



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

**Regular Meeting Agenda**

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

**January 12, 2022**

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: December 8, 2021
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business

**Public Hearing Items:**

**REZONING CASE #21-10-GCPL-09132: RS-40 SINGLE-FAMILY RESIDENTIAL To AGRICULTURAL (AG) 1103, 1007-ZZ, 927, AND 929 BALES CHAPEL ROAD**

Located at 1103, 1007-ZZ, 927, and 929 Bales Chapel Road, Guilford County. Corresponding Tax Parcels are 160148, 233434, 160180, and 160156, respectively, located in Jamestown Township, comprising approximately 5.42 acres. All parcels are owned by Brian Timothy Small. Owned jointly by Brian Timothy Smalls and Karen Small Spangler.

The proposed Rezoning is from RS-40 Single-family Residential to Agricultural (AG).

The proposed Rezoning is consistent with the Southwest Area Plan land use classification of Residential Single-family, thus if approved, no plan amendment would be required.

Information for **REZONING CASE #21-10-GCPL-09132** can be viewed by scrolling to the January 12, 2022 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

**CONDITIONAL ZONING CASE #21-10-GCPL-09584: CONDITIONAL ZONING – PLANNED UNIT DEVELOPMENT - MIXED (CZ-PDM) FOR CASE #30-05, AND AGRICULTURAL (AG) To CONDITIONAL ZONING – LIGHT INDUSTRIAL (CZ-LI) TAX PARCELS 116790, 116782, 116778, AND 116787 (NON-CONTIGUOUS) ON KNOX ROAD; TAX PARCELS 116784 AND 116789 ON MARLEY DRIVE; AND, TAX PARCELS 116776, 116783, AND 120423 ON BLOOMFIELD ROAD.**

Located on 749, 725, 729 and 709 (non-contiguous) Knox Road; 5441 and 5437 Marley Drive; and 1074, 1076-1080, and 1036 Bloomfield Road, Guilford County Tax Parcels 116790, 116782, 116778, and 116787 (non-contiguous) on Knox Road; 116784 and 116789 on Marley Drive, and 116776, 116783, and 120423 on Bloomfield Road, comprising approximately 165.95 acres. Owned by Land Port Investments, LLC and Carroll Industrial Development US, LLC.

The proposed Conditional Zoning from Planned Unit Development-Mixed Use (CZ-PDM) and Agricultural (AG), to Conditional Zoning - Light Industrial (CZ-LI), includes the following Use Condition: All uses permitted within the LI zoning district, with the exception of: (1) Go-Cart Raceway; (2) Cemetery or Mausoleum; and (3) Construction or Demolition Debris Landfill, Minor. No Development Conditions were proposed in the application.

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

Information for **CONDITIONAL REZONING CASE #21-10-GCPL-09584** can be viewed by scrolling to the January 12, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. The Transportation Impact Analyses can be viewed at <https://www.guilfordcountync.gov/home/showpublisheddocument/12510/637728396501800000> and <https://www.guilfordcountync.gov/home/showpublisheddocument/12512/637728396525230000> for Bloomfield Road and Knox Road, respectively, or you may contact the Guilford County Planning & Development Department at 336.641.3334.



# GUILFORD COUNTY

## PLANNING AND DEVELOPMENT

### PLANNING BOARD

#### G. New Business

##### Public Hearing Items:

**CONDITIONAL ZONING CASE 21-12-GCPL-10300: AGRICULTURAL (AG) AND LIMITED BUSINESS (LB) To CONDITIONAL ZONING -LIMITED BUSINESS (CZ-LB) 5904 & 5908 Church Street**

Located at 5904 and 5908 Church Street, Guilford Tax Parcel Numbers 230989 and 230990 (part) respectively, approximately 208 feet north of NC Highway 150 E intersection, in Center Grove Township, comprising 1.926 acres. Owned by Buster C. Glosson.

The proposed Conditional Zoning from Agricultural (AG) and Limited Business (LB) to Conditional Zoning-Limited Business (CZ-LB) includes the following **Use Conditions**: Permitted uses shall include all uses allowed in the LB District, except for the following: (a) Cemetery or Mausoleum; and (b) Land Clearing & Inert Debris Landfill, Minor. **Proposed Development Conditions** include: Remaining portion of Lot 2 (parcel 230990) will remain zoned AG and will be combined with Lot 3 (parcel 138940 and owned by applicant) to ensure compliance with dimensional requirements of UDO. This is illustrated on the survey provided by applicant to the Guilford County Planning and Development Department.

The proposed zoning is consistent with the Northern Lakes Area Plan recommendation, which designates the intersection of Church Street and Highway 150 as a Moderate Commercial Node, thus if approved, a plan amendment would not be required.

Information for **CONDITIONAL ZONING CASE #21-12-GCPL-10300** can be viewed by scrolling to the January 12, 2022 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.

##### Non-Public Hearing Items:

None

#### H. Other Business

#### I. Adjourn

*(This page intentionally left blank.)*

(Insert Color Paper)

**Guilford County  
Planning Board  
REGULAR MEETING  
December 8, 2021**

The Guilford County Planning Board convened on Wednesday December 8, 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; Ms. Buchanan; Mr. Donnelly; Mr. Stalder; Mr. Craft; Mr. Gullick; and Ms. McKinley

**Members Absent:** Dr. Gathers

**Staff Present:** J. Leslie Bell, Guilford County Planning Director; Kaye Graybeal, Deputy Planning Director; Oliver Bass, Sr. Planner/Planner II; Jessie Baptist, Admin. Officer; and Robert Carmon, Fire Inspections Chief

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

## **AGENDA AMENDMENTS**

Leslie Bell stated that the applicant for **REZONING CASE #21-09-GCPL-08288: Agricultural (AG) to RS-30 Single-Family Residential** 5800 ZZ Crutchfield Farm Road has requested that the application be withdrawn (Mr. Bell provided the Board members with a copy of the applicant's request to withdraw).

Leslie Bell also stated that **REZONING CASE #21-10-GCPL-09132: RS-40 SINGLE-FAMILY RESIDENTIAL To AGRICULTURAL (AG)** 1103, 1013, 1007-zz 927 and 929 Bales Chapel Road has requested to continue this case and potentially postpone until January (Mr. Bell provided the Board members with a copy of the applicant's request to postpone). Adjacent property owners will be re-notified, and the property will be posted again.

Leslie Bell stated that for **REZONING CASE #21-10-GCPL-09584 Conditional Zoning from Plan Unit Development Mix and Agricultural to Conditional Zoning Light Industrial** on Bloomfield Road and Knox Road. The applicant earlier this week requested to continue this case until January (Mr. Bell provided the Board members with a copy of the applicant's request to postpone). They wish to try to schedule a neighborhood meeting [adjacent property owners will be re-notified, and the property will be posted again].

Chair Jones asked how many speakers were there for each of these cases? There was nobody for the matter of Crutchfield Farm Road. Most of the speakers were there for the Bloomfield Road case. Chair Jones stated that this was not a neighborhood meeting tonight and they would be hearing the case and making a decision based on information presented to the Board at another meeting. Chair Jones indicated that since members of the public came to this meeting, he would provide five (5) minutes to allow them to speak and that he would take this as an opportunity to explain the rezoning process such that those in attendance would be informed moving forward.

Patrick O'Brien 5433 Marley Drive McLeansville, stated that the only problem he has with the continuance request was that they were notified by the attorney, and it said nothing about a neighborhood meeting. Mr. O'Brien stated that if the case gets continued then the turn-out will not be as great next time. Leslie Bell stated that by NC General Statute that the Planning and Development Dept. are required to send notice to the adjacent properties and what would be considered across the street or across a river or railroad from the property. Signs were strategically placed on both Bloomfield and Knox Road to try to get as much notification out as possible. It also was posted on the website.

Chair Jones stated that he would encourage everyone there to provide their contact information to the Planning Director to pass it on to the applicant and to show how many of them were there tonight. Mr. O'Brien stated that the signs were placed on Knox Road about 50 feet from each other and no signs were posted on Marley Drive. Leslie Bell stated that they could post more signage if needed [the signed-up/attendance list subsequently was provided to the applicant's representative, Atty. Michael Fox, on December 9m 2021 via e-mail] .

Mr. O'Brien stated that they were there now, and it seems like the people here should be heard.

Thomas Smith 715 Knox Road stated that he did not request to have a sign put out on his property. His main concern was that this was being pushed upon them. On Knox Road there were about 12 trucks parked on the side of the road at the intersection of Knox Road and Mount Hope Church Road today. They are having issues with trucks parked in the road. For Mr. Smith to get home, he has to go on the left-hand side of the road and take a chance getting hit head-on and this is a problem.

Chair Jones stated that they received a notice to have a hearing to consider the rezoning. The reason for the continuance is to have a neighborhood meeting with the developer and anyone who would be interested in attending that meeting. That is generally something that is encouraged. Chair Jones stated that from a policy perspective, they do encourage communication before they show up here. Mr. Smith stated that there had been no communication. Mr. O'Brien stated that they had gotten letters from their attorney that said nothing about a meeting. Chair Jones stated that would be a fact to consider at that time. Mr. Craft stated that the communication from the attorney today stated he wanted to set up a [neighborhood] meeting. Mr. Smith stated that he understood what Chair Jones was saying. He told the Planning Board that they have a problem with traffic in Guilford County. Chair Jones stated that if there is not a traffic study required, then that would not be a factor that they could consider in the determination.

