ Representative/ Applicant Signature (if applicable)

Judy Stalder
Name

PO Box 5581
Mailing Address

High Point NC 27262
City, State and Zip Code

336-688-2204 jstalder@northstate.net
Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

CONDITIONAL ZONING CASE #21-03-GCPL-02106 AG to CZ-RS-20 Twin Creek Rd

Property Information

Located on the east side of Twin Creek Rd, approximately 1500 feet south from its intersection of Volta Dr, approximately 13.50 acres Guilford County Tax Parcel #232847 owned by CNKS LLC.

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

Nature of the Request

This proposed request is to Conditionally Rezone the property from AG to CZ-RS-20. The parcel is 13.50 acres and is split between Guilford County and Forsyth County. The proposed preliminary sketch plan submitted with this application shows the entrances from Twin Creek Rd on the Forsyth County side. The rezoning request in Winston-Salem/Forsyth County was unanimously recommended for approval by the City-County Planning Board, March 11, 2021, to the Clerk to the Board of Commissioners and is pending final approval. The zoning district request in Winston-Salem/Forsyth County is RS-20-S which has the same minimum lot size of 20,000 square feet as the Guilford County's UDO zoning request in this case of RS-20.

District Descriptions

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

The RS-20 district is intended for low to moderate density single-family detached dwellings with a minimum lot size of 20,000 sq ft. Development shall be characterized by walkable suburban-style neighborhoods on local streets. Compact development, including conservation subdivisions, are allowed.

Proposed Use Conditions: Only single-family detached homes and associated accessory uses.

Proposed Development Conditions: Access will be from Twin Creek Road in Forsyth County.

Character of the Area

This request is in an area that consists primarily of large acreage single-family residences and agricultural uses. The property abuts an existing development zoned RS-40.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

- North: Vacant
- South: Vacant
- East: Single-family residential
- West: Vacant

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

Public School Facilities:

Zoning Case 21-03-GCPL-02106

Guilford County

Schools Serving	Built Capacity 2020-21	2020-21 20th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Colfax Elementary School	659	567	7	4 - 6
Southwest Middle School	1223	1028	10	2 - 4
Southwest High School	1506	1612	11	2 - 4

Remarks:

With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021-22. Built capacity assumes 30 students per core academic classroom, and is not inclusive of capacity reduction from programmatic utilization.

Emergency Response:

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

Water and Sewer Services:

Provider: Public Sewer (Winton-Salem/Forsyth County), Individual Wells

Transportation:

Existing Conditions: 400 annual daily traffic counts on Twin Creek Rd (2019)

Projected Traffic Generation: All traffic generated will be from Twin Creek Rd in Forsyth County

Environmental Assessment

Topography: nearly flat, gently sloping and moderately sloping.

Regulated Floodplain/Wetlands:

There is no regulated floodplain on the property. There are no mapped wetlands on the property.

Streams and Watershed:

There are no mapped streams on the property. The property is located the Water Supply Watershed: High Point WS-IV, General Watershed Area.

Land Use Analysis

Land Use Plan: Airport Area Plan

Plan Recommendation: Mixed Density Residential

Consistency: The proposed Conditional Rezoning and accompanying Sketch Plan are **consistent** with the recommendation of the Airport Area Plan land use classification of Mixed density residential, and is consistent with the RS-20-S Winston-Salem/Forsyth County rezoning request. The RS-20 district is intended for low to moderate density single-family detached dwellings with a minimum lot size of 20,000 sq ft. Development shall be characterized by walkable suburban-style neighborhoods on local streets. Compact development, including conservation subdivisions, are allowed.

