



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda

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

November 10, 2021

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: October 13, 2021
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business
- G. New Business

Non-Public Hearing Items:

Public Hearing Items:

REZONING CASE #21-09-GCPL-08288: AG To RS-30 5800-ZZ CRUTCHFIELD FARM ROAD

Guilford County Tax Parcel #162786 is located near Crutchfield Farm Road between Oak Ridge town limits to the west, I-73 to the east, and approximately 1930 feet north of Alcorn Road right-of-way. The parcel is in the Oak Ridge Township, comprises approximately 38.18 acres, and is owned by Mark Quinn.

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

Information for **REZONING CASE #21-09-GCPL-08288** can be viewed by scrolling to the November 10, 2021 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board> or you may contact the Guilford County Planning & Development Department at 336.641.3334.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

REZONING CASE #21-10-GCPL-08837: RS-30 To RS-30-MH-MANUFACTURED HOUSING OVERLAY DISTRICT 5014 CROSSMILL ROAD (formally known as 5002 ZZ CROSSMILL ROAD)

Located at the terminus of Crossmill Road in Madison Township, Guilford County Tax Parcel #113168 is approximately 5.92 acres and is owned by Massand Properties, LLC.

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.

Information for **REZONING CASE #21-10-GCPL-08837** can be viewed by scrolling to the November 10, 2021 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board> or you may contact the Guilford County Planning & Development Department at 336.641.3334.

H. Other Business

I. Adjourn

(Insert Color Paper)

**Guilford County
Planning Board
REGULAR MEETING
October 13, 2021**

DRAFT

The Guilford County Planning Board convened on Wednesday October 13, 2021, at 6:00 p.m. at the NC Cooperative Extension-Agricultural Center, 3309 Burlington Road, Greensboro, NC.

Members Present: Mr. Frankie Jones, Chair; Mr. Apple; Mr. Donnelly; Mr. Stalder; Mr. Gullick; Mr. Craft

Members Absent: Dr. Gathers; Ms. McKinley; Ms. Buchanan.

Staff Present: Matt Talbott, Sr. Planner/Planner II; J. Leslie Bell, Guilford County Planning Director; Robert Carmon, Fire Inspections Chief; Oliver Bass, Sr. Planner/Planner II; and Kaye Graybeal, Deputy Director Planning and Development.

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

AGENDA AMENDMENTS

Mr. Bell stated that there were no amendments to the agenda.

APPROVAL OF September 8th, 2021 MINUTES

Leslie Bell stated that he had sent out an email yesterday asking the Board to review all the attachments to the minutes to ensure that any revisions to the proposed text amendments accurately reflected those discussed by the Planning Board, especially regarding Solar Collectors, Principal decommissioning.

Mr. Donnelly moved to approve the September 8th Meeting Minutes, as presented, seconded by Mr. Apple. The Board voted unanimously (6-0) in favor. (Ayes: Stalder, Craft, Buchanan, Donnelly, Apple and Jones. Nays: None.)

RULES OF PROCEDURE

Chair Jones explained the rules of procedure to be followed during the meeting.

CONTINUANCE REQUESTS

None

OLD BUSINESS

None

DRAFT

NEW BUSINESS**Public Hearing Item:****CONDITIONAL ZONING CASE # 21-07-GCPL-06159: RS-40 & RS-40 MH to CZ-LI 8708****Sherfield Road****(APPROVED)**

Chair Jones announced that the Public Hearing was now open.

Oliver Bass explained that this property is located on the south side of West Market Street, approximately 150' west of the intersection with S. Bunker Hill Road, Guilford County Tax Parcel #168713 and is approximately 4.67 acres and is owned by Bernice Donathan.

Use Conditions: The proposed Conditional Zoning from RS-40 & RS-40 MH to CA-LI limited to the following uses:

Specific uses allowed as shown in the table attached to the application: (1) Homeless Shelter, (2) Place of Worship; (3) Vocational, business or Secretarial School; (4) Daycare Centers in Residence (In-Home) (12 or less); (5) Daycare Center (Not In-Home); (6) Emergency Services; (7) Government Office; (8) Post Office ; (9) Office (General); (10) Medical or Professional Office; (11) Personal Service; (12) Advertising, Outdoor Services; (13) Bank or Finance without Drive-through; (14) Bank or Finance with Drive – through; (15) Boat Repair; (16) Building Maintenance Services; (17) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (18) Insurance Agency (Carriers and On-Site Claims Inspections); (19) Landscape and Horticultural Services; (20) Motion Picture Productions; (21) Pest or Termite Control Services; (22) Research, Development or Testing Services; (23) Studios-Artists and Recording; (24) Automobile Rental or Leasing; (25) Automobile Repair Services; (26) Car Wash; (27) Building Supply Sales (with Storage Yard); (28) Equipment Rental, Repair, Light; (29) Garden Center or Retail Nursery; (30) Manufactured Homes Sales; (31) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (32) Tire Sales; (33) Wholesale Trade-Heavy; (34) Wholesale Trade-Light; (35) Automobile Parking (Commercial); (36) Automotive Towing and Storage Services; (37) Equipment rental and Leasing (No Outside Storage); (38) Equipment Rental and Leasing (With Outside Storage); (39) Equipment Repair, Light; (40) Truck and Utility Trailer Rental and Leasing, Light; (41) Truck Tractor and Semi-Rental and Leasing, Heavy; (42) Bus Terminal and Service Facilities; (43) Courier Service, Central Facility; (44) Courier Service Substation; (45) Moving and storage Service; (46) Railroad Terminal or Yard; (47) Communication or Broadcasting Facility; (48) Wireless Communication Tower – Stealth Camouflage Design; (49) Wireless Communication Tower – Non Stealth Design; (50) Small Cell Wireless Tower; (51) Radio or TV Station; (52) Utilities, Major; (53) Utilities, Minor; (54) Solar Collectors Principal; (55) Taxi Terminal; (56) Utility Company Office; (57) Utility Equipment and Storage Yards; (58) Warehouse (General Storage, Enclosed); (59) Warehouse (Self-Storage); (60) Welding Shops; (61) Manufacturing, Light; and

Development Conditions: (1) A consistent 50-foot Type A Planting Yard adjacent to residential zoned properties; (2) Maximum building area as shown on the submitted sketch plan; (3) Setbacks from front property line and along Sherfield Road and railroad ROW as shown on submitted sketch plan attached.

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.

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Chair Jones asked if there were any questions for staff. Mr. Donnelly stated that one of the elements included under the infrastructure and community facilities is that as a part of the NCDOT driveway permit, any proposed improvements to the road would get addressed. He pointed out that the road is not very suitable for a lot of traffic and he asked, if based on previous experience, how would NCDOT handle that roadway. Mr. Bass responded that is part of the analysis in terms of the proposed traffic that could be generated in this area, and DOT may have some recommendations on the construction, but he would not be able to comment on this particular portion of the roadway. Mr. Bell stated that since it is a secondary road, NCDOT would have to issue a driveway permit based on the proposed use and NCDOT would determine any on- or off-site improvements that would be required.

Mr. Donnelly also asked that with adjacent properties, and while the buffers make perfect sense, with the adjacent use across the street, how is that [the buffers] handled in the recommendation process where the opportunities may not be the same. Mr. Bass responded that staff did look at and considered the restricted access for the property and there is a street buffer provided and that only an 8' buffer is required.

Chair Jones asked if there was anyone present wishing to speak in favor of or in opposition to this matter.

Tom Midlan, attorney representing the applicant, 300 N. Greene Street, stated that South Atlantic Holdings, III and the property owner, Bernice Donathan. South Atlantic Holdings, III, has a contract for the purchase of this property, a copy of which was provided with the application. Part of that contract also included a rezoning addendum that allows for, specifically, this type of rezoning. The property owner also signed-off on the initial amended applications. Mr. Jim Rucker is present who is the owner of South Atlantic Holdings, III, and Mr. Eddie McAlvaney who is was the engineer providing the survey and plat sketch that was included with the Board's package. He pointed out that they appreciate the recommendation by the Planning Department. They looked at LI zoning in this area and there are already other properties that adjoin this property that are zoned LI. This is in the airport area and is suitable for business commercial purposes. He also pointed out that to the west in the Kernersville area, there is a very large development that is occupied by Fed-Ex and beside them is the Amazon site. It is thought that the proposed use of the subject property is a very good fit for this area. There are a very few residential tracts that are immediately adjacent and some across the street, so they looked at all the potential uses and eliminated those that were agricultural or animal services, recreation and entertainment services, food, service, et cetera. They have left in those uses that they felt were consistent for commercial purposes. They do not wish to overly restrict the development for the property. There is a plan of what they want to use the property for, but at this point they just wanted to try to narrow down some of the potential uses that would be appropriate for this area. They have also agreed to the Development Standards of the 50' setback from the residential tracts, as well as from the street. He mailed letters to the residential property owners and no one was against the petition, but some did have general questions about what the proposed use might be.

In response to questions posed by the Board members, Mr. Midlan responded that it is not specific, but the feeling is that there would be some type of commercial warehousing type situation developed on the property and does not require parking, it just simply requires gated access.

There being no one to speak opposing the request, the Public Hearing was closed for further discussion by unanimous vote of the Board.

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Discussion

Mr. Donnelly stated that this is sort of a “fuzzy” area and he appreciates the work of the applicants in trying to prepare a plan that would be workable for development of this particular property.

Mr. Craft moved to approve the Conditional Zoning Case # 21-07-GCPL-06159: RS-40 & RS-40 MH to CZ-LI - 8708 Sherfield Road, as it is 1) reasonable and in the public interest to provide employment and public service opportunities to the area, and 2) it is consistent with the Airport Area Plan use classification of non-residential, and 3) no plan amendment would be required. Seconded by Mr. Donnelly. The Board voted 6-0 in favor of the motion (Ayes: Apple, Stalder, Gullick, Donnelly, Craft and Jones. Nays: None.)