Diane Wilson, 406 Knox Road, Gibsonville, stated that her main concern was a traffic study. She asked how far this project was going to extend? Leslie Bell stated that in the notice there was a URL link that links them to the case information and there has been a traffic study for both Bloomfield Road and Knox Road. Ms. Wilson stated that there has been a problem with communication. Ms. McKinley stated that all their questions could be answered at the community meeting. Ms. Wilson asked how would they be notified about this community meeting? Leslie Bell stated that the applicant's representative indicated that they intend to mail a notice to the neighborhood about that meeting. Ms. Wilson asked about the website information?

Leslie Bell stated it was [www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board](http://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board). Mr. Bell indicated that a Traffic Impact Analysis (TIA) had been completed for both Bloomfield and Knox Roads, respectively, which also has been posted on the Planning and Development website for viewing. Mr. Bell also indicated that the website address to view both TIAs was included in the adjacent property notices and on the website notice.

Chair Jones stated that they could also go to the Planning Board portion of the Guilford County website and gave the telephone number to the Planning Department. Leslie Bell stated that the applicant wanted to continue it until the January 12<sup>th</sup> Planning Board meeting.

Chair Jones stated that he would entertain a motion to amend the agenda to **REZONING CASE #21-09-GCPL-08288: Agricultural (AG) to RS-30 Single-Family Residential 5800zz** Crutchfield Farm Road, and to continue **REZONING CASE #21-10-GCPL-09132: RS-40 SINGLE-FAMILY RESIDENTIAL** To **AGRICULTURAL (AG)** 1103, 1013, 1007-zz 927 and 929 Bales Chapel Road and **REZONING CASE #21-10-GCPL09584** Conditional Zoning from Plan Unit Development Mix and Agricultural to Conditional Zoning Light Industrial on Bloomfield Road and Knox Road to the January meeting.

Ms. McKinley made the motion, seconded by Mr. Craft. The Board voted 8-0 in favor of the motion. (Ayes: Stalder, Craft, Buchanan, Donnelly, Gullick, McKinley, Apple, and Jones. Nays: None. Absent: Dr. Gathers).

The meeting stood in recess for two (2) minutes to allow the room to clear out. The meeting was called back to order at 6:34 p.m.

## **APPROVAL OF NOVEMBER 10<sup>th</sup>, 2021 MINUTES**

Ms. McKinley moved to approve the November 10<sup>th</sup> Meeting minutes, as submitted, seconded by Mr. Gullick. The Board voted unanimously (8-0) in favor. (Ayes: Stalder, Craft, Buchanan, Donnelly, Gullick, McKinley, Apple, and Jones. Nays: None. Absent: Dr. Gathers).

## **RULES OF PROCEDURE**

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

## **CONTINUANCE REQUESTS:**

## **OLD BUSINESS:**

### **Public Hearing Items:**

**REZONING CASE # 21-09-GCPL-08288: Agricultural (AG) to RS-30 Single-Family Residential 5800-ZZ** Crutchfield Farm Road (WITHDRAWN)

**CONDITIONAL REZONING CASE #21-10-GCPL-09584** Bloomfield Road and Knox Road (CONTINUED)



## **Non-Public Hearing Items:**

### **UDO TEXT AMENDMENT (TA) to ARTICLE 9.3 FLOOD DAMAGE PREVENTION TA CASE # 21-10-GCPL-09184 (APPROVED)**

Kaye Graybeal stated that this was to provide an exclusion to the no-fill provision in Article 9.3 to allow minor filling in the Special Flood Hazard Area (SFHA a.k.a. 100-year Floodplain) where needed to protect or restore natural floodplain functions, such as for part of a stream restoration project (attached). The amendment language was derived in collaboration with the County's assigned FEMA Community Rating System (CRS) Specialist, the CRS technical advisor subcontracted by FEMA and the NC Department of Public Safety's National Flood Insurance Planner. Clarifications related to the no-fill provision and formatting revisions to ordinance section numbering also are included in the proposed text amendment.

The proposed text amendment is consistent with the following goal of the Guilford County Comprehensive Plan: Natural, Historic, and Cultural Resources Element-Goal #1 "to seek a balance between the built environment and the protection and preservation of the County's natural, historic, and cultural resources through prudent management, public education, participation and outreach, appropriate regulations and enforcement, and active partnerships with stakeholders." Staff recommends approval. This is reasonable and in the public interest given that it will allow for more appropriately designed environmental restoration projects in or near floodplains, such as stream restorations projects, while adding no new restrictions to development in or near floodplains.

Ms. Graybeal stated that to Amend Section 9.3.P.1.p. Provisions for Flood Hazard Reduction number 2(a) states that minor filling where needed to protect or restore natural floodplain functions, such as part of a stream channel restoration project. To meet this exclusion, the project must utilize only the minimum amount of fill necessary to ensure that the targeted area is restored to full ecological functionality. The applicant/requester must obtain all required state and local permits, provide documentation demonstrating compliance with the Endangered Species Act, and when required, obtain a CLOMR and LOMR with FEMA's concurrence on the impacts of the project to flood risk and endangered species.

Mr. Craft made a motion to recommend approval of the text amendment and accept staff recommendation [as presented], seconded by Mr. Stalder. The board voted 8-0 in favor of the motion. (Ayes: Stalder, Gullick, Jones, McKinley, Craft, Buchanan, Donnelly, and Apple. Nays: None. Absent: Dr. Gathers).

## **OTHER BUSINESS:**

Leslie Bell stated that in addition to the two cases that have been postponed this evening, they anticipate having one additional rezoning on Church Street to be heard next month. Mr. Craft stated that it would be helpful that they communicate that the signs are posted at the property. Mr. Craft asked if this large rezoning would be put in the next packet? Mr. Bell stated that it

would be in the next packet. Mr. Craft asked if they would let them know if there is a neighborhood meeting? Mr. Bell stated that he would. Mr. Craft asked if it was okay for the Board members to go to the neighborhood meeting? Counsel Bell stated that it would be fine if they wanted to go. Chair Jones asked what the rule was about them having a quorum? Mr. Bell stated that if they had at least five members there, it could constitute a meeting. Chair Jones stated that if there is more than one board member there then they needed to be very sensitive to conversing in public at that meeting with each other [and coordinating to ensure that there is not a quorum for appearance sake]. Mr. Craft asked if anybody else had any interest in going to the community meeting? Mr. Apple stated that he might want to go, and Mr. Gullick said he may go.

**ADJOURNED:**

There being no further business before the Board, the meeting was adjourned at 7:14 pm.

*(This page intentionally left blank.)*

(Insert Color Paper)



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

AMEND <sup>cat</sup> Planning Board  
REQUEST of Rezoning  
Application  
APPLICANT - 08/12/21

Date Submitted: 10/25/2021

Fee \$500.00 Receipt # 16119

Case Number 21-10-GCPL-09132

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 Residential zoning district to the Agri/Hort zoning district.

Said property is located 1103, 1013, 1107 (child) 927, 929 Bales Chapel Rd in Jamestown NC 1007-22-08 11/23/21 Township; Being a total of: 20.45 ~~acres~~ 5.42 ac 08-12/17/21 acres.

[CONFIRMO w/  
PROP OWNER, to  
SPECIFY ZONING  
08/12/21]

Further referenced by the Guilford County Tax Department as:

1103 Tax Parcel # 1 6 0 1 4 8 .927 Tax Parcel # 1 6 0 1 8 0  
1013 Tax Parcel # ~~1 6 0 1 4 7~~ 11/23/21 929 Tax Parcel # 1 6 0 1 5 6  
1007-22 08 11/23/21  
1107 Tax Parcel # 2 3 3 4 3 4 Tax Parcel # \_\_\_\_\_  
(child)

**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 is attached.
- 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:

Brian Timothy Small  
Property Owner Signature  
Brian Timothy Small  
Name  
1103 Bales Chapel  
Mailing Address  
Jamestown NC 27282  
City, State and Zip Code  
336-454-5736 tim@timsmallautomotive.com  
Phone Number Email Address

\_\_\_\_\_  
Representative/Applicant Signature (if applicable)  
\_\_\_\_\_  
Name  
\_\_\_\_\_  
Mailing Address  
\_\_\_\_\_  
City, State and Zip Code  
\_\_\_\_\_  
Phone Number Email Address

## Oliver Bass

---

**From:** Karen Small <troutmania@aol.com>  
**Sent:** Friday, December 17, 2021 1:03 PM  
**To:** Oliver Bass; tim@timsmallautomotive.com  
**Cc:** J. Leslie Bell  
**Subject:** Re: Rural Occupation requirements

**\*\*\*WARNING\*\*\*** This email originated from outside of Guilford County. **Do not** click links or open attachments unless you recognize the sender and know the content is safe. **When in doubt**, please click on the **Phish Alert Report** button for our security team analysis.

Thank you.

We would like to drop the 1013 property off the rezoning request.  
Karen and Tim Small

[Sent from the all new AOL app for iOS](#)

On Wednesday, December 8, 2021, 3:21 PM, Oliver Bass <obass@guilfordcountync.gov> wrote:

I attached a copy of our Rural Residential Occupation regulations from our current ordinance, which is similar in many aspect to the Rural Family Occupation that was granted an Improvement Permit in 1985. I also attached a bulletin describing the Rural Family Occupation that can help you access how to proceed. Please contact me at 336-641-3578 for any questions or clarifications.

### Oliver Bass, AICP

Senior Planner | [Guilford County Planning & Development](#)



#### Oliver Bass, AICP

Planner II  
Planning & Development Dept

---

#### Guilford County Government

400 West Market Street, Greensboro, NC 27401

336-641-3578 | f: 336-641-6988

obass@guilfordcountync.gov | [www.guilfordcountync.gov](http://www.guilfordcountync.gov)



---

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized county official. If you have received this communication in

error , please do not distribute it. Please notify the sender by E-mail at the address shown and delete the original message.