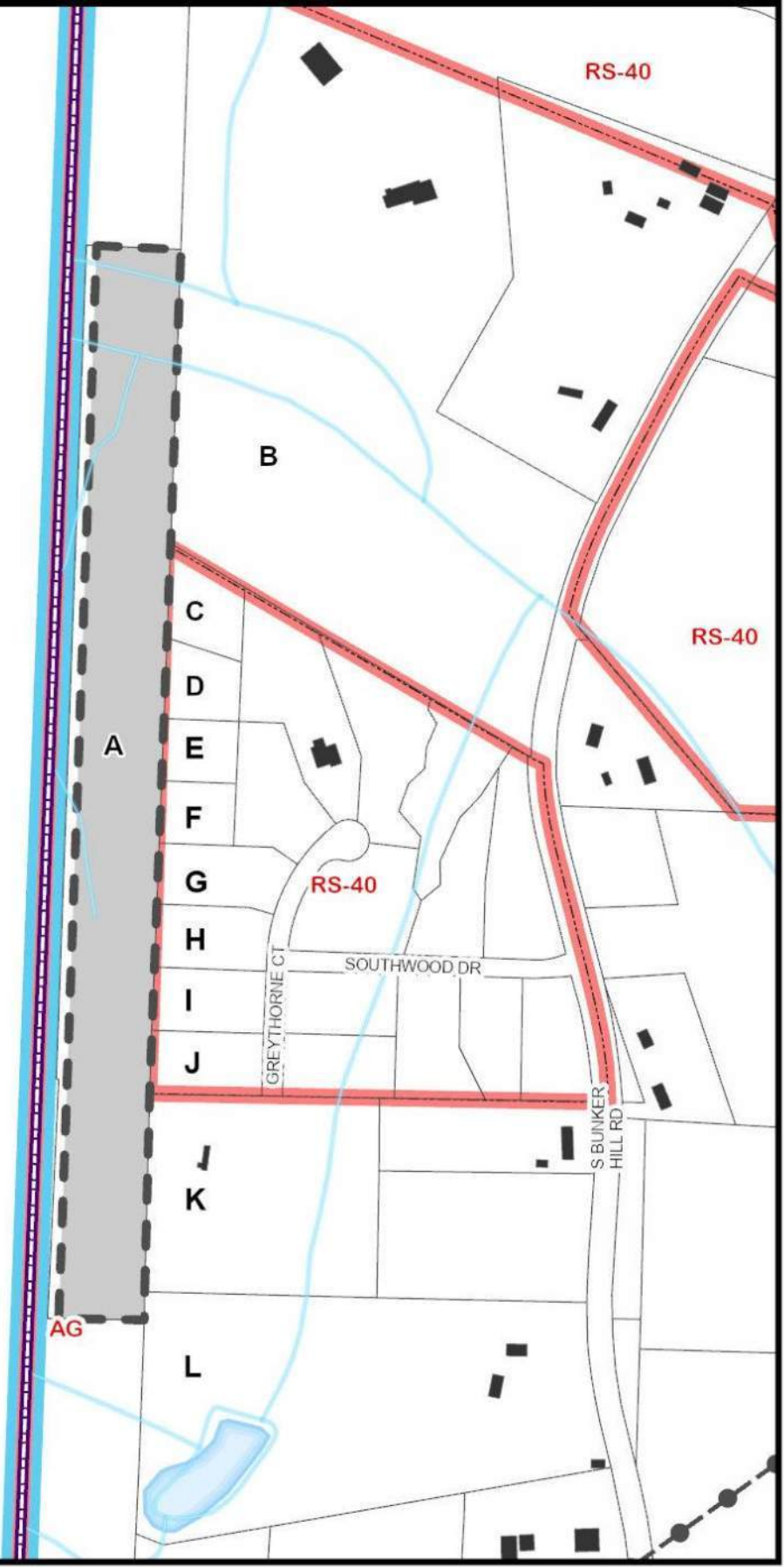
Recommendation

Staff Recommendation: Staff recommends approval

The requested action is **reasonable and in the public interest** because the area proposed in this request with the accompanying sketch plan is consistent with the lot standards imposed in the RS-20 zoning district standards of the Guilford County Unified Development Ordinance. Traffic will not be generated in Guilford County due to the development condition that states access will be from Twin Creek Rd in Forsyth County. The vacant land is not accessible and therefore unusable from the Guilford County portion of this property.