UDO TEXT AMENDMENTS FOR HOUSEKEEPING, MAINTENANCE, AND ADJUSTMENTS**Case #21-09-GCPL-08327 (RECOMMEND APPROVAL)**

Leslie Bell stated that the sunset [one year from adoption of the new Unified Development Ordinance (UDO)] is quickly approaching for the amendments made to the new UDO with the previous Ordinance still in effect in case there were housekeeping, maintenance or other things that needed to be addressed. He reviewed those few amendments with the Board.

Mr. Donnelly moved to recommend the text amendments, as submitted by staff, seconded by Mr. Apple. The Board voted 6-0 in favor of the motion (Ayes: Apple, Stalder, Gullick, Donnelly, Craft and Jones. Nays: None.)

UDO TEXT AMENDMENTS TO ARTICLE 4 PLANNED UNIT DEVELOPMENT TO ALLOW GREATER DESIGN FLEXIBILITY INCLUDING MORE HOUSING CHOICES**Case #21-09-GCPL-08340 (RECOMMEND APPROVAL)**

Kaye Graybeal summarized the proposed text amendments. Generally, it is an amendment to allow greater design flexibility including housing choices associated with Planned Unit Developments (PUDs) and the proposed amendments are consistent with Planned Development Codes that already are being implemented in nearby local jurisdictions. Within the unincorporated area of Guilford County there are limited opportunities where both public water and sewer do exist. It is consistent with adopted plans: the Guilford County Comprehensive Plan’s Future Land Use elements, Goal #1 is to accommodate new growth and redevelopment that is efficient and cost effective and improves the quality of life for residents, enhances economic vitality, is respectful to citizen base area plans, supports creativity and innovative design and protects and preserves the natural resources of the county. Housing element Goal #1 is to provide current and future residents of Guilford County with a variety of housing options and opportunities.

An overall description of the three types of PUDs and their intent was provided. It is an area of land under unified ownership or control and is intended to allow flexibility of typical development standards through innovative site designs while not adversely impacting adjacent sites. It is characterized by a plan that incorporates residential housing of different types and densities and may include compatible non-residential uses, which are listed in Table 4-1.

Section 4.4 talks about the three types of PUDs; PDR Residential, PDM Mixed, and RPD Rural. These would be approved under a Unified Development Plan and that would set these apart but still be under the PUD. Section 4.4(d) Site Requirements – staff wanted to emphasize the dimensional requirements and wanted to show that there is an option to waive or vary those. Under *layout/arrangement*, the intent is to allow buildings to be arranged in any way as long as it makes sense for the overall plan. In 4.4(d).1(a)3), there are the development standards, and staff added a third one for density and use with two types of uses mentioned, multi-family and single-family. Some separational requirements were added in: 20' for multi-family and 10' minimum for single-family detached. The whole idea is to have denser developments to conserve some open space or natural space to support walkability. Staff recommends approval of the proposed text amendments.

There being no one to speak on this matter the Public Hearing was closed by unanimous vote of the Board.

Mr. Donnelly recommended approval of the proposed text amendment #21-09-GCPL-08340, as presented by staff, seconded by Mr. Apple. The Board voted 6-0 in favor of the motion (Ayes: Apple, Stalder, Gullick, Donnelly, Craft and Jones. Nays: None.)

Evidentiary Hearing Item(s):

SPECIAL USE PERMIT CASE #21-08-GCPL-07160: Special Event Venue–5471 NC Hwy 150 E

Matt Talbott stated that this property is located on the north side of NC Hwy 150 E, approximately 2000 feet west from its intersection of Osceola-Ossipee Road. This is a portion of Guilford County Tax Parcel #112749 which is approximately 16.37 acres owned by C&R Moseley.

The petitioners are seeking a Special Use Permit to operate a Special Event Venue subject to the associated Site Plan which was reviewed by TRC on September 7, 2021. This request is in an area of low-density single-family residential lots and farm uses. There is a single-family home and numerous farm accessory structures on the property. The surrounding properties are: to the north is vacant, south is vacant with a single-family home, east is vacant with a single-family home and to the west is vacant. This plan is consistent with the Northeast Area Plan.

It is compatible with the surrounding uses and zoning and is permitted in the AG district with an approved Special Use Permit.

Matt distributed a revised site plan for the property that indicated distances of the building envelope from either certain property lines and/or distance from limits of the special use permit request as shown on submitted site plan(s). The Board accepted this revised site plan as an amendment to the application.

The applicant is required to demonstrate that the review factors listed below have been adequality addressed:

1) Per the associated sketch plan in this application, access will be from NC Highway 150 E. An NCDOT commercial driveway permit will be required during the official commercial site plan review process. 2) Parking for a Special Event Venue is subject to Article 6.E. “USES WITH FLEXIBLE PARKING DEMAND CHARACTERISTICS” which regulates uses that reference Table 6-1-1, which have widely varying parking and loading demand characteristics making it difficult to establish a single off-street parking or loading standard. Upon receiving a plan review application for a use subject to this Subsection, the Planning & Development Director is authorized to apply the off-street parking

standard in the table that is deemed most similar to the use or establish the off-street parking requirements by reference to standard parking resources published by the National Parking Association or the American Planning Association. 3) Locations of service areas will be reviewed to allow for adequate access for all service vehicles when the official site plan is submitted for review by TRC per 6.1 in the Guilford County UDO. 4) A lighting plan is required and will be reviewed at TRC when the official site plan is submitted for review per 6.3 of the Guilford County UDO. 5) Septic evaluation will be conducted by the Guilford County Environmental Health Department upon site plan review by TRC. Utility easements will be reviewed at TRC. 6) A Landscaping plan will be required and reviewed at TRC per Article 6.2 of the Guilford County UDO. 7) Environmental regulations will be reviewed by Guilford County's Watershed/Stormwater Division at TRC to meet all environmental regulations per Article 9 of the Guilford County UDO. 8) A Type A planting yard is required between single-family uses and the event venue per Article 5.6 (L) in the Guilford County UDO. 9) Regarding Effect on Nearby Properties: A lighting plan [as also stated in factor 4] will be required and reviewed at TRC per Article 6.3 of the Guilford County UDO. 10) The surrounding area is a low-density rural setting with large acreage tracts with similar agricultural uses.

Chair Jones asked if there was anyone wishing to speak on this matter. Bill Greco, representing Land Solutions, PO Box 347, Oak Ridge, NC, was affirmed previously and stated that he is speaking on behalf of this property owner.

Chair Jones asked that the property owner speak first and then the Board would hear from Mr. Greco. Robin Moseley, one of the property owners, was affirmed for her testimony in this matter, and stated that she and her husband are interested in building a Special Event Venue on their farm. They have hired Bill Greco to do the site plan and engineering for the proposed Special Event Center. He would be able to answer the more specific questions for the Board.

Mr. Greco stated that there is a request for a Special Use Permit to allow for the owner's property to be used as a Special Event Center. He thanked staff for all their help during their planning, site planning, and design during the application process. He asked that the Board refer to the Staff Report that has all the information and the findings of fact in this matter. In general, he would point out that there are certain metrics and certain specifications that are associated with these types of applications. They exceed those specifications regarding use separation, parking, and every metric required-- this application does exceed that. They are situated somewhat in the middle of the parcel of land with great separation and they have had some interaction with the neighboring property owners and answered a few questions on the site. They have not encountered anyone who is in opposition to the proposed use as a Special Event Venue. This is a unique situation here with this particular family in that they do have experience in a number of these areas, i.e., hospitality, chef and restaurateur. They are looking forward to this project coming to a close and start providing services to their guests. They are happy to answer any questions.

Mr. Donnelly stated that one of the constraints that the Board is looking at is trying to recognize — if they look at the whole piece of what the Special Use Permit is — any impacts that might be on adjacent properties. He does not see any mention of any kind of noise and that is a source of concern for the Board to look at in regard to the neighbors.

Mr. Greco responded that with regard to noise, this is not his first Special Use Permit activity, so he is very aware of their concern. With noise, what they have generally experienced with other projects is an engagement with the neighbors when there is an event. Most of these venues will limit their hours and

tailor those hours toward the event. For example, if it is a wedding, typically those are day-time events and do not drag on to the late night-time. This site is not large enough to host a rock concert, so there would not be adequate facilities to provide for something of that nature. In addition, Guilford County does have a noise ordinance and the Sheriff's Department is involved, but they encourage the property owners to be very engaged with their neighbors and let them know when events will be taking place and the times that the event will be going on.

Mr. Donnelly asked if they would be amenable to the addition of conditions, just to make sure that those neighbors are protected. Mr. Greco stated that they are always open to listening to suggestions and conditions. They have located an area that is well into the interior of the parcel, there will be some landscaping and some robust landscaping around the parking area and the buildings and they do not feel that there will be a problem with any noise carrying to other properties in the area. They feel that the nature of the site will negate that issue.

Mr. Craft asked if there would also be parking allowed out in the field area of the property, something other than the designated parking that is shown on the site plan.

Mr. Greco stated that they have shown some parking and there is significant property that would be available for additional parking if it is needed during an event. There would be no need for anyone to park alongside the roadway, making it easier for any type of fire or other emergency vehicle to be able to pass through the area. Mr. Craft also asked about additional parking on the property for an event. Mr. Greco stated that the property is large enough to accommodate a lot of vehicles on the property without causing an issue on the public right-of-way.

Mr. Craft stated that the Ordinance is re-active and he feels there should be something put in place, possibly some conditions, that there would not be any outside amplified music after 10:00 p.m. That would be pro-active and would serve the purpose of providing something already in place that would protect the neighborhood from loud noises late at night.