*(This page intentionally left blank.)*



**REZONING CASE #21-10-GCPL-09132: RS-40 SINGLE-FAMILY RESIDENTIAL TO AGRICULTURAL (AG) 1103, 1007-ZZ, 927, AND 929 BALES CHAPEL ROAD (AMENDED BY APPLICANT 12/17/21)**

**Property Information**

Located at 1103, 1007-ZZ, 927, and 929 Bales Chapel Road, Guilford County. Corresponding Tax Parcels are 160148, 233434, 160180, and 160156, respectively, located in Jamestown Township, comprising approximately 5.42 acres. All parcels are owned by Brian Timothy Small. Owned jointly by Brian Timothy Smalls and Karen Small Spangler.

**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-40, Single-family Residential to AG, Agricultural. The application was amended at the request of the applicant on December 17, 2021

**District Descriptions**

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

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

**Character of the Area**

This request is immediately adjacent to rural density residential lots with some higher density residential subdivisions developed in the general area.

**Existing Land Use(s) on the Property:** Single-family residential

**Surrounding Uses:**

North: Undeveloped and Rural Residential Occupation for Auto Repair. Nonconforming use status is uncertain.

South: Single-family residential

East: Rural residential, Voluntary Agricultural District property

West: Single-family residential and Rural Residential Occupation for Auto Repair. Nonconforming use is status uncertain.

**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:

The requested change will reduce the amount of residential development permitted on these parcels. There would be no additional impact on Guilford County Schools regarding new student yields.

### Emergency Response:

Fire Protection District: Pinecraft-Sedgefield FPSD

Miles from Fire Station: Approximately 3.2 miles

### Water and Sewer Services:

Public water or sewer are not requested or required. Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

### Transportation:

Existing Conditions: Bales Chapel is a minor thoroughfare in High Point Comprehensive Transportation Plan (CTP)

Proposed Improvements: None

Projected Traffic Generation: Not available

## Environmental Assessment

**Topography:** Gently and moderately sloping.

### Regulated Floodplain/Wetlands:

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

### Streams and Watershed:

There are no mapped streams on the properties. The properties are in the Deep River – Jamestown (WS-IV) Water Supply Watershed in Tier 3 of the Watershed Critical Area. Parcel 160156 has a portion of the property outside of the Watershed Critical Area, in the General Watershed Area.

## Land Use Analysis

**Land Use Plan:** Southwest Area Plan (2016)

**Plan Recommendation:** Residential Single-family

**Consistency:**

The proposed Rezoning is consistent with the recommendation of the Southwest Area Plan of Residential Single-family land use classification. Anticipated land uses include those permitted in the Agricultural (AG) zoning district.

## Recommendation

**Staff Recommendation:** Staff recommends approval

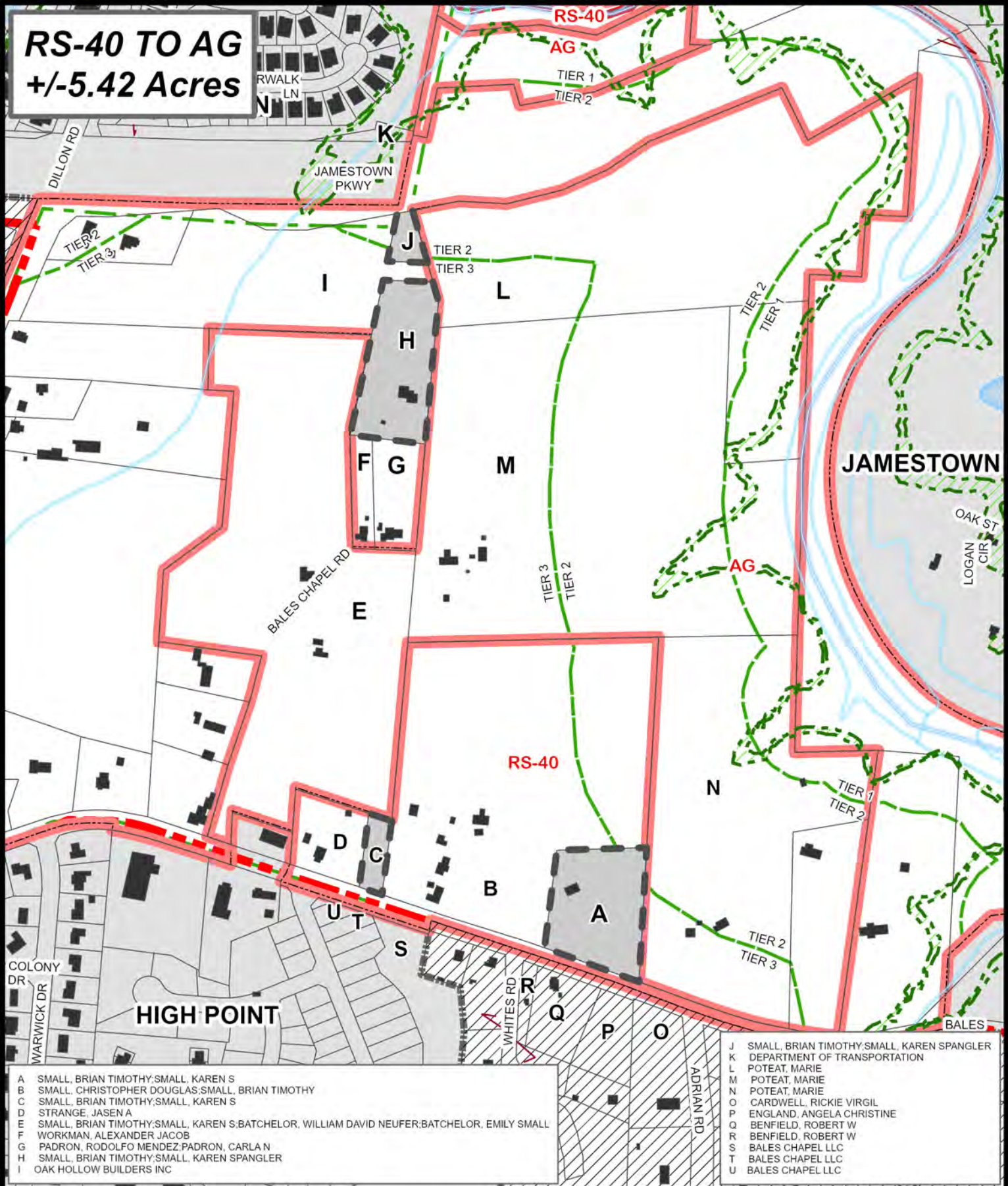
The requested action is reasonable and in the public interest because it is adjacent to the Marie Poteat Voluntary Agricultural District to the east. The AG zoning is consistent with adjacent Parcel 160153 under same ownership and will preserve the agricultural character of adjacent properties.

**Area Plan Amendment Recommendation:**

The proposed Rezoning is consistent with the Southwest Area Plan land use classification of Residential Single-family, thus if approved, no plan amendment would be required.

*(This page intentionally left blank.)*

# RS-40 TO AG +/-5.42 Acres



- A SMALL, BRIAN TIMOTHY; SMALL, KAREN S
- B SMALL, CHRISTOPHER DOUGLAS; SMALL, BRIAN TIMOTHY
- C SMALL, BRIAN TIMOTHY; SMALL, KAREN S
- D STRANGE, JASEN A
- E SMALL, BRIAN TIMOTHY; SMALL, KAREN S; BATCHELOR, WILLIAM DAVID NEUFER; BATCHELOR, EMILY SMALL
- F WORKMAN, ALEXANDER JACOB
- G PADRON, RODOLFO MENDEZ; PADRON, CARLA N
- H SMALL, BRIAN TIMOTHY; SMALL, KAREN SPANGLER
- I OAK HOLLOW BUILDERS INC

- J SMALL, BRIAN TIMOTHY; SMALL, KAREN SPANGLER
- K DEPARTMENT OF TRANSPORTATION
- L POTEAT, MARIE
- M POTEAT, MARIE
- N POTEAT, MARIE
- O CARDWELL, RICKIE VIRGIL
- P ENGLAND, ANGELA CHRISTINE
- Q BENFIELD, ROBERT W
- R BENFIELD, ROBERT W
- S BALES CHAPEL LLC
- T BALES CHAPEL LLC
- U BALES CHAPEL LLC