Area Plan Amendment Recommendation: The proposed Rezoning is consistent with the Airport Area Plan land use classification of Mixed Density Residential, thus if approved, no plan amendment would be required.

**AG TO CZ-RS-20
+/-13.50 Acres**



- A
- B WHITNEY, DUSTY
- C MER-ALCO INC
- D FRIES, ROBERT E; FRIES, AMY L
- E TAM, DENNIS; NGUYEN, NGA THI THANH
- F NGUYEN, NGA THI THANH
- G HENDERSON, VAUGHN S; HENDERSON, PAMELA H
- H JACKSON, JOSEPH C JR; JACKSON, ANGELA N
- I GASSAWAY, JESSE; GASSAWAY, CHRISTINE
- J WATTS, MATTHEW B; WATTS, LEIGH M
- K RICHARDSON, NATHAN B; RICHARDSON, JANE W
- L BALLARD, TERRY LYNN



JURISDICTION:
GUILFORD COUNTY
 Guilford County
 Planning & Development
 Department

Rezoning Case #
21-03-GCPL-02106
Scale: 1" = 400'

Map:
 232847

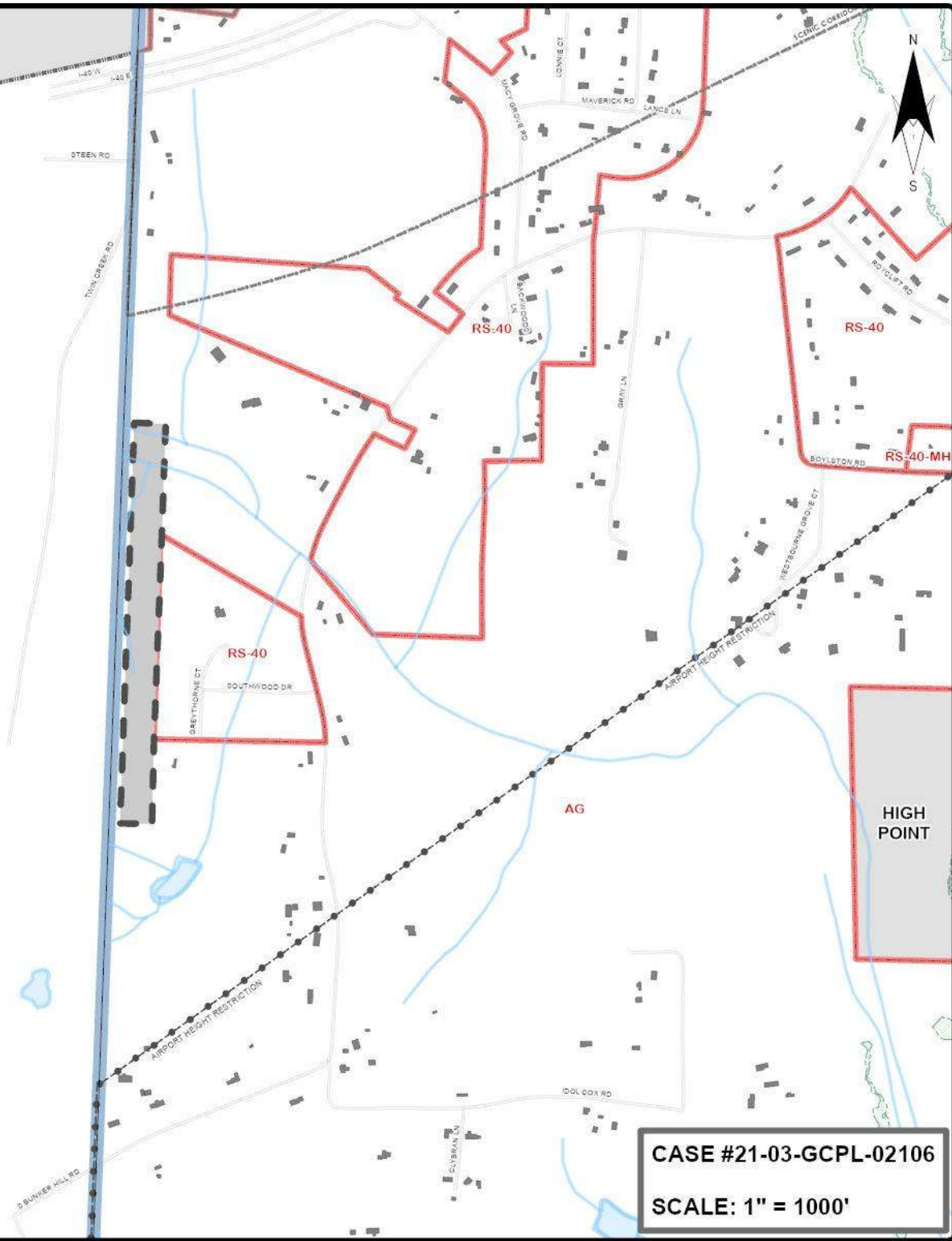


**AG TO CZ-RS-20
+/-13.50 Acres**

KERNERSVILLE



KERNERSVILLE



CASE #21-03-GCPL-02106

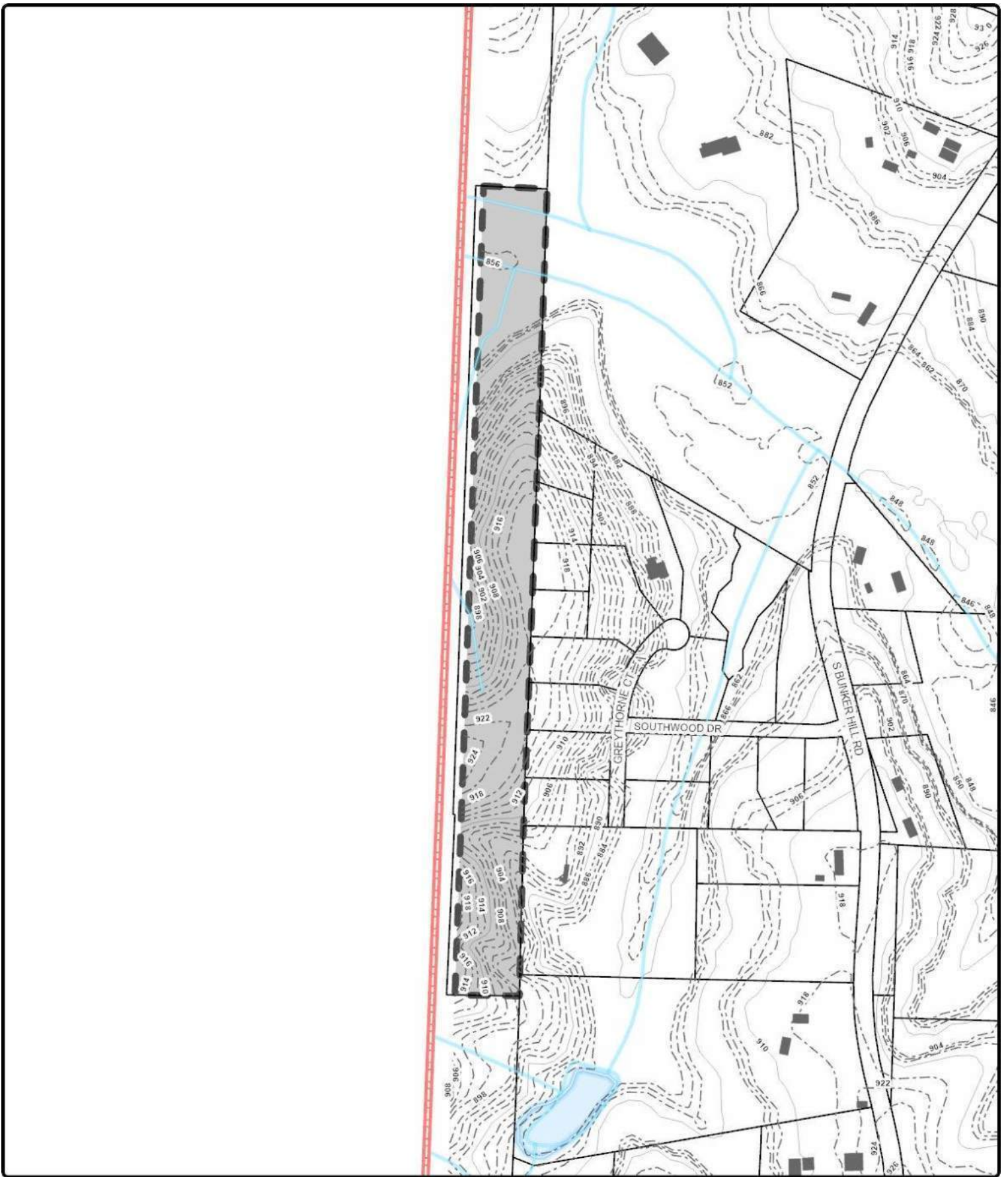
SCALE: 1" = 1000'