Mr. Gullick stated that he has seen a lot of these venues in operation and he does think that with a venue like this, you don't want to have to go to your neighbor every time they have an event to complain about noise or parking issues. He thinks having some kind of condition, for example, amplified music not to be played after 10:00 p.m.

Mr. Greco stated he does have a question for the Board with regard to adding a condition: what would be the Board's methodology? He would like a moment to speak together with his client.

Chair Jones stated there would be a 5-minute break at this time to allow the applicants time to have a short discussion.

Thereupon, there was a short break from 7:19 until 7:25 p.m.

Robin Moseley stated that they are amenable to adding a condition as suggested by the Planning Board members. Mr. Bell read the proposed conditions into the record as follows:

1) The events will last no longer than 11:00 p.m.

Mr. Gullick moved to approve the additional condition #1, as proposed by staff, seconded by Mr. Donnelly. The Board voted 6-0 in favor of the motion (Ayes: Apple, Stalder, Gullick, Donnelly, Craft and Jones. Nays: None.)

DRAFT

2) No outside amplified music between the hours of 10:00 p.m. and 7:00 a.m.

Mr. Gullick moved to approve the additional condition #2, as proposed by staff, seconded by Mr. Craft. The Board voted 6-0 in favor of the motion (Ayes: Apple, Stalder, Gullick, Donnelly, Craft and Jones. Nays: None.)

Mr. Bell stated that as part of the application, the property owner addressed Findings of Fact items that the Board may find helpful.

Chair Jones stated that he would accept those items as the Board's Findings of Fact [as no one spoke either in opposition or support of the Special Use Permit request other than the owner(s) and the applicant], and moved approval of the Special Use Permit (including the two added conditions voted on by the Board previously), as follows:

The Guilford County Planning Board, having held an evidentiary hearing on October 13th, 2021, to consider a request for a Special Use Permit for a Special Event Venue subject to the submitted site plans of the property, located on the north side of NC Hwy 150 E, approximately 2,000 feet of the intersection of Osceola/Ossipee Road being a portion of Guilford County Tax Parcel #112749, approximately 16.37 acres owned by C&R Moseley and having heard all of the evidence and arguments presented at the evidentiary hearing, makes the following findings of fact and draws the following conclusions:

- 1) A written application was submitted and is complete in all respects.
- 2) The proposed Findings of Fact from the applicant and the proposed findings of fact from the applicant contained in the application, and from the staff contained in the Staff Report, are incorporated in their entirety, by reference (see attached).

THEREFORE, on the basis of all the foregoing, it is ordered that the application for a **Special Use Permit** for a Special Event Venue be granted subject to the following:

The development of the parcel shall comply with all regulations specified in the Unified Development Ordinance. The Development shall proceed in conforming with all amended plans and design features submitted as part of the Special Use Permit application and kept on file by the Guilford County Planning and Development Department. The Development shall proceed upon approval of plan and design features by the Technical Review Committee (TRC) illustrating conditions related to the request and applicable development standards.

That the two (2) conditions that were voted on and added concerning the hours of operation and amplified audio music were approved and added to the application. And that if the specified conditions addressing this Special Use Permit are violated, the permit shall be revoked and the use will no longer be allowed. Only by re-applying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted. Mr. Apple seconded the motion, and the Board voted 6-0 in favor of the motion (Ayes: Apple, Stalder, Gullick, Donnelly, Craft and Jones. Nays: None.)

OTHER BUSINESS:

Leslie Bell stated that the Board package contains the CY2022 Board Meeting Schedule. The only thing that has changed is the rezoning appeal date for the November 9th, 2022 meeting, which has been changed to [November] 28th and road naming/renaming date appeals date for the December 14th meeting, which has been changed to December 27th, because both dates fall within Guilford County observed holidays.

In regard to the regular meeting place, it has been determined that the meetings would continue to be held at the Agricultural Center unless otherwise changed as this seems to be the best place to meet in the future.

ADJOURNED:

There being no further business before the Board, the meeting was adjourned at 7:41 pm.

The next planned Regular meeting is November 10th, 2021.



GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Special Use Permit
Application

Date Submitted: 9/11/21 Fee \$526.00 Receipt # 158944 Case Number 21-09-GCP-07160
(includes \$26 recording fee)

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

Pursuant to Section 3.5.Q of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to authorize a Special Use Permit for the property described as being located AT 5471 NC HWY 150 EAST in BROWN SUMMIT Township; Being a total of: ± 16.37 acres. The property is in the AG Zoning District. The proposed use(s) is (are) SPECIAL EVENT VENUE.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 112749 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 a Special Use Permit is an entire parcel or parcels as shown on the Guilford County Tax Map.
- The property requested for a Special Use Permit is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and/or a map are attached with dimensions and bearings.

Check One:

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

Check One:

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

Special Use Permit Requirements:

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

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GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Special Use Permit
Application

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

- 1. A written application was submitted and is complete in all respects.
- 2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based the following:
See Conceptual Site Plan. The proposed special event venue meets or exceeds the parking, landscaping and setback requirements of the Guilford County UDO. The proposed building location is in the interior of a large acreage tract with adequate drives, access and parking as shown.
- 3. The use, a Special Event Venue, for which the Special Use Permit is sought, is in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications. This is based on the following:
Special Event Venue is a permitted use in the AG District.
Use separation from property lines exceeds the requirements.
The proposed site exceeds the minimum area requirements.
Proposed parking exceeds the minimum requirement.
- 4. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and is in general conformity with the plan of development of the Jurisdiction and its environs. This is based on the following:
Special Event Venue is a permitted use in the AG District. There are multiple existing AG-SP properties in this general area, including other special event venues.
This proposed Special Event Venue is in harmony with the area.
- 5. The use will not substantially injure the value of adjoining or abutting property or the use is a public necessity. This is based on the following:
Given the nature and zoning of surrounding tracts, along with the setbacks and other site specific details shown on the Conceptual Site Plan, this project will not injure values of abutting properties.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Rezoning
Application

Date Submitted: 9.23.21 Fee \$500.00 Receipt # 160321 Case Number 21-09-GCPL-08288

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the AG zoning district to the RS 30 zoning district.

Said property is located 5800 22 Crutchfield Farm Road in Oak Ridge Township; Being a total of: 38.18 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 162786

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____



Check One:

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

Check One:

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

Check One:

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

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

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

Submitted by [Signature]
 Property Owner Signature
Mark Quinn
 Name
27 Lexington Ave
 Mailing Address
Pitman N.J. 08071
 City, State and Zip Code
856-725-0561 mgslowlane@gmail.com
 Phone Number Email Address

[Signature]
 Representative/Applicant Signature (if applicable)
Kirk Dunkelberger
 Name
5841 Beaver Hill Lane
 Mailing Address
Oak Ridge NC 27310
 City, State and Zip Code
336-944-2182 Kirk.Providential@gmail.com
 Phone Number Email Address
Kirk.Providential@gmail.com

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

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REZONING CASE #21-09-GCPL-08288: AG TO RS-30, 5800-ZZ CRUTCHFIELD FARM ROAD

Property Information

Guilford County Tax Parcel #162786 is located near Crutchfield Farm Road between Oak Ridge town limits to the west, I-73 to the east, and approximately 1930 feet north of Alcorn Road right-of-way. The Tax Parcel is in the Oak Ridge Township, comprises approximately 38.18 acres, and is owned by Mark Quinn.

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

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

Nature of the Request

This proposed request is to Rezone property from AG, Agricultural to RS-30, Single-family Residential.

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

Character of the Area

This request is in a single-family residential area. A subdivision south of the parcel is currently under development. There is a single-family residential subdivision west of parcel in the town limits of Oak Ridge.

Existing Land Use(s) on the Property: Vacant/Undeveloped

Surrounding Uses:

North: Undeveloped parcels

South: Thatcher Wood Subdivision under development (RS-30)

East: I-73 right-of-way

West: RS-40 single-family residential subdivision in Town of Oak Ridge.

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 21-09				
Guilford County				
Schools Serving	Built Capacity 2021-22	2021-22 20th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Oak Ridge Elementary School	730	673	0	8-10
Northwest Middle School	912	961	19	4-6
Northwest High School	1809	2047	27	4-6
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: Oak Ridge FD

Miles from Fire Station: Approximately 1.3 miles

Water and Sewer Services:

Provider: Individual Septic and well

Within Service Area: Yes, Greensboro

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Access to public road is restricted.

Proposed Improvements: Will need to secure access to public road to develop.

Projected Traffic Generation: Not available

Environmental Assessment

Topography: Nearly flat, gently sloping and moderately sloping.

Regulated Floodplain/Wetlands: There is a regulated floodplain and floodway on the property. There are mapped wetlands on the property.

Streams and Watershed: There are mapped streams on the property. The property is in the water supply watershed for Greensboro WS-III, General Watershed Area.

Land Use Analysis

Land Use Plan: Airport Area Plan

Plan Recommendation: Low Density Residential

Consistency: It is consistent with the recommendation because the RS-30 zoning district allows low density single-family residential uses at a density of 1.3 du/acre or less.