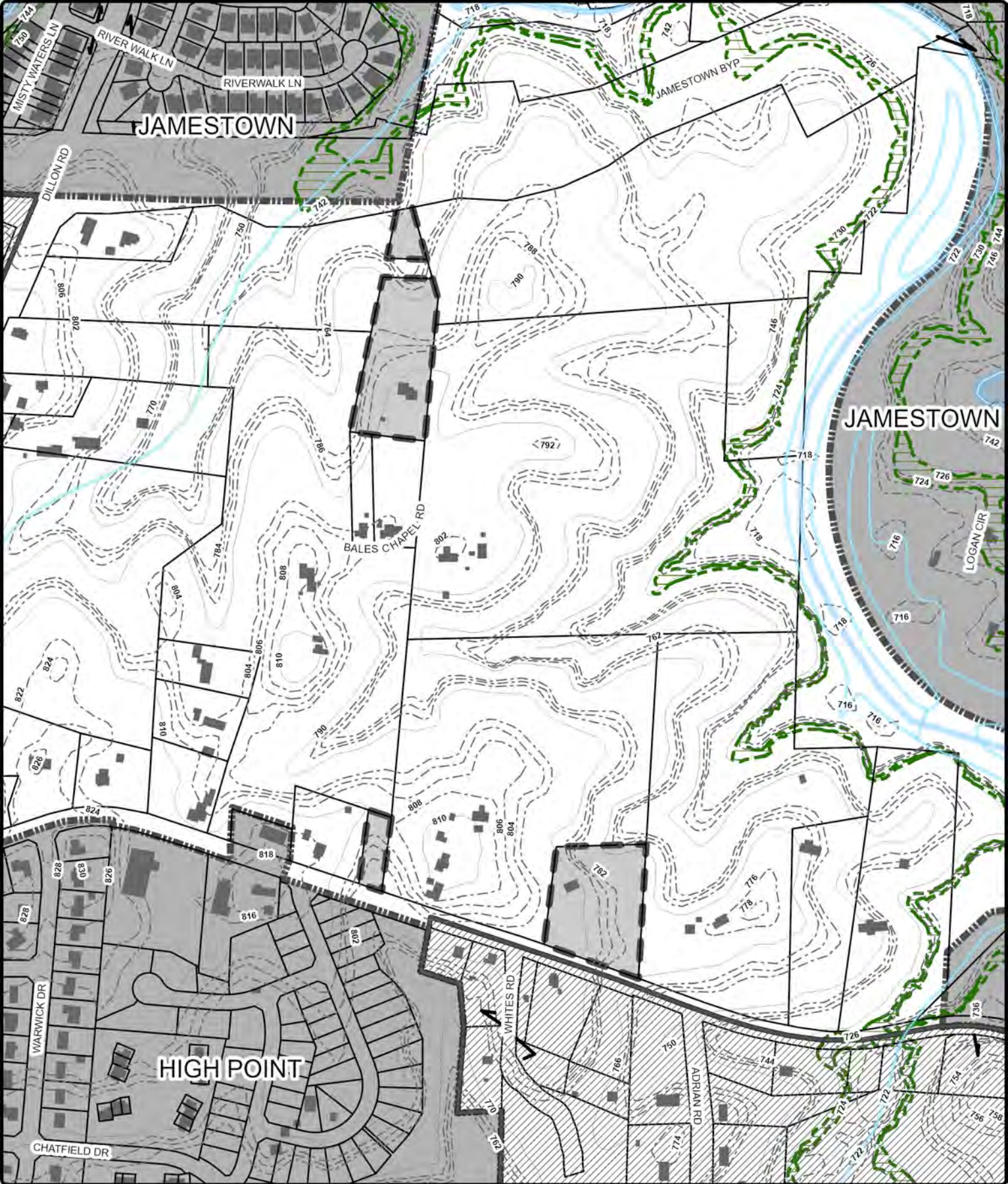


**JURISDICTION:**  
**GUILFORD COUNTY**  
 Guilford County  
 Planning & Development  
 Department

**Rezoning Case #**  
**21-10-GCPL-09132**  
**Scale: 1" = 400'**

**Map:** 160148  
 233434  
 160180  
 160156

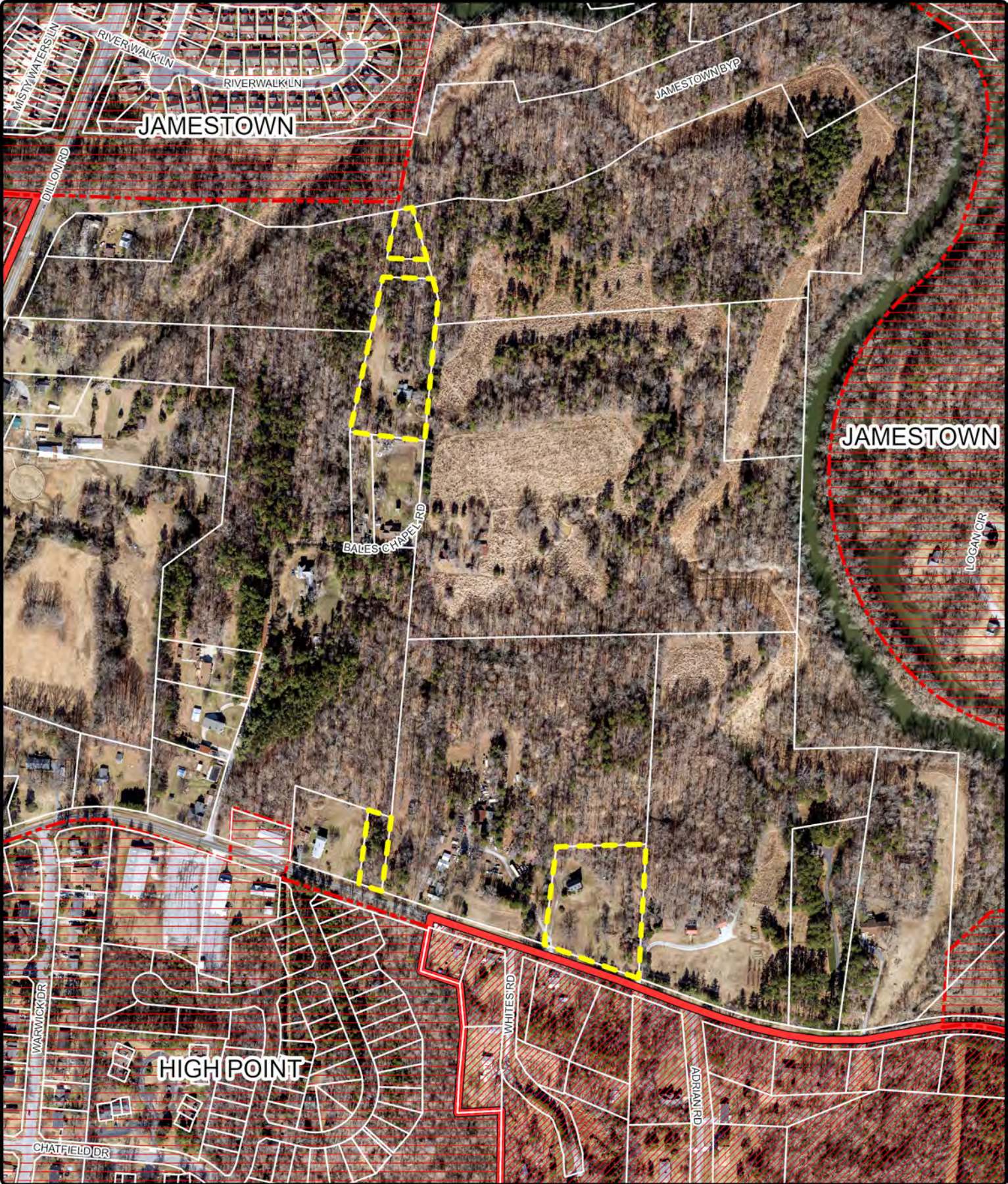




**CASE #21-10-GCPL-09132**

Scale: 1" = 400'





**CASE #21-10-GCPL-09132**

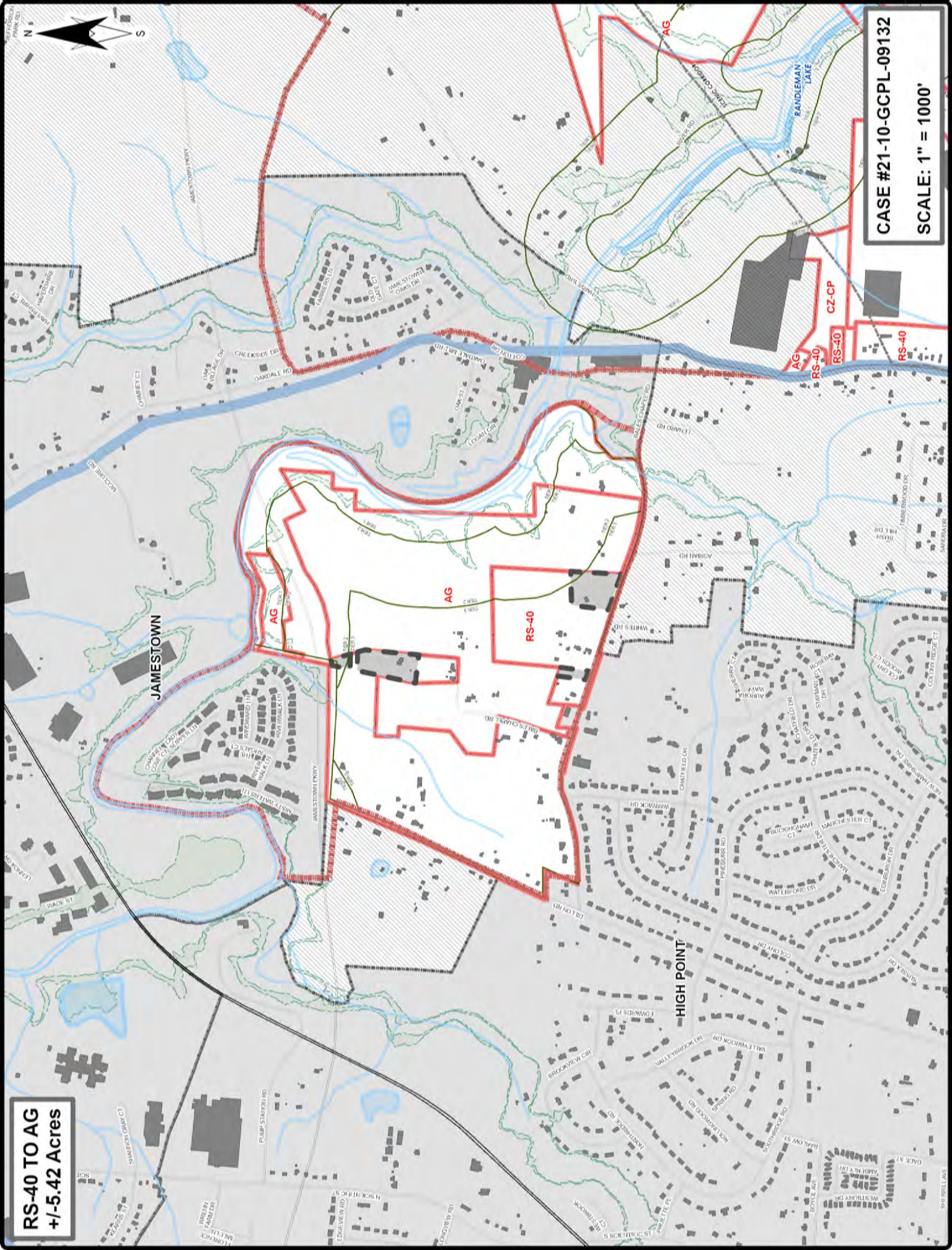
Scale: 1" = 400'