CASE #21-03-GCPL-02106

Scale: 1" = 400'





CASE #21-03-GCPL-02106

Scale: 1" = 400'

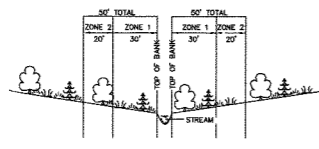
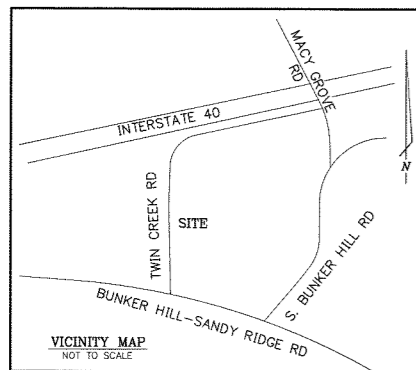


SITE PLAN FOR TWIN CREEK SUBDIVISION

DEVELOPED BY
CNKS, LLC
FORSYTH COUNTY - NORTH CAROLINA

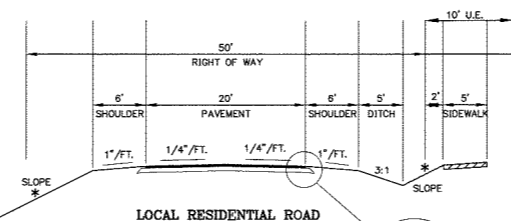
JOB #2020021
NOVEMBER, 2020
REVISED JANUARY 2021

DEVELOPER/OWNER:
CNKS, LLC
2105 ANCHORIDGE AVE
HIGH POINT, N.C. 27285
(336) 701-5589
EMAIL: CHRIS@CUSTOMANDP.COM



STREAM BUFFER SECTION DETAIL
SEE N.C. ADMINISTRATIVE CODE
SECTION 15A NCAC 02B.0250(9)