Recommendation

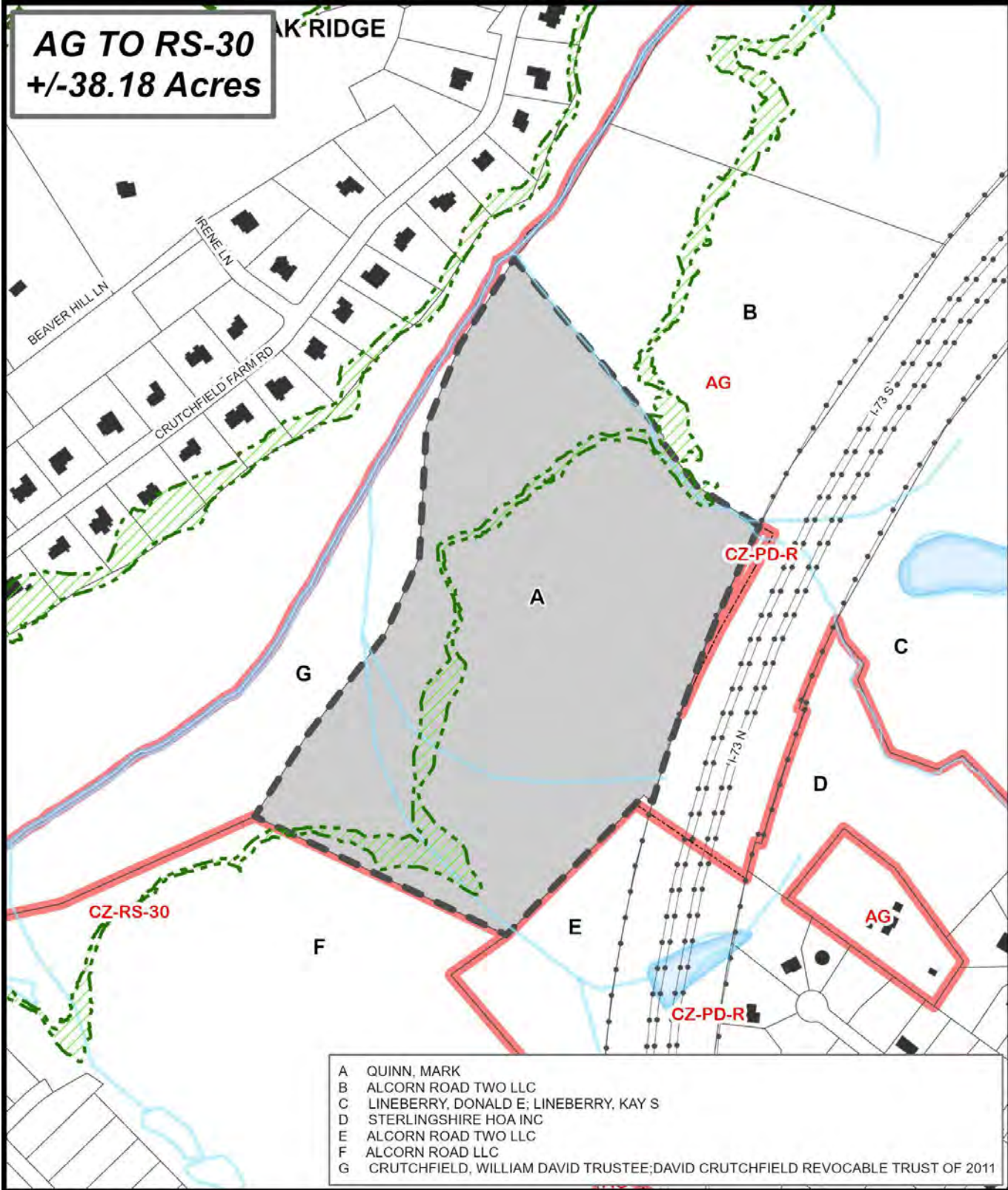
Staff Recommendation: Staff recommends approval.

The requested action is reasonable and in the public interest because it will provide housing opportunities for citizens. It is consistent with the recommendation of the Airport Area Plan for Low Density Residential. It is in an area that has developed or is currently under development as single-family residential, consistent with the type of development allowed in an RS-30 zoning district.

Area Plan Amendment Recommendation:

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

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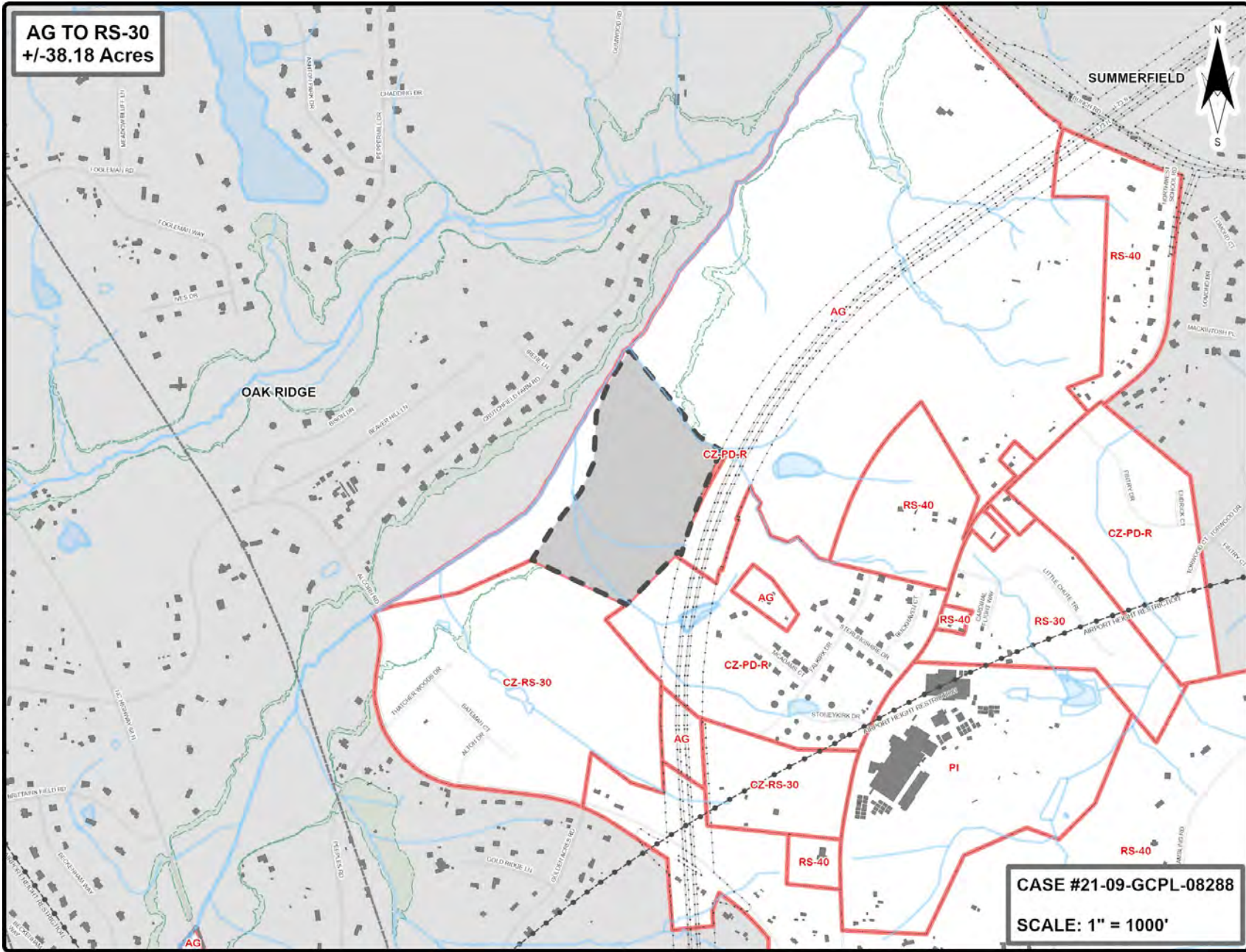
JURISDICTION:
GUILFORD COUNTY
Guilford County
Planning & Development
Department

Rezoning Case #
21-09-GCPL-08288
Scale: 1" = 400'

Map:
162786



**AG TO RS-30
+/-38.18 Acres**



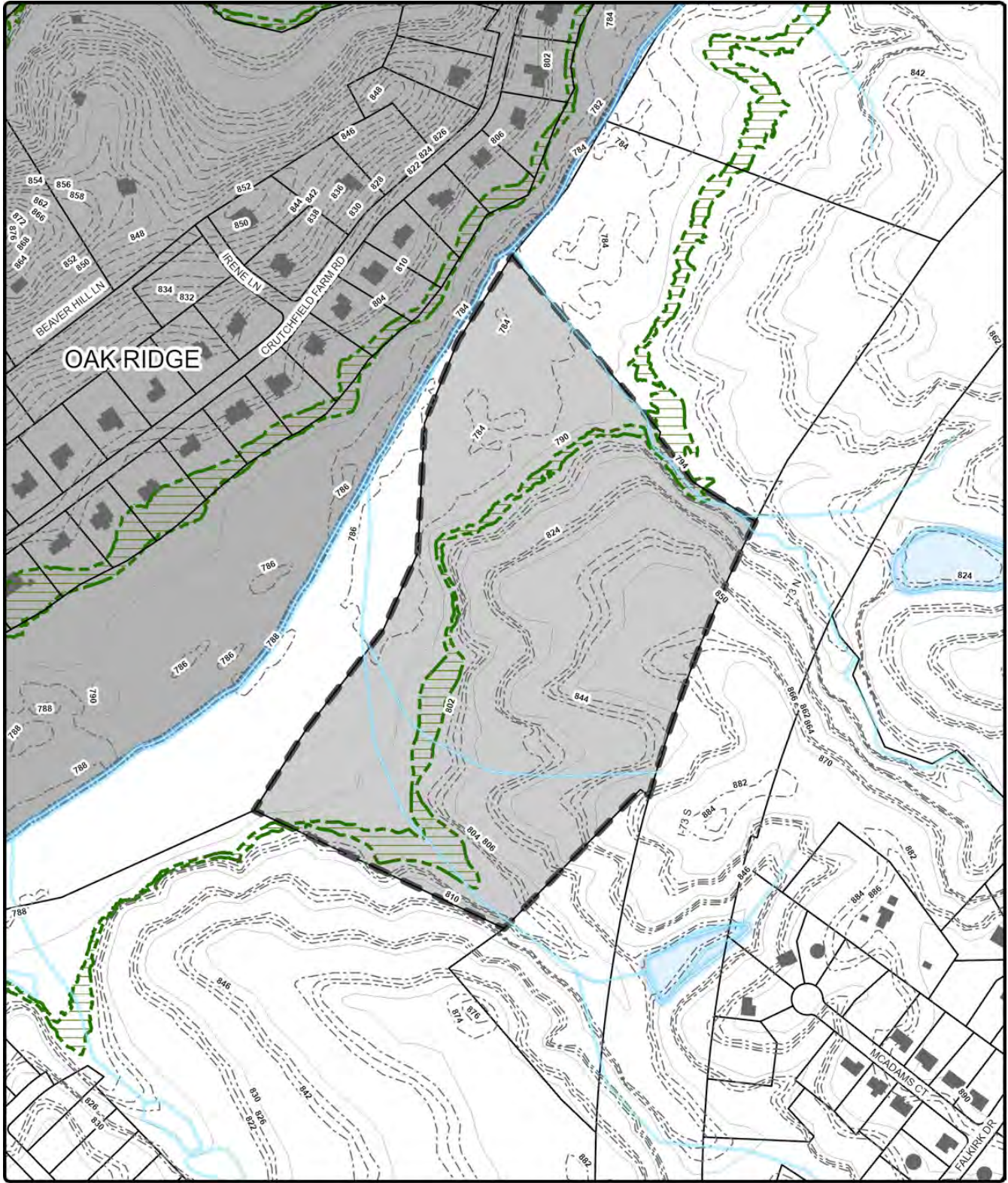
CASE #21-09-GCPL-08288
SCALE: 1" = 1000'