**CASE #21-10-GCPL-09132**  
**SCALE: 1" = 1000'**

**RS-40 TO AG**  
**+/-5.42 Acres**



**JAMESTOWN**

**HIGH POINT**

**AG**

**AG**

**RS-40**

**AG**

**RS-40**

**RS-40**

**RS-40**

**CZ-CP**

**AG**

**AG**

**RS-40**

**RS-40**

**RS-40**

**RS-40**



**REZONING CASE #21-10-GCPL-09132: RS-40 SINGLE-FAMILY RESIDENTIAL TO AGRICULTURAL (AG) 1103, 1007-ZZ, 927, AND 929 BALES CHAPEL ROAD**

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

**DECISION MATRIX**

<b>Zoning</b>	<b>Plan Consistency</b>	<b>Decision</b>
Approve	Consistent	#1
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	#4

**REZONING CASE #21-10-GCPL-09132: RS-40 SINGLE-FAMILY RESIDENTIAL TO AGRICULTURAL (AG) 1103, 1007-ZZ, 927, AND 929 BALES CHAPEL 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 at 1103, 1007-ZZ, 927, AND 929 Bales Chapel Road from **RS-40** to **AG 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.]*

---

---

---

---

---

---

---

---

**REZONING CASE #21-10-GCPL-09132: RS-40 SINGLE-FAMILY RESIDENTIAL TO AGRICULTURAL (AG) 1103, 1007-ZZ, 927, AND 929 BALES CHAPEL 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 at 1103, 1007-ZZ, 927, AND 929 Bales Chapel Road from **RS-40** to **AG 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.]*

---

---

---

---

---

---

---

---

---

---





*(This page intentionally left blank.)*

(Insert Color Paper)



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

Planning Board  
Conditional Zoning  
Application

Date Submitted: 11/9/21 Fee \$500.00 Receipt # 161640 Case Number CZ 21-11-GCPL-09584

*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. 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 CZ-PD-M & AG zoning district to the CZ-LI zoning district. Said property is located See attached Exhibit A in Jefferson Township; Being a total of: 165.95 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>See attached Exhibit A</u>	Tax Parcel # <u>See Attached Exhibit A</u>
Tax Parcel # _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____

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

**Check One:**

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

**Check One:**

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

**Conditional Zoning Requirements:**

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Unified Development Ordinance (UDO).
- 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 Unified Development Ordinance (UDO).





**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

**Planning Board  
Conditional Zoning  
Application**

**Use Conditions**

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

- 1) All uses permitted within the LI zoning district, with the exception of: (1) Go-cart Raceway; (2) Cemetery or Mausoleum; (3) Construction or Demolition Debris Landfill, Minor
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

**Development Conditions**

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

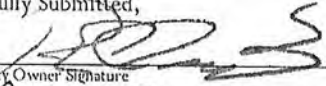
- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_


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

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

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

Respectfully Submitted,

  
 Property Owner Signature  
Ray E. Carroll, II, as Manager  
 Name  
P. O. Box 9846  
 Mailing Address  
Greensboro, NC 27429  
 City, State and Zip Code  
(336) 274-8531 rccarroll@theCarroll  
 Phone Number Email Address Companies.com

  
 Owner/ Representative/ Applicant Signature (if applicable)  
Michael S. Fox, Attorney for Owners  
 Name  
400 Bellemeade Street, Suite 800  
 Mailing Address  
Greensboro, NC 27401  
 City, State and Zip Code  
336-271-5244 mfox@tuggleduggins.com  
 Phone Number Email Address

# TUGGLE DUGGINS

ATTORNEYS AT LAW

Benjamin P. Hintze  
336-271-5247  
bhintze@tuggleduggins.com

November 10, 2021

**Via: Hand Delivery and Email**

J. Leslie Bell  
Planning & Development Director  
Guilford County Planning & Development Department  
Independence Center  
400 W. Market Street  
Greensboro, NC 27401

**Re: Rezoning of Parcel Nos. 116776, 116783, 116784, 116787, 116789, 116790,  
120423, 116782, 116778**

Dear Mr. Bell:

Enclosed please find an original Application for Conditional Rezoning and all exhibits thereto along with a check for the Rezoning Application Fee in the amount of Five Hundred and 00/100 Dollars (\$500.00) for the real property identified by Guilford County Parcel Nos. 116776, 116783, 116784, 116787, 116789, 116790, 120423, 116782, and 116778 (the "Property"), on behalf of our clients Land Port Investments, LLC and Carroll Industrial Development US, LLC. The Property is currently zoned CZ-PD-M and AG. We ask that the Property be rezoned to CZ-LI, with conditions, as further described in the enclosed Application.

Thank you for your assistance with this matter. If you have any questions regarding this filing, please do not hesitate to contact me or Mike Fox, whose contact information is included in the application materials. We look forward to working with you.

Sincerely,



Benjamin P. Hintze

BPH/sln  
Enclosures

EXHIBIT A TO CONDITIONAL REZONING APPLICATION

**LIST OF SUBJECT PROPERTIES**

Parcel No.	Address	Current Zoning	Acres	Owner
116776	1074 Bloomfield Rd.	CZ-PD-M	42.71	Land Port Investments, LLC
116783	1076 1080 Bloomfield Rd.	CZ-PD-M	16.63	Land Port Investments, LLC
116784	5441 Marley Dr.	CZ-PD-M	3.29	Land Port Investments, LLC
116787	709 Knox Rd.	CZ-PD-M	2.92	Land Port Investments, LLC
116789	5437 Marley Dr.	CZ-PD-M	23.21	Land Port Investments, LLC
116790	749 Knox Rd.	CZ-PD-M	23.73	Land Port Investments, LLC
120423	1036 Bloomfield Rd.	AG	50.84	Land Port Investments, LLC
116782	725 Knox Rd.	AG	1.23	Carroll Industrial Development US, LLC
116778	729 Knox Rd.	AG	1.39	Carroll Industrial Development US, LLC

**CONDITIONAL ZONING CASE #21-10-GCPL-09584: CONDITIONAL ZONING – PLANNED UNIT DEVELOPMENT - MIXED (CZ-PDM) FOR CASE #30-05, AND AGRICULTURAL (AG) To CONDITIONAL ZONING – LIGHT INDUSTRIAL (CZ-LI) TAX PARCELS 116790, 116782, 116778, AND 116787 (NON-CONTIGUOUS) ON KNOX ROAD; TAX PARCELS 116784 AND 116789 ON MARLEY DRIVE; AND, TAX PARCELS 116776, 116783, AND 120423 ON BLOOMFIELD ROAD.**

### **Property Information**

Located on 749, 725, 729 and 709 (non-contiguous) Knox Road; 5441 and 5437 Marley Drive; and 1074, 1076-1080, and 1036 Bloomfield Road, Guilford County Tax Parcels 116790, 116782, 116778, and 116787 (non-contiguous) on Knox Road; 116784 and 116789 on Marley Drive, and 116776, 116783, and 120423 on Bloomfield Road, comprising approximately 165.95 acres. Owned by Land Port Investments, LLC and Carroll Industrial Development US, LLC

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

### **Nature of the Request**

This proposed request is to Conditionally Zone property from CZ-PD-M, Planned Unit Development-Mixed and AG, Agricultural to CZ-LI, Light Industrial with the following Use Condition: All uses permitted within the LI zoning district, with the exception of: (1) Go-Cart Raceway; (2) Cemetery or Mausoleum; and (3) Construction or Demolition Debris Landfill, Minor. No Development Conditions are proposed in the application.

#### **District Descriptions**

The Agricultural (AG) 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 Planned Unit Development – Mixed (PD-M) district is intended to accommodate residential, commercial and light industrial uses developed on large tracts in accordance with a Unified Development Plan.

The Light Industrial (LI) 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.

Conditional Zoning, bearing the designation CZ, is established as a companion district for every

district established in the Unified Development Ordinance. These districts include the CZ-LI district. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also shall apply.

## Character of the Area

This request is in an area that includes light industrial, single-family residential subdivisions, and rural residential uses.

**Existing Land Use(s) on the Property:** The parcels currently zoned CZ-PDM are largely undeveloped while the zoning allows a mix of light industrial and multifamily development. The AG zoned parcels mostly are undeveloped or used for single-family residential purposes.

### Surrounding Uses:

- North: Rural residential or undeveloped
- South: Interstate 85/40 right-of-way
- East: Undeveloped or rural residential
- West: RS-40 single-family residential subdivision

**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:

Due to the zoning restrictions on residential development under the Light Industrial zoning category, these parcels would not generate any residential development; therefore, there would not have any additional impact on Guilford County Schools regarding new student yields.