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS - STANDARD DETAIL



SHOULDER WIDTH BETWEEN 4' AND 6' SHALL BE APPROVED BY THE DISTRICT ENGINEER CONSIDERING ADJACENT LAND CHARACTERISTICS

- NOTES:
- THIS IS NOT A SURVEY. THE INFORMATION SHOWN ON THIS MAP WAS PROVIDED BY OTHERS.
 - NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES.
 - ALL CONSTRUCTION TO CONFORM TO FORSYTH COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
 - 10'X70' SIGHT EASEMENTS WILL BE PROVIDED AT ALL INTERSECTIONS.
 - PUBLIC STREETS TO BE BUILT TO NCDOT STREET STANDARDS.
 - NO LOTS SHALL BE PERMITTED DIRECT ACCESS TO TWIN CREEK ROAD. A NEGATIVE ACCESS EASEMENT SHALL BE PROVIDED ON THE FINAL RECORD PLATS.
 - A STORMWATER PERMIT, DRIVEWAY PERMIT, AND GRADING PERMIT WILL BE REQUIRED.
 - AREAS WITHIN THE COMMON OPEN SPACES SHALL REMAIN VEGETATED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR UTILITIES, STORMWATER CONTROL DEVICES, EROSION CONTROL DEVICES, SLOPE TRANSITIONS, SPOILS AREAS AND AMENITIES.
 - AN EROSION CONTROL/GRADING PERMIT WILL BE REQUIRED PRIOR TO THE START OF WORK.
 - GRADING PERMIT WILL NOT BE ISSUED UNTIL A WATERSHED PROTECTION PERMIT IS APPROVED.
 - A SUBDIVISION REVIEW BY NCDOT IS REQUIRED.
 - A DRIVEWAY PERMIT IS REQUIRED.
 - AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ANY WORK WITHIN THE NCDOT RIGHT-OF-WAY.
 - LOCATE DRIVES AS FAR AS POSSIBLE FROM INTERSECTIONS, PARTICULARLY LOT 14.

REVIEW INFORMATION

- SPECIAL USE ZONING
- SITE PLAN AMENDMENT
- SPECIAL USE PERMIT (ELECTED BODY ONLY)
- FINAL DEVELOPMENT PLAN
- PRELIMINARY SUBDIVISION
- PLANNING BOARD REVIEW

JURISDICTION:
 CITY OF WINSTON-SALEM
 FORSYTH COUNTY
 VILLAGE OF CLEMMONS
 TOWN OF WALKERTOWN

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR REZONING TO RS20-S.

SITE PLAN LEGEND

ZONING

EXISTING ZONING: RS-30
PROPOSED ZONING: RS-20-S

PROPOSED USES:
RESIDENTIAL BUILDING, SINGLE FAMILY

(USE UDO TERMINOLOGY)

DENSITY CALCULATIONS

OF UNITS OR LOTS: 48
DENSITY: 0.8 UNITS/LOTS PER ACRE

(NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE)

PROPERTY INFORMATION

PIN #s: 6894-29-1955

OFF-STREET PARKING (IF APPLICABLE)

PROPOSED USE(S):
REQUIRED PARKING: SPACES / (MORE THAN ONE CALCULATION MAY BE NEEDED)
PARKING PROVIDED:

OFF-STREET LOADING (IF APPLICABLE)