CASE #21-09-GCPL-08288

Scale: 1" = 400'





CASE #21-09-GCPL-08288

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

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**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 **#162786** from **AG** to **RS-30 ZONING DISTRICT** 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 **#162786** from **AG** to **RS-30 ZONING DISTRICT** 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 #4
DENY-CONSISTENT
NO PLAN AMENDMENT**

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel **#162786** from **AG** to **RS-30 ZONING DISTRICT** 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.]

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Rezoning
Application

Date Submitted: 10/13/21

Fee \$500.00 Receipt # 160787

Case Number 21-10-GC PL-02837

Provide the required information as indicated below. Pursuant to the Unified Development Ordinance (UDO), this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer. Additional sheets for tax references and signature blocks are available upon request. A pre-application meeting with Planning staff is required. Scheduling for the Planning Board agenda will be based on the determination of a complete application submittal.

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the RS-30 zoning district to the RS-30 with Manufactured Home Overlay District zoning district.

Said property is located 5014 Crossmill Rd (aka 5002-ZZ Crossmill Rd), McLeansville, NC 27301

in Madison Township; Being a total of: 5.92 acres

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 0 1 1 3 1 6 8

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____



Check One:

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

Check One:

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

Check One:

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

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

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

Submitted by

Karen Jean Kenefick Massand Millican, mgr
Property Owner Signature

Massand Properties, LLC (Karen Jean Kenefick Massand Millican, manager)

Name

219 Manchester Place

Mailing Address

Greensboro, NC 27410

City, State and Zip Code

(336) 255-2887

Phone Number

karen@massands.com

Email Address

RM Millican

Representative / Applicant Signature (if applicable)

Robert M Millican

Name

PO Box 10944

Mailing Address

Greensboro, NC 27404

City, State and Zip Code

336-215-3184

Phone Number

homeperformance75@gmail.com

Email Address

Hugh Creed Associates, Inc. P.A.

Consulting Engineers & Land Surveyors

1306 W. WENDOVER AVENUE P.O. BOX 9623
GREENSBORO, N.C. 27408 GREENSBORO, N.C. 27429
TELE: (336) 275-9826 OR (336) 275-8084
FAX: (336) 275-3379

TRANSMITTAL

DATE: October 12, 2021

PROJECT/CLIENT: 5014 Crossmill Rd

TO: Oliver Bass / Guilford Co Planning Dept

FROM: Todd Long / Robert M Millican

NUMBER OF:

MYLAR(S) _____ PRINT(S) _____ SEPIA(S) _____

ORIGINAL(S) _____ OTHER Rezoning Application

TO BE DELIVERED

TO BE MAILED

TO BE PICKED UP

OTHER _____

FOR REVIEW/COMMENT

FOR APPROVAL

FOR YOUR USE

FOR SUBMITTAL

AS REQUESTED

COMMENTS:

Rezoning Application for 5014 Crossmill Rd, McLeansville, NC 27301

Tax Parcel 113168, 5.92 Acres, Current Zoning: RS-30

Request to add a "Manufactured Home Overlay District" per Section 4-12.5(b)

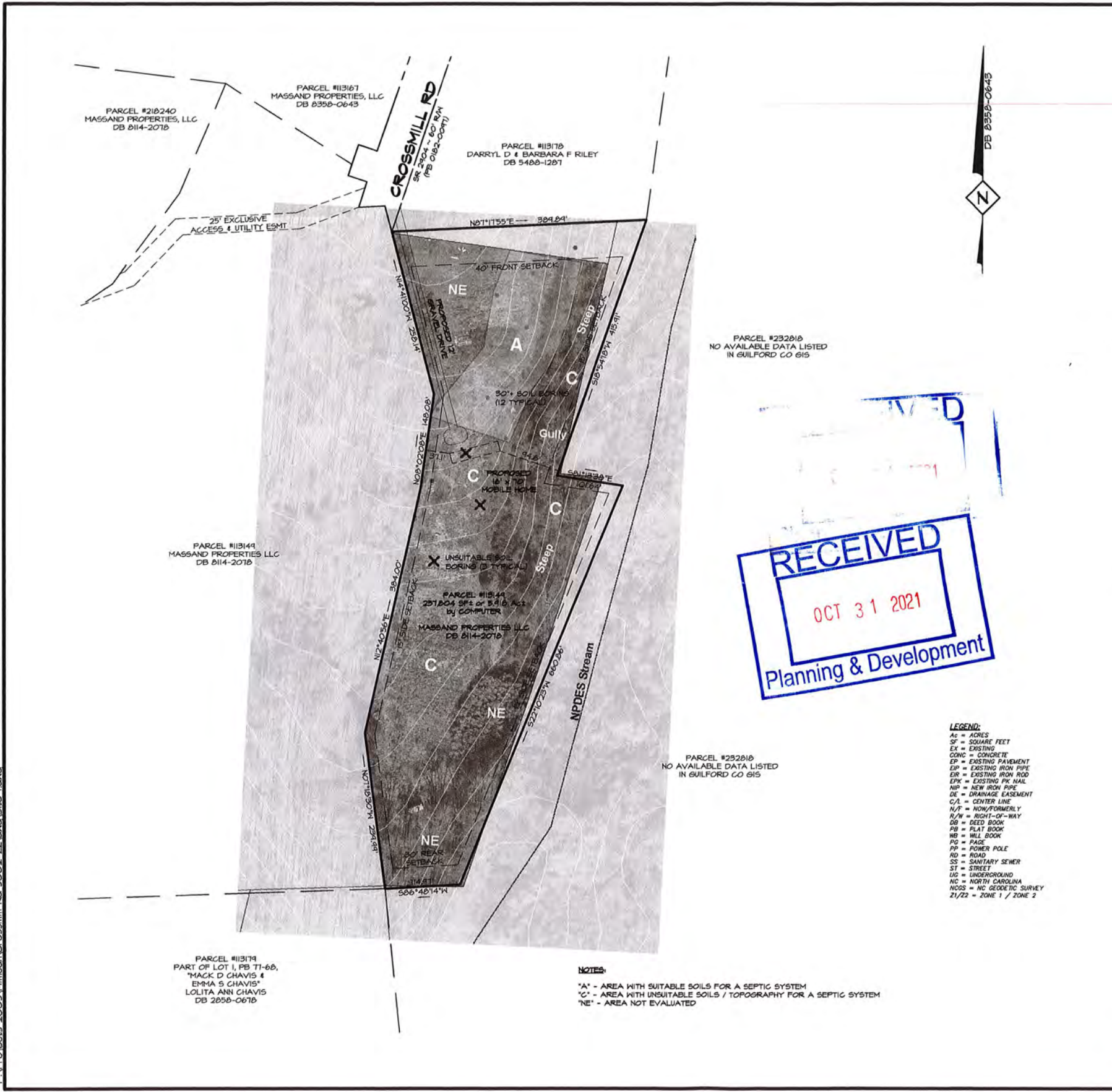
1 - Completed & Signed Rezoning Application

1 - Map (Plot Plan) showing proposed location of manufactured dwelling

1 - Map (Exclusion Map) showing potential solution for street access

1 - Check #235 for Rezoning Application Fee (\$500.00)

* SEPTEMBER 16, 2021
 P:\Projects_2021\Milligan\Crossmill Rd 5002-ZZ\dwg\Site L.dwg



- NOTES:**
- 1) PARCEL: 113168, PIN: 7897-81-5455
 - 2) APPARENT SOURCE OF TITLE: DB 4888-1435
 - 3) REFERENCES: DB 8358-0643, DB 4888-1435, PB 0182-0097, PB 0180-0028, PB 0132-0072, PB 0077-0068, PB 0017-0022
 - 4) AREA: 5.92 Ac±
 - 5) ZONING: AG (AGRICULTURAL)