### Emergency Response:

Fire Protection District: McLeansville FPSD

Miles from Fire Station: Approximately 0.78 miles

### Water and Sewer Services:

Provider: The applicant is not requesting public water or sewer. Private Septic Systems and Wells

Within Service Area: This property is within or adjacent to the Greensboro Growth Tier 1 water service boundary.

Feasibility Study or Service Commitment: No

**Transportation:**

Existing Conditions: Knox Road is a minor thoroughfare. Bloomfield Road is a local/collector street

Proposed Improvements: Applicants provided Traffic Impact Analysis reports for potential impacts and improvements on Knox Road and Bloomfield Road developments. Each report contains a Discussion of Results with a summary of recommended improvements. The Knox Road report recommends a right turn lane and left turn lane for access. The Bloomfield Road report recommends improvements to Burlington Road and Bloomfield Road under different scenarios. The Discussion of Results from each report are attached. The full reports are uploaded onto the County website for public view.

A NCDOT driveway permit will be required for site plan approval.

## Environmental Assessment

**Topography:** Nearly flat, gently sloping, and moderately sloping.

**Regulated Floodplain/Wetlands:**

Most of the properties contain regulated floodplain. Some of the properties contain mapped wetlands.

**Streams and Watershed:**

There are multiple mapped streams running through or directly adjacent to all of the properties. The properties are located in the Lake Mackintosh (Big Alamance Creek - WS-IV) Water Supply Watershed in the General Watershed Area.

## Land Use Analysis

**Land Use Plan:** Northeast Area Plan (2016)

**Plan Recommendation:** AG Rural Residential

**Consistency:**

The proposed Conditional Zoning is inconsistent with the Northeast Area Plan land use classification of AG Rural Residential. Light Industrial zoning is not supported under the AG Rural Residential land use classification.

## Recommendation

**Staff Recommendation:** Staff recommends approval

Although the proposed Conditional Zoning is inconsistent with the recommendation of the Northeast Area Plan, the requested action is reasonable and in the public interest because the existing CZ-PDM-zoned properties currently allow a mix of light industrial and multi-family uses. The parcels are in an area where several properties west along Knox Road currently are zoned

and developed for light industrial uses and the requested zoning will add employment opportunities for citizens.

**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, a plan amendment to Light Industrial land use classification would be required.

DRAFT

**TABLE OF PERMITTED USES FOR LI ZONING DISTRICT**

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Section Article 9 - Environmental Regulations  
 P = Use by Right    D = Individual Development Standards Apply - See Article 5    S = Individual Development Standards per Article 5  
 Apply & Special Use Permit Required

**Strikethrough text= Uses proposed by the Applicant to be excluded  
 under Conditional Zoning Case CZ 21-11-GCPL-09584**

Use Category	Use Type	WCA Prohibited Use	LI
<b>Agriculture/Animal Services</b>	Animal Services (Livestock)		P
	Animal Services (Other)		P
	Horticultural Specialties		P
<b>Group Living/Social Service</b>	Homeless Shelter		D
<b>Recreation and Entertainment</b>	Outdoor Recreation		D
	Amusement or Water Parks, Fairgrounds		D
	Athletic Fields		P
	Auditorium, Coliseum or Stadium		P
	Country Club with Golf Course		D
	<del>Go-cart Raceway</del>		<del>P</del>
	Golf Course		D
	Physical Fitness Center		P
	Public Park (including Public Recreation Facility)		D
	Shooting Range, Indoor		D
	Swim and Tennis Club		D
	<b>Civic, Educational, and Institutional</b>	Place of Worship	
Vocational, Business or Secretarial School			P
Daycare Centers in Residence (In-Home) (12 or Less)			D
Daycare Center (Not In-Home)			D
Emergency Services			P
Fraternity or Sorority (University or College Related)			P
Government Office			P
Post Office			P
<b>Business, Professional, and Personal Services</b>	Office (General)		P
	Medical or Professional Office		P
	Personal Service		P
	Advertising, Outdoor Services		P
	Bank or Finance without Drive- through		P
	Bank or Finance with Drive- through		P
	Boat Repair	X	P
	Building Maintenance Services		P
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X	P
	Insurance Agency (Carriers and On-Site Claims Inspections)		P
	Kennels or Pet Grooming		P
	Landscape and Horticultural Services	X	P
	Motion Picture Production		P
	Pest or Termite Control Services	X	P
	Research, Development or Testing Services		P
	Studios-Artists and Recording		P
	Automobile Rental or Leasing	X	P
	Automobile Repair Services	X	P
	Car Wash	X	P
	Building Supply Sales (with Storage Yard)		P
	Convenience Store (with Gasoline Pumps)	X	P
	Equipment Rental and Repair, Light		P
	Fuel Oil Sales	X	P
	Garden Center or Retail Nursery		P
Manufactured Home Sales		P	
Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)		P	
Service Station, Gasoline	X	P	
<b>Retail Trade</b>	Tire Sales		P
<b>Food Service</b>	Restaurant (Without Drive-thru)		P
<b>Funeral and Internment Services</b>	<del>Cemetery or Mausoleum</del>		<del>D</del>
	Wholesale Trade-Heavy		S
	Wholesale Trade-Light		P
	Automobile Parking (Commercial)		P
	Automotive Towing and Storage Services	X	D
	Equipment Rental and Leasing (No Outside Storage)		P
	Equipment Rental and Leasing (with Outside Storage)		P
	Equipment Repair, Light		P



**TABLE OF PERMITTED USES FOR LI ZONING DISTRICT**

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Section Article 9 - Environmental Regulations  
 P = Use by Right    D = Individual Development Standards Apply - See Article 5    S = Individual Development Standards per Article 5 Apply & Special Use Permit Required

**Strikethrough text= Uses proposed by the Applicant to be excluded under Conditional Zoning Case CZ 21-11-GCPL-09584**

Use Category	Use Type	WCA Prohibited Use	LI
	Truck Stop	X	P
	Truck and Utility Trailer Rental and Leasing, Light	X	P
	Truck Tractor and Semi-Rental and Leasing, Heavy	X	P
	Beneficial Fill Area		D
	Bus Terminal and Service Facilities	X	P
	Courier Service, Central Facility		P
	Courier Service Substation		P
	Heliport	X	S
	Moving and Storage Service		P
Railroad Terminal or Yard	X	P	
<b>Transportation, Warehousing, and Who</b>	Communication or Broadcasting Facility		P
<b>Utilities and Communication</b>	Wireless Communication Tower – Stealth Camouflage Design		D
	Wireless Communication Tower – Non-Stealth Design		D
	Small Cell Wireless Tower		S
	Radio or TV Station		P
	Utilities, Major		S
	Utilities, Minor		P
	Solar Collectors Principal		S
	Taxi Terminal	X	P
	Utility Company Office		P
	Utility Equipment and Storage Yards		P
	<del>Construction or Demolition Debris Landfill, Minor</del>		<del>D</del>
	Land Clearing & Inert Debris Landfill, Minor		D
Recycling Facilities, Outdoors		P	
<b>Waste-Related Uses</b>	Septic Tank Services	X	P
<b>General Industrial</b>	Trucking or Freight Terminal	X	P
	Warehouse (General Storage, Enclosed)		P
	Warehouse (Self-Storage)		P
	Laundry or Dry Cleaning Plant	X	P
	Laundry or Dry Cleaning Substation	X	P
	Welding Shops	X	P
<b>Manufacturing</b>	Manufacturing Light		P
<b>Special Events</b>	Temporary Events/Uses		D

**Capacity Analysis**

***Level of Service Evaluation Criteria***

The Transportation Research Board's Highway Capacity Manual (HCM) utilizes a term "level of service" to measure how traffic operates in intersections and on roadway segments. There are currently six levels of service ranging from A to F. Level of service "A" represents low-volume traffic operations and Level of Service "F" represents high-volume, oversaturated traffic operations. Synchro Traffic Modeling software was used to determine the level of service for studied intersections. All worksheet reports from the analyses can be found in the Appendix.

Table 6 – Level of Service and Control Delay Criteria from Highway Capacity Manual			
Levels of Service and Control Delay Criteria			
Signalized Intersection		Unsignalized Intersection	
Level of Service	Control Delay Per vehicle (sec)	Level of Service	Delay Range (sec)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

***Discussion of Results***

**Rock Creek Dairy Road at I-40 Eastbound Ramp**

This signalized intersection operates at LOS B during the AM peak and LOS C during the PM peak hours in base conditions. In the future no-build and future build scenario, with the addition of site traffic, this intersection is anticipated to operate at LOS C during the AM and PM peak hours. Analysis indicates there will be adequate capacity at this intersection to accommodate the traffic associated with the proposed industrial site in future build conditions. Therefore, no improvements are recommended as a result of this development.

**Rock Creek Dairy Road at I-40 Westbound Ramp**

This signalized intersection operates at LOS C during the AM and PM peak hours in base and future no-build scenarios. In future build scenario, with the addition of site



traffic, this intersection is anticipated to remain at LOS C during the AM and PM peak hours. Analysis indicates there will be adequate capacity at this intersection to accommodate the traffic associated with the proposed industrial site in future build conditions. Therefore, no improvements are recommended as a result of this development.

#### **Rock Creek Dairy Road at US 70 (Burlington Road)**

This signalized intersection operates at LOS D during the AM and PM peak hour during base conditions. In the future no build and future build scenario, this intersection is anticipated to operate at LOS E during the AM and PM peak hours. No improvements are recommended as a result of this development.

#### **US 70 (Burlington Road) at Rockhurst Road**

##### **Scenario 1:**

This unsignalized intersection operates at LOS B during the AM peak and LOS C in the PM peak hour during base conditions. In the future no build and future build scenario, this intersection is anticipated to remain at the same LOS during the AM and PM peak hours. No improvements are recommended as a result of this development.