LOADING/UNLOADING SPACES REQUIRED:
LOADING/UNLOADING SPACES PROVIDED:
SIZE: FT X FT

BUFFER YARDS

ADJOINING ZONING: RS-30/RS-40, AG
TYPE REQUIRED: NONE
WIDTH PROVIDED: FT

WATERSHED CALCULATIONS

WATERSHED: RANDELMAN LAKE WSW

INFRASTRUCTURE

PUBLIC PRIVATE

WATER SERVICE: 3,443 LF
STREETS: 3,311 LF

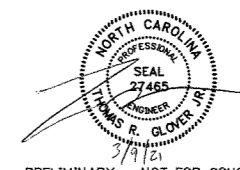
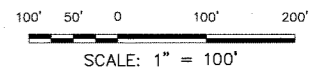
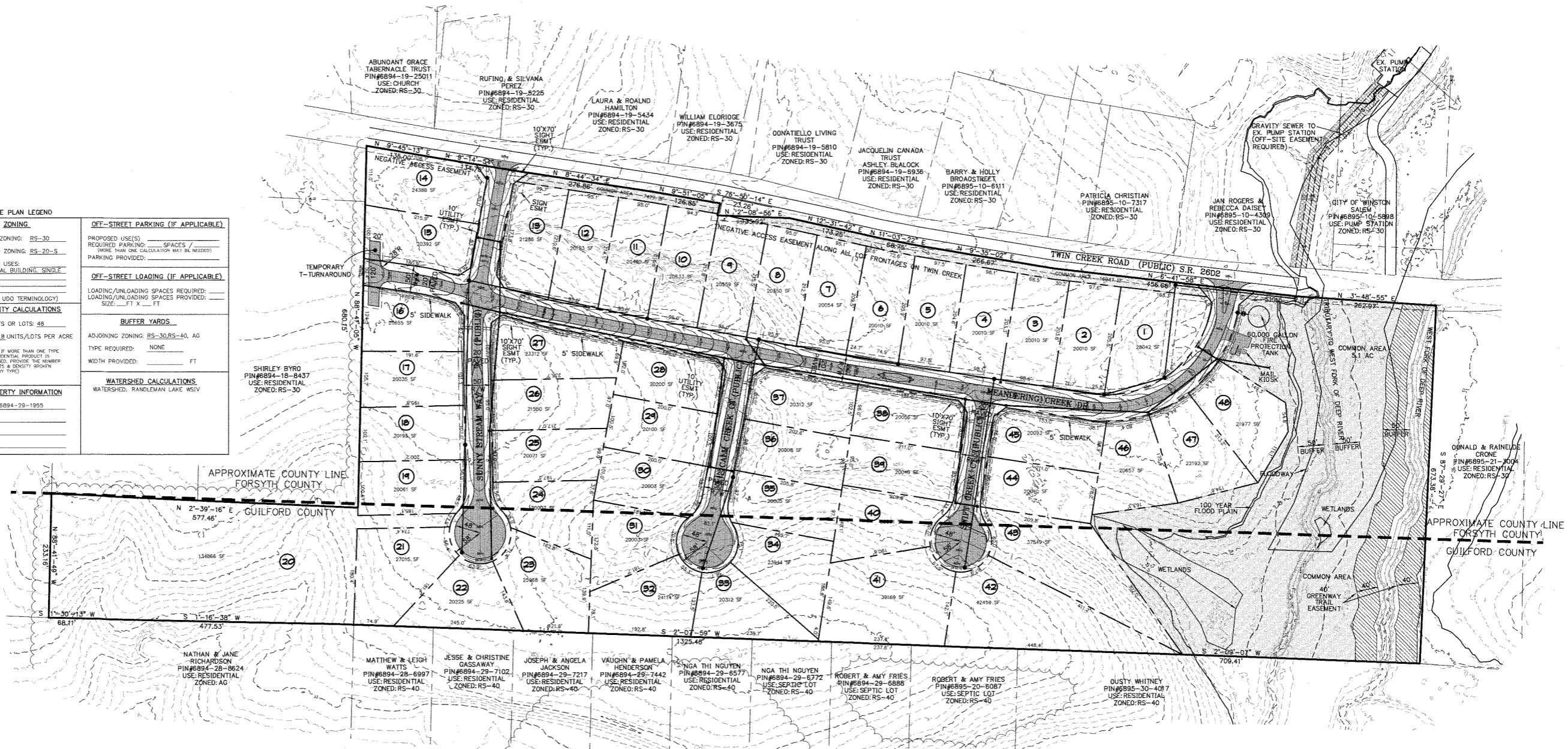
LINEAR FEET OF PUBLIC STREETS: 3,311 FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 38.42 ACRES 26.47 AC (FORSYTH)
SITE COVERAGES:
BUILDING TO LAND: 8.6 %
PAVEMENT TO LAND: 5.0 %
OPEN SPACE: 19.9 %
BUILDING SQUARE FOOTAGE: SF
BUILDING HEIGHT: FT

CONNECTIVITY INDEX:

8 LINKS / 6 NODES = 1.3



JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 E. MAIN STREET
P.O. BOX 365
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523
Fax (336) 886-5478
RGLOVER@JAMESTOWNENGINEERING.COM
6-0626

PRELIMINARY - NOT FOR CONSTRUCTION

**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 #**232847**, from **AG** to **CZ-RS-20** 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 #232847, from **AG** to **CZ-RS-20** 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.]

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 #232847, from **AG** to **CZ-RS-20**.

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

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

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

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #232847, from **AG to CZ-RS-20** because:

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

- 2. The amendment **is** consistent but not 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.]