MIN LOT SIZE:	40,000 SqFt
MIN LOT WIDTH AT BLDG LINE:	150'
MIN STREET FRONTAGE:	50'
MIN FRONT YARD SETBACK:	40'
MIN REAR YARD DEPTH:	30'
MIN SIDE YARD WIDTH:	15'
MAX BUILDING HEIGHT:	50'
MAX BUILDING COVERAGE:	30% (of LOT)
 - 6) THIS PARCEL IS NOT LOCATED WITHIN A DESIGNATED WATER SUPPLY WATERSHED
 - 7) THIS PARCEL IS NOT LOCATED WITHIN THE JORDAN LAKE WATERSHED
 - 8) THIS PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE (ZONE "X") (SEE FIRM COMMUNITY PANEL NUMBER 37107897004, REVISED 6/18/2007)
 - 9) SOIL TYPE(S):

Cc3	- CEOL SANDY LOAM, 2%-6% SLOPES
CcD	- CEOL SANDY LOAM, 10%-15% SLOPES
Cb2	- CEOL SANDY CLAY LOAM, 2%-6% SLOPES, MODERATELY ERODED
Ch	- CHEWAGLA LOAM, 0%-2% SLOPES, FREQUENTLY FLOODED
Mb2	- MECKLENBURG SANDY CLAY LOAM, 2%-6% SLOPES, MODERATELY ERODED
 - 10) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD, NOT FOUND, NOR VISIBLE AT TIME OF SURVEY.
 - 11) OWNERS OF RECORD: MASSAND PROPERTIES, LLC, 215 MANCHESTER PL, GREENSBORO, NC 27410

RECEIVED
 OCT 31 2021
 Planning & Development

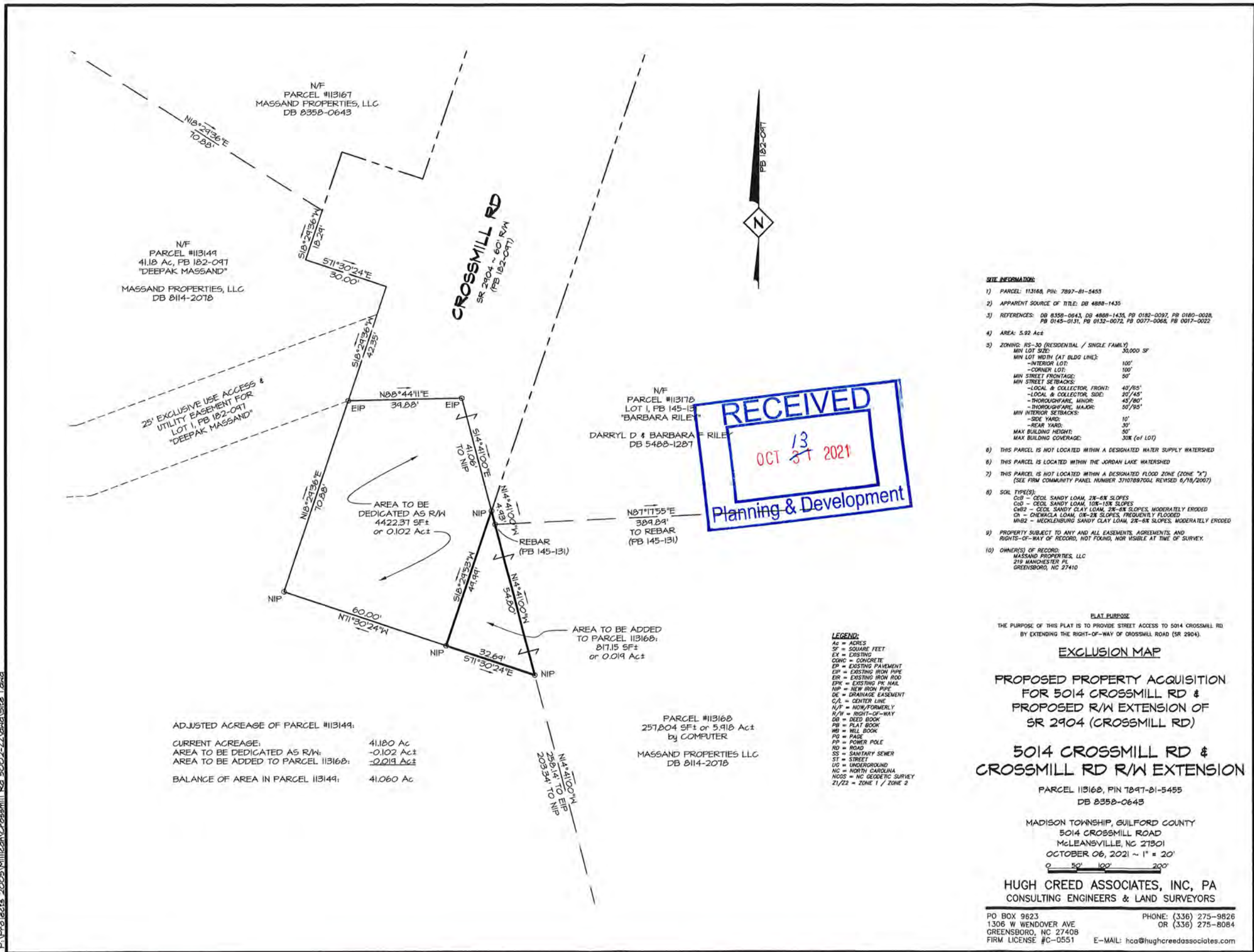
- LEGEND:**
- Ac = ACRES
 - SF = SQUARE FEET
 - EX = EXISTING
 - CONC = CONCRETE
 - EP = EXISTING PAVEMENT
 - EP = EXISTING IRON PIPE
 - ER = EXISTING IRON ROD
 - EPK = EXISTING PK NAIL
 - NP = NEW IRON PIPE
 - DE = DRAINAGE EASEMENT
 - C/L = CENTER LINE
 - N/P = NON-FORMERLY
 - R/W = RIGHT-OF-WAY
 - DB = DEED BOOK
 - PB = PLAT BOOK
 - MB = MILE BOOK
 - PG = PAGE
 - PP = POWER POLE
 - RD = ROAD
 - SS = SANITARY SEWER
 - ST = STREET
 - UG = UNDERGROUND
 - NC = NORTH CAROLINA
 - NGS = NC GEODETIC SURVEY
 - Z1/Z2 = ZONE 1 / ZONE 2

- NOTES:**
- *A* - AREA WITH SUITABLE SOILS FOR A SEPTIC SYSTEM
 - *C* - AREA WITH UNSUITABLE SOILS / TOPOGRAPHY FOR A SEPTIC SYSTEM
 - *NE* - AREA NOT EVALUATED

PLOT PLAN
ROBERT MILLIGAN
 PARCEL 113168, PIN 7897-81-5455
 DB 8358-0643
 MADISON TOWNSHIP, GUILFORD COUNTY
 5002-ZZ CROSSMILL ROAD
 McLEANSVILLE, NC 27301
 SEPTEMBER 16, 2021 ~ 1" = 100'
 0 50' 100' 200'
HUGH CREED ASSOCIATES, INC, PA
 CONSULTING ENGINEERS & LAND SURVEYORS

PO BOX 9623 PHONE: (336) 275-9826
 1306 W WENDOVER AVE OR (336) 275-8084
 GREENSBORO, NC 27408
 FIRM LICENSE #C-0551 E-MAIL: hca@hughcreedassociates.com

* OCTOBER 06, 2021
P:\Projects\2009\Millikan\Crossmill Rd 5014.dwg\Site 1.dwg



N/F
PARCEL #113149
41.18 Ac, PB 182-047
"DEEPAK MASSAND"
MASSAND PROPERTIES, LLC
DB 8114-2078

N/F
PARCEL #113167
MASSAND PROPERTIES, LLC
DB 8358-0643

N/F
PARCEL #113178
LOT 1, PB 145-131
"BARBARA RILEY"
DARRYL D & BARBARA RILEY
DB 5488-1287

RECEIVED
 OCT 13 3 21 2021
 Planning & Development

ADJUSTED ACREAGE OF PARCEL #113149: 41.180 Ac
 CURRENT ACREAGE: -0.102 Ac±
 AREA TO BE DEDICATED AS R/W: -0.019 Ac±
 AREA TO BE ADDED TO PARCEL #113168: 0.019 Ac±
 BALANCE OF AREA IN PARCEL #113149: 41.060 Ac

PARCEL #113168
 257,804 SF± or 5.918 Ac±
 by COMPUTER
 MASSAND PROPERTIES LLC
 DB 8114-2078

LEGEND:
 Ac = ACRES
 SF = SQUARE FEET
 EX = EXISTING
 CONC = CONCRETE
 EP = EXISTING PAVEMENT
 EIP = EXISTING IRON PIPE
 EIR = EXISTING IRON ROD
 EPE = EXISTING PE HAIL
 NIP = NEW IRON PIPE
 DE = DRAINAGE EASEMENT
 C/L = CENTER LINE
 N/F = NON-FORMERLY
 R/W = RIGHT-OF-WAY
 DB = DEED BOOK
 PB = PLAT BOOK
 MB = MBL BOOK
 PE = PAGE
 PP = POWER POLE
 RD = ROAD
 SS = SANITARY SEWER
 ST = STREET
 U/G = UNDERGROUND
 NC = NORTH CAROLINA
 NGCS = NC GEODETIC SURVEY
 21/22 = ZONE 1 / ZONE 2