##### **Scenario 2:**

This unsignalized intersection operates at LOS B during the AM peak and LOS C in the PM peak hour during base conditions. In the future no build, the LOS is expected to remain the same. In the future build scenario, this intersection is anticipated to operate at LOS C during the AM and PM peak hours. There is currently a 50-foot eastbound left turn lane on US 70. Due to the close proximity and safety along US 70, it is recommended to provide side by side left turn lanes on US 70 from Bloomfield Road to Rockhurst Road.

#### **US 70 (Burlington Road) at Bloomfield Road**

##### **Scenario 1:**

This unsignalized intersection operates at LOS B during the AM and PM peak hours in base conditions. In the future no build scenario, this intersection is anticipated to operate at LOS B in the AM peak hour and LOS C in the PM peak hour. In the future build scenario, it is expected to operate at LOS B in the AM and PM peak hours. Based on the volume and the NCDOT turn lane warrants, the existing left turn lane storage is expected to accommodate the future site trips. Therefore, no improvements are recommended as a result of this development.



## Scenario 2:

This unsignalized intersection operates at LOS B during the AM and PM peak hours in base conditions. In the future no build scenario and future build scenario, this intersection is anticipated to operate at LOS B in the AM peak hour and LOS C in the PM peak hour. There is currently a 50-foot westbound left turn lane on US 70. Due to the close proximity and safety along US 70, it is recommended to provide side by side left turn lanes on US 70 from Bloomfield Road to Rockhurst Road. It is also recommended to provide an eastbound right turn lane with 100 feet of storage and appropriate taper.

An illustration is shown in the figures of the side-by-side concept.

### **Knox Road at US 70**

This signalized intersection operates at LOS B during the AM and PM peak hours in base, future no build and build scenarios. Analysis indicates there will be adequate capacity at this intersection to accommodate the traffic associated with the proposed industrial site in future build conditions. Therefore, no improvements are recommended as a result of this development.

### **Bloomfield Road at Site Access 1**

In the future build, this intersection is expected to operate at LOS A in the AM and PM peaks. The need for left and right turn lanes was reviewed based on GDOT Driveway Manual and NCDOT "Policy on Street and Driveway Access to North Carolina Highways." Based on the volumes, turn lanes are not recommended. However, it is recommended to upgrade Bloomfield Road to NCDOT standards and the site access should be designed in accordance with GDOT and NCDOT standards as applicable.

### **Bloomfield Road at Site Access 2**

In the future build, this intersection is expected to operate at LOS A in the AM and PM peaks. The need for left and right turn lanes was reviewed based on GDOT Driveway Manual and NCDOT "Policy on Street and Driveway Access to North Carolina Highways." Based on the volumes, turn lanes are not recommended. However, it is recommended to upgrade Bloomfield Road to NCDOT standards and the site access should be designed in accordance with GDOT and NCDOT standards as applicable.

Recommended improvements at the study intersections are illustrated in Figures 11 and 12.



## Scenario 2:

This unsignalized intersection operates at LOS B during the AM and PM peak hours in base conditions. In the future no build scenario and future build scenario, this intersection is anticipated to operate at LOS B in the AM peak hour and LOS C in the PM peak hour. There is currently a 50-foot westbound left turn lane on US 70. Due to the close proximity and safety along US 70, it is recommended to provide side by side left turn lanes on US 70 from Bloomfield Road to Rockhurst Road. It is also recommended to provide an eastbound right turn lane with 100 feet of storage and appropriate taper.

An illustration is shown in the figures of the side-by-side concept.

### **Knox Road at US 70**

This signalized intersection operates at LOS B during the AM and PM peak hours in base, future no build and build scenarios. Analysis indicates there will be adequate capacity at this intersection to accommodate the traffic associated with the proposed industrial site in future build conditions. Therefore, no improvements are recommended as a result of this development.

### **Bloomfield Road at Site Access 1**

In the future build, this intersection is expected to operate at LOS A in the AM and PM peaks. The need for left and right turn lanes was reviewed based on GDOT Driveway Manual and NCDOT "Policy on Street and Driveway Access to North Carolina Highways." Based on the volumes, turn lanes are not recommended. However, it is recommended to upgrade Bloomfield Road to NCDOT standards and the site access should be designed in accordance with GDOT and NCDOT standards as applicable.

### **Bloomfield Road at Site Access 2**

In the future build, this intersection is expected to operate at LOS A in the AM and PM peaks. The need for left and right turn lanes was reviewed based on GDOT Driveway Manual and NCDOT "Policy on Street and Driveway Access to North Carolina Highways." Based on the volumes, turn lanes are not recommended. However, it is recommended to upgrade Bloomfield Road to NCDOT standards and the site access should be designed in accordance with GDOT and NCDOT standards as applicable.

Recommended improvements at the study intersections are illustrated in Figures 11 and 12.



## ***Discussion of Results***

### **Mount Hope Church Road at I-40 Eastbound Ramp**

This signalized intersection operates at LOS B during the AM peak and LOS C during the PM peak hours in base and future no-build scenarios. In future build scenario, with the addition of site traffic, this intersection is anticipated to operate at LOS C during the AM and PM peak hours. Analysis indicates there will be adequate capacity at this intersection to accommodate the traffic associated with the proposed industrial site in future build conditions. Therefore, no improvements are recommended as a result of this development.

### **Mount Hope Church Road at I-40 Westbound Ramp**

This signalized intersection operates at LOS A during the AM peak and LOS B during the PM peak hours in base and future no-build scenarios. In future build scenario, with the addition of site traffic, this intersection is anticipated to operate at LOS B during the AM and PM peak hours. Analysis indicates there will be adequate capacity at this intersection to accommodate the traffic associated with the proposed industrial site in future build conditions. Therefore, no improvements are recommended as a result of this development.

### **Mount Hope Church Road at Knox Road**

This signalized intersection operates at LOS B during the AM and PM peak hour during base and future no build scenarios. In future build scenario, this intersection is anticipated to operate at LOS B during the AM peak and LOS C during the PM peak hours. Analysis indicates there will be adequate capacity at this intersection to accommodate the traffic associated with the proposed industrial site in future build conditions. Therefore, no improvements are recommended as a result of this development.

### **Knox Road at Birch Creek Road**

This unsignalized intersection operates at LOS A during the AM and PM peak hours in base and future no build scenario. In future build scenario, this intersection is anticipated to operate at LOS B during the AM and PM peak hour. Analysis indicates there will be adequate capacity at this intersection to accommodate the traffic associated with the proposed industrial site in future build conditions. Therefore, no improvements are recommended as a result of this development.

### **Knox Road at US 70**

This signalized intersection operates at LOS B during the AM and PM peak hours in base, future no build and build scenarios. Analysis indicates there will be adequate capacity at this intersection to accommodate the traffic associated with the proposed



industrial site in future build conditions. Therefore, no improvements are recommended as a result of this development.

#### **Knox Road at Site Access 1**

In the future build, this intersection is expected to operate at LOS B in the AM and PM peaks. The need for left and right turn lanes was reviewed based on GDOT Driveway Manual and NCDOT "Policy on Street and Driveway Access to North Carolina Highways." Based on the AADT and to enhance flow in and out of the main access, it is recommended to provide a right turn lane and left turn lane with 100 feet of storage and appropriate taper at this entrance. The site access should be designed in accordance with GDOT and NCDOT standards as applicable.

#### **Knox Road at Site Access 2**

In the future build, this intersection is expected to operate at LOS A in the AM peak and LOS B in the PM peak. The need for left and right turn lanes was reviewed based on GDOT Driveway Manual and NCDOT "Policy on Street and Driveway Access to North Carolina Highways." Based on projected volumes, auxiliary lanes are not warranted. The site access should be designed in accordance with GDOT and NCDOT standards as applicable.

Recommended improvements at the study intersections are illustrated in Figure 9.