- SITE INFORMATION:**
- 1) PARCEL: 113168, PIN: 7897-81-5455
 - 2) APPARENT SOURCE OF TITLE: DB 4888-1435
 - 3) REFERENCES: DB 8358-0643, DB 4888-1435, PB 0182-0097, PB 0183-0028, PB 0145-0131, PB 0132-0072, PB 0077-0066, PB 0077-0022
 - 4) AREA: 5.92 Ac±
 - 5) ZONING: RS-30 (RESIDENTIAL / SINGLE FAMILY)
 MIN LOT SIZE: 30,000 SF
 MIN LOT WIDTH (AT BLDG LINE):
 -INTERIOR LOT: 100'
 -CORNER LOT: 100'
 MIN STREET FRONTAGE: 50'
 MIN STREET SETBACKS:
 -LOCAL & COLLECTOR, FRONT: 40/95'
 -LOCAL & COLLECTOR, SIDE: 30/45'
 -THOROUGHFARE, MAJOR: 45/80'
 -THOROUGHFARE, MAJOR: 50/95'
 MIN INTERIOR SETBACKS:
 -SIDE YARD: 10'
 -REAR YARD: 30'
 MAX BUILDING HEIGHT: 50'
 MAX BUILDING COVERAGE: 30% (of LOT)
 - 6) THIS PARCEL IS NOT LOCATED WITHIN A DESIGNATED WATER SUPPLY WATERSHED
 - 6) THIS PARCEL IS LOCATED WITHIN THE JORDAN LAKE WATERSHED
 - 7) THIS PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE (ZONE "X")
 (SEE FIRM COMMUNITY PANEL NUMBER 310789700A, REVISED 6/18/2007)
 - 8) SOIL TYPE(S):
 C2B - CEOL SANDY LOAM, 2% - 8% SLOPES
 C2D - CEOL SANDY LOAM, 10% - 15% SLOPES
 C4B2 - CEOL SANDY CLAY LOAM, 2% - 8% SLOPES, MODERATELY ERODED
 C4 - CHEMICAL LOAM, 0% - 2% SLOPES, FREQUENTLY FLOODED
 M2B2 - MECKLENBURG SANDY CLAY LOAM, 2% - 8% SLOPES, MODERATELY ERODED
 - 9) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD, NOT FOUND, W&K VISIBLE AT TIME OF SURVEY.
 - 10) OWNER(S) OF RECORD: MASSAND PROPERTIES, LLC
 219 MANCHESTER PL
 GREENSBORO, NC 27410

BLAT PURPOSE
 THE PURPOSE OF THIS PLAT IS TO PROVIDE STREET ACCESS TO 5014 CROSSMILL RD BY EXTENDING THE RIGHT-OF-WAY OF CROSSMILL ROAD (SR 2904).

EXCLUSION MAP

**PROPOSED PROPERTY ACQUISITION
 FOR 5014 CROSSMILL RD &
 PROPOSED R/W EXTENSION OF
 SR 2904 (CROSSMILL RD)**

**5014 CROSSMILL RD &
 CROSSMILL RD R/W EXTENSION**

PARCEL #113168, PIN 7897-81-5455
 DB 8358-0643

MADISON TOWNSHIP, GUILFORD COUNTY
 5014 CROSSMILL ROAD
 McLEANSVILLE, NC 27301
 OCTOBER 06, 2021 ~ 1" = 20'
 0' 50' 100' 200'

HUGH CREED ASSOCIATES, INC, PA
 CONSULTING ENGINEERS & LAND SURVEYORS

PO BOX 9623 PHONE: (336) 275-9826
 1306 W WENDOVER AVE OR (336) 275-8084
 GREENSBORO, NC 27408
 FIRM LICENSE #C-0551 E-MAIL: hca@hughcreedassociates.com

REZONING CASE #21-10-GCPL-08837: RS-30 TO RS-30-MH-MANUFACTURED HOUSING OVERLAY DISTRICT, 5014 CROSSMILL ROAD (formerly known as 5002-ZZ CROSSMILL ROAD)

Property Information

Located at the terminus of Crossmill Road, Madison Township, Guilford County Tax Parcel #113168, being approximately 5.92 acres and is owned by Massand Properties, LLC.

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.

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

Nature of the Request

This proposed request is to Rezone property from RS-30, Single-family Residential to RS-30-MH with a Manufactured Housing Overlay District.

District Descriptions

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

In the Manufactured Housing Overlay District, manufactured (HUD) housing (i.e., mobile homes) may be permitted on single-family lots in any residential zone provided overlay district zoning is approved by the Jurisdiction and meeting the following criteria for minimum development size:

1. Ten (10) existing contiguous lots covering at least ninety thousand (90,000) square feet, excluding public street right-of-way; or
2. One hundred twenty thousand (120,000) square feet of unsubdivided land, excluding public street right-of-way.

Character of the Area

This request is in a primarily rural area of single-family homes on large acre lots.

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

- North: Single-family on large acre lot
- South: Agricultural/Undeveloped
- East: Agricultural/Horticultural

West: Rural Family Occupation, Software Design (SUP 10-04-GCPL-01290)

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 21-10				
Guilford County				
Schools Serving	Built Capacity 2021-22	2021-22 20th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Madison Elementary	324	206	4	1-3
Northeast Middle School	1110	766	8	1-3
Northeast High School	966	955	19	1-3
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: McLeansville Fire District

Miles from Fire Station: Approximately 3.1 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Local street

Proposed Improvements: None

Projected Traffic Generation: Not available

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 not located in a water supply watershed, therefore NPDES Phase 2 density requirements apply.

Land Use Analysis

Land Use Plan: Northeast Area Plan

Plan Recommendation: AG, Rural Residential

Consistency: It is consistent with the Northeast Area Plan future land use recommendation for AG Rural Residential, which supports the base RS-30 zoning district.

Recommendation

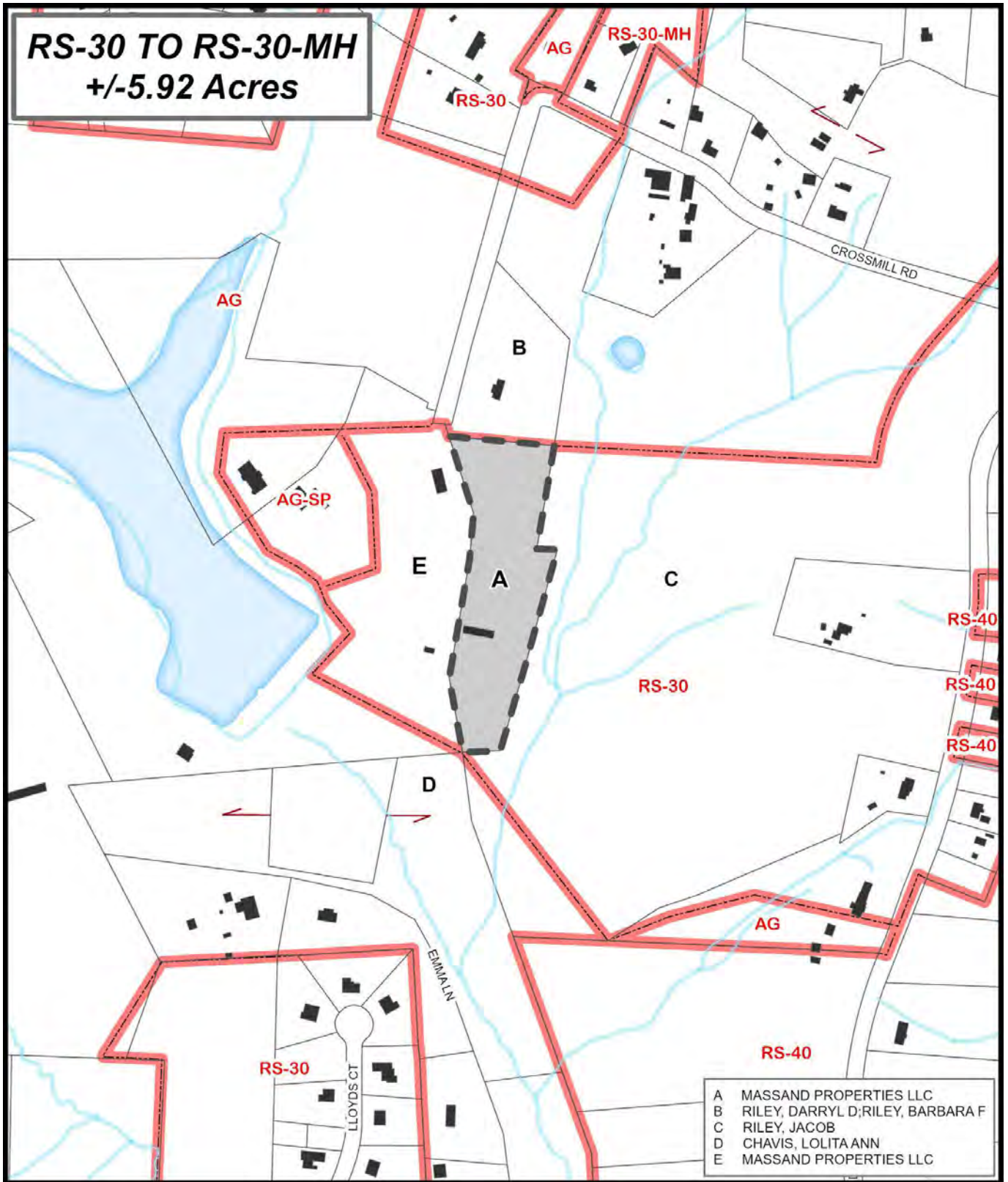
Staff Recommendation: Staff recommends approval.

The requested action is reasonable and in the public interest because it meets the zoning district criteria of being zoned AG **and** the 5.92-acre tract exceeds the min. acreage dimensional requirement of one hundred twenty thousand (120,000) square feet of unsubdivided land, excluding public street right-of-way requirement. Further, approving the Mfgr. Housing Overlay District will provide for housing choices within a certain price point in an area that is predominantly agricultural.

Area Plan Amendment Recommendation: The proposed Rezoning from RS-30 to RS-30-MH-MANUFACTURED HOUSING OVERLAY DISTRICT is consistent with the Northeast Area Plan future land use classification of AG Rural Residential, thus if approved, no plan amendment would be required.

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**RS-30 TO RS-30-MH
+/-5.92 Acres**



- A MASSAND PROPERTIES LLC
- B RILEY, DARRYL D; RILEY, BARBARA F
- C RILEY, JACOB
- D CHAVIS, LOLITA ANN
- E MASSAND PROPERTIES LLC



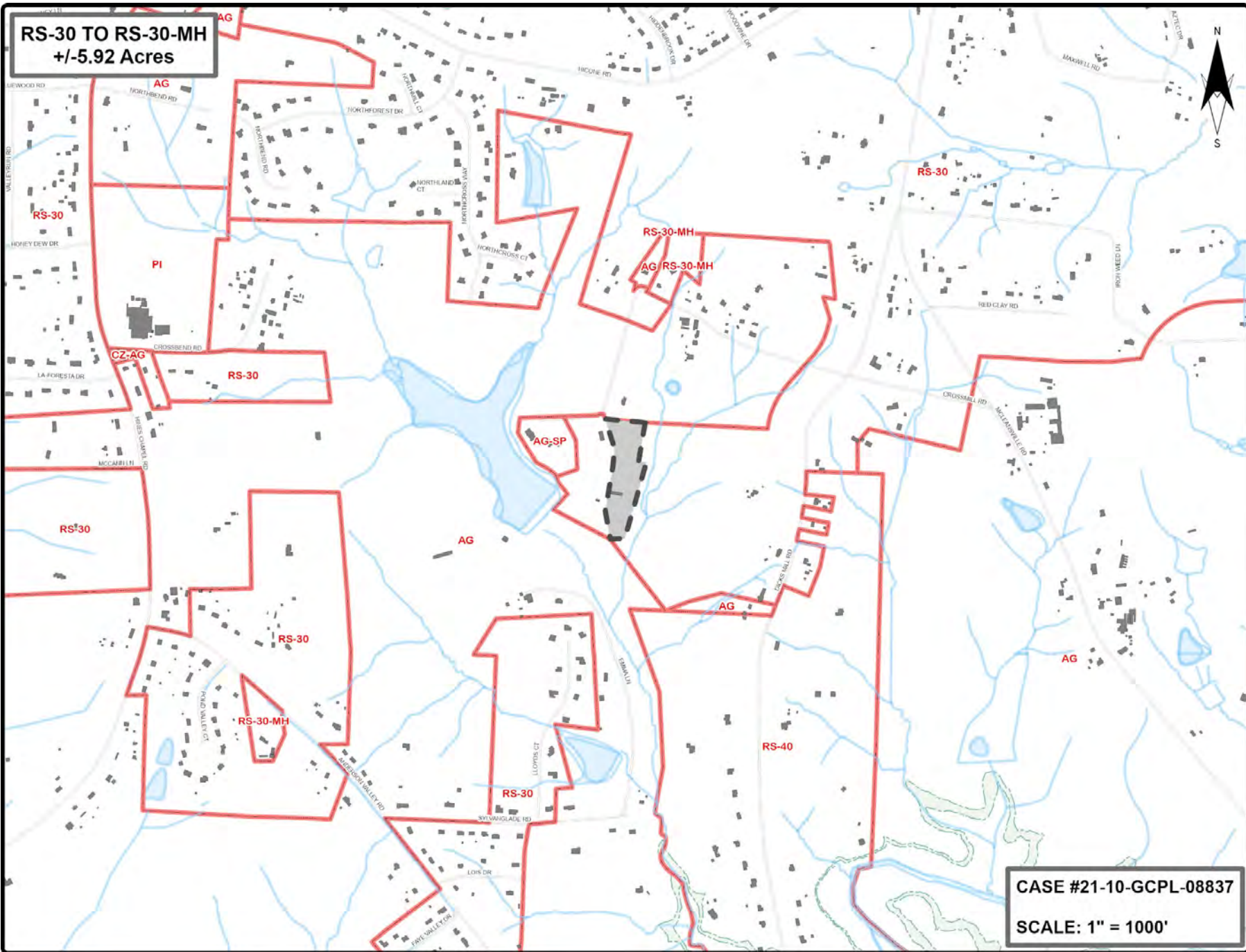
JURISDICTION:
 GUILFORD COUNTY
 Guilford County
 Planning & Development
 Department

Rezoning Case #
 21-10-GCPL-08837
Scale: 1" = 400'

Map:
 113168



**RS-30 TO RS-30-MH
+/-5.92 Acres**



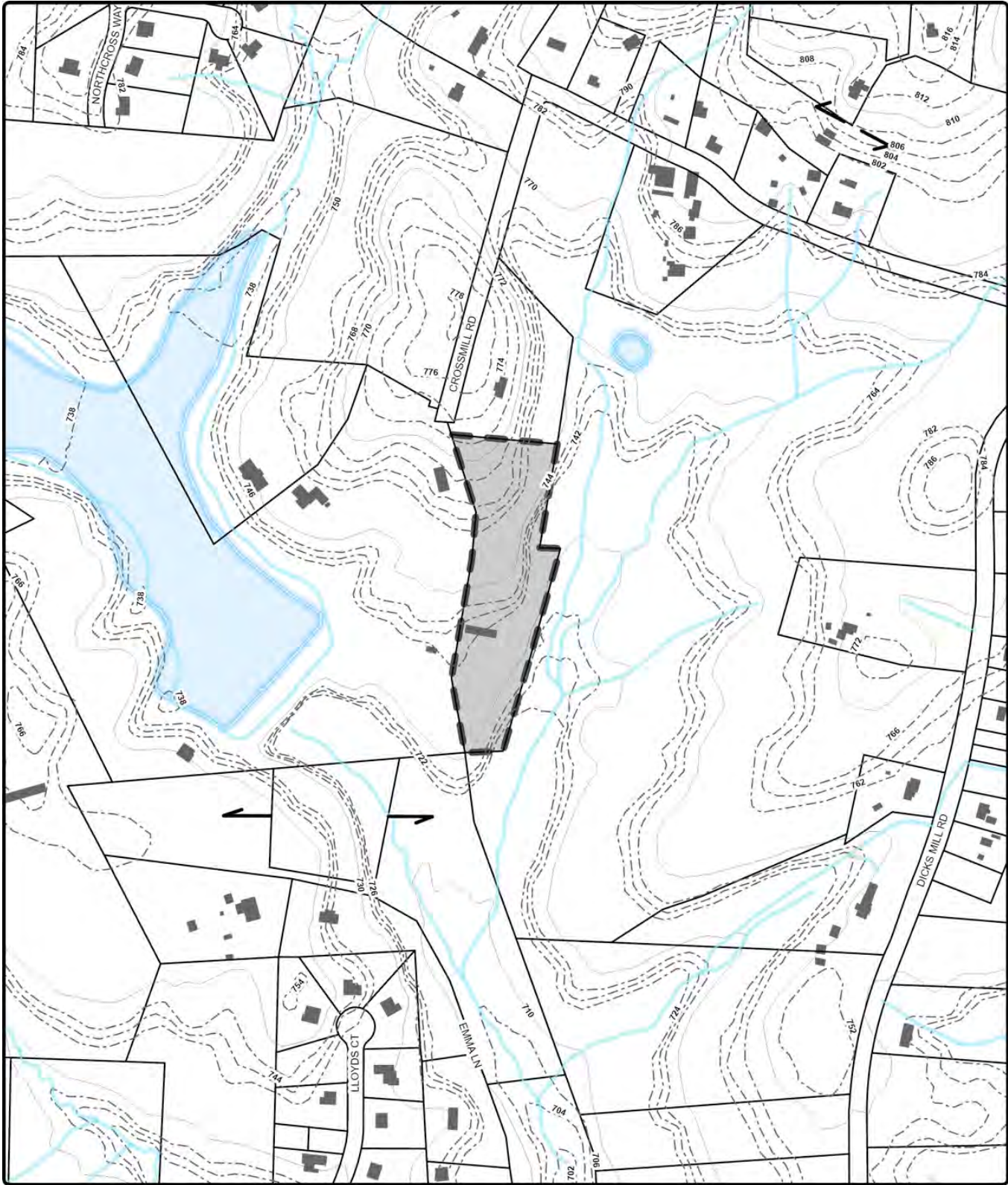
CASE #21-10-GCPL-08837
SCALE: 1" = 1000'



CASE #21-10-GCPL-08837

Scale: 1" = 400'





CASE #21-10-GCPL-08837

Scale: 1" = 400'



**REZONING CASE #21-10-GCPL-08837: RS-30 To RS-30-MH-MANUFACTURED HOUSING
OVERLAY DISTRICT 5014 CROSSMILL ROAD (formally known as 5002-ZZ CROSSMILL 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

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REZONING CASE #21-10-GCPL-08837: RS-30 To RS-30-MH-MANUFACTURED HOUSING OVERLAY DISTRICT 5014 CROSSMILL ROAD (formally known as 5002-ZZ CROSSMILL ROAD)

**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 #113168 from **RS-30** to **RS-30-MH-MANUFACTURED HOUSING OVERLAY DISTRICT** 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.]

REZONING CASE #21-10-GCPL-08837: RS-30 To RS-30-MH-MANUFACTURED HOUSING OVERLAY DISTRICT 5014 CROSSMILL ROAD (formally known as 5002-ZZ CROSSMILL ROAD)

**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 **#113168** from **RS-30** to **RS-30-MH-MANUFACTURED HOUSING OVERLAY DISTRICT** 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.]

REZONING CASE #21-10-GCPL-08837: RS-30 To RS-30-MH-MANUFACTURED HOUSING OVERLAY DISTRICT 5014 CROSSMILL ROAD (formally known as 5002-ZZ CROSSMILL ROAD)

**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 **#113168** from **RS-30** to **RS-30-MH-MANUFACTURED HOUSING OVERLAY DISTRICT** 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.]