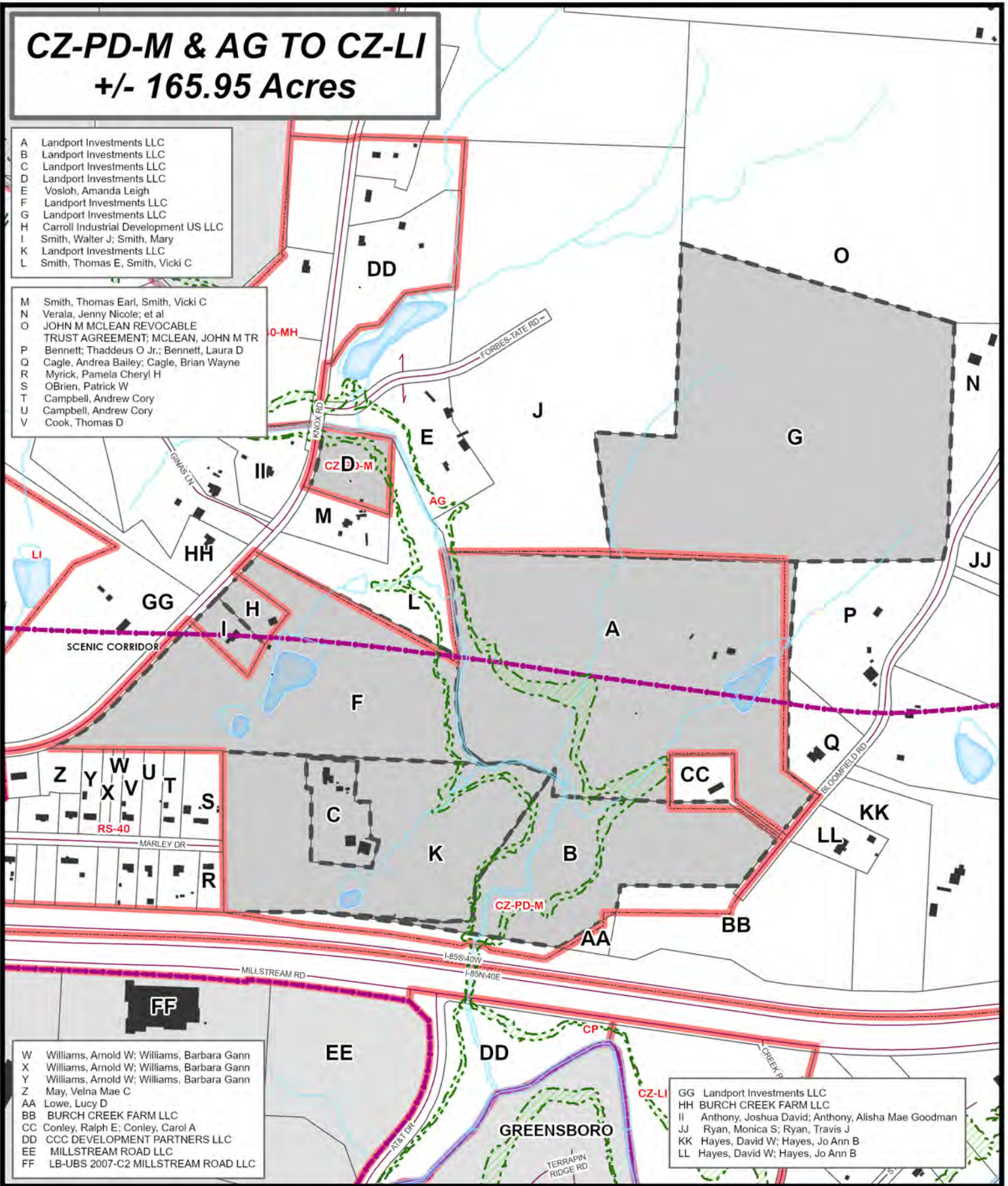
# CZ-PD-M & AG TO CZ-LI +/- 165.95 Acres

- A Landport Investments LLC
- B Landport Investments LLC
- C Landport Investments LLC
- D Landport Investments LLC
- E Vosloh, Amanda Leigh
- F Landport Investments LLC
- G Landport Investments LLC
- H Carroll Industrial Development US LLC
- I Smith, Walter J; Smith, Mary
- K Landport Investments LLC
- L Smith, Thomas E, Smith, Vicki C

- M Smith, Thomas Earl, Smith, Vicki C
- N Verala, Jenny Nicole; et al
- O JOHN M MCLEAN REVOCABLE TRUST AGREEMENT; MCLEAN, JOHN M TR
- P Bennett; Thaddeus O Jr.; Bennett, Laura D
- Q Cagle, Andrea Bailey; Cagle, Brian Wayne
- R Myrick, Pamela Cheryl H
- S O'Brien, Patrick W
- T Campbell, Andrew Cory
- U Campbell, Andrew Cory
- V Cook, Thomas D

- W Williams, Arnold W; Williams, Barbara Gann
- X Williams, Arnold W; Williams, Barbara Gann
- Y Williams, Arnold W; Williams, Barbara Gann
- Z May, Velna Mae C
- AA Lowe, Lucy D
- BB BURCH CREEK FARM LLC
- CC Conley, Ralph E; Conley, Carol A
- DD CCC DEVELOPMENT PARTNERS LLC
- EE MILLSTREAM ROAD LLC
- FF LB-UBS 2007-C2 MILLSTREAM ROAD LLC

- GG Landport Investments LLC
- HH BURCH CREEK FARM LLC
- II Anthony, Joshua David; Anthony, Alisha Mae Goodman
- JJ Ryan, Monica S; Ryan, Travis J
- KK Hayes, David W; Hayes, Jo Ann B
- LL Hayes, David W; Hayes, Jo Ann B



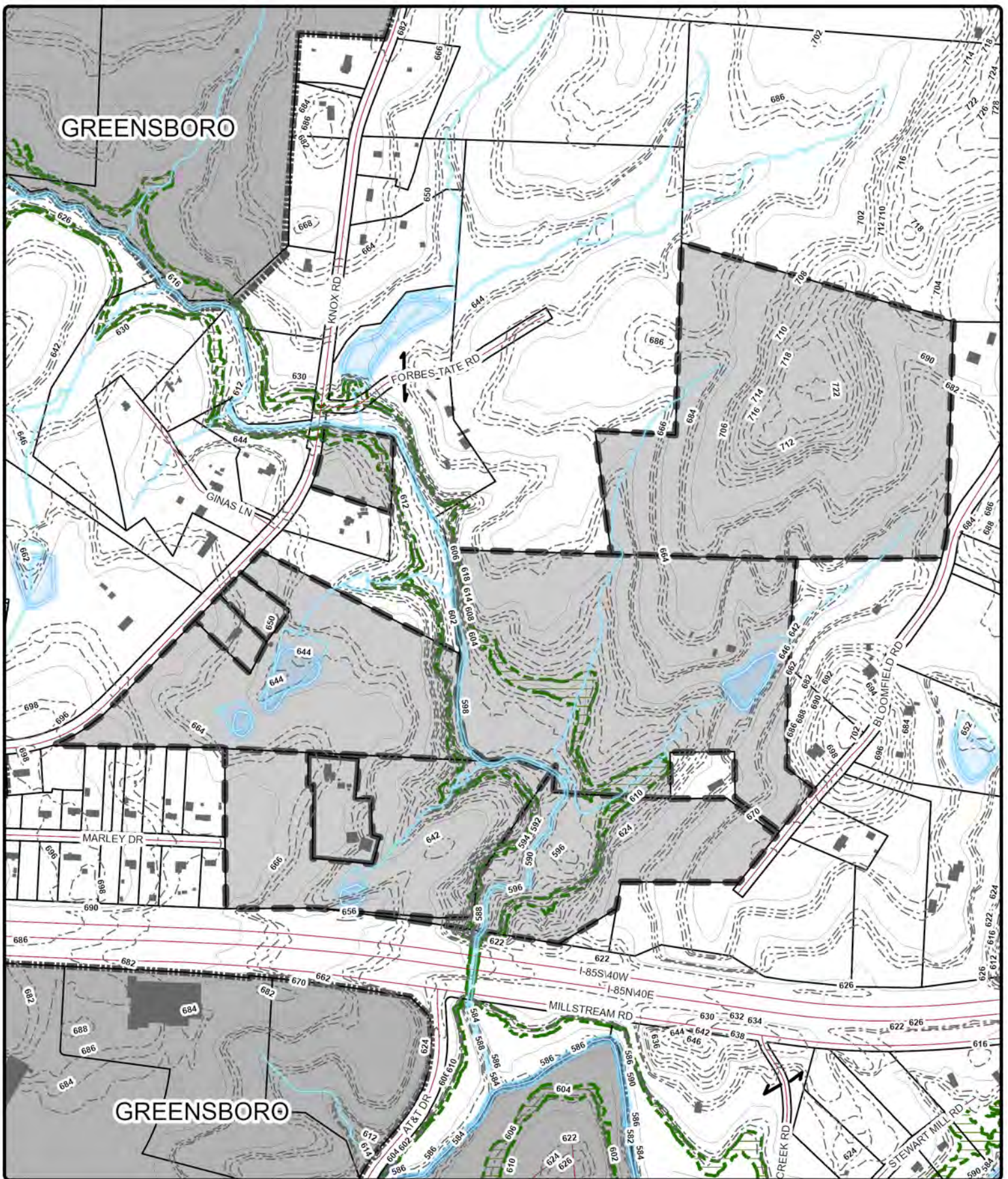
**JURISDICTION:**  
**GUILFORD COUNTY**  
 Guilford County  
 Planning & Development  
 Department

**Rezoning Case #**  
**21-11-GCPL-09584**  
**Scale: 1" = 620'**

**Map:** 116776, 116783,  
 116784, 116787,  
 116789, 116790  
 120423, 116782,  
 116778







**CASE #21-11-GCPL-09584**

Scale: 1" = 621'





**CASE #21-11-GCPL-09584**

Scale: 1" = 620'





**CONDITIONAL ZONING CASE #21-10-GCPL-09584: CONDITIONAL ZONING – PLANNED UNIT DEVELOPMENT - MIXED (CZ-PDM) FOR CASE #30-05, AND AGRICULTURAL (AG) To CONDITIONAL ZONING – LIGHT INDUSTRIAL (CZ-LI) TAX PARCELS 116790, 116782, 116778, AND 116787 (NON-CONTIGUOUS) ON KNOX ROAD; TAX PARCELS 116784 AND 116789 ON MARLEY DRIVE; AND, TAX PARCELS 116776, 116783, AND 120423 ON BLOOMFIELD ROAD.**

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

**DECISION MATRIX**

<b>Zoning</b>	<b>Plan Consistency</b>	<b>Decision</b>
Approve	Consistent	#1
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	#4

**CONDITIONAL ZONING CASE #21-10-GCPL-09584: CONDITIONAL ZONING – PLANNED UNIT DEVELOPMENT - MIXED (CZ-PDM) FOR CASE #30-05, AND AGRICULTURAL (AG) To CONDITIONAL ZONING – LIGHT INDUSTRIAL (CZ-LI) TAX PARCELS 116790, 116782, 116778, AND 116787 (NON-CONTIGUOUS) ON KNOX ROAD; TAX PARCELS 116784 AND 116789 ON MARLEY DRIVE; AND, TAX PARCELS 116776, 116783, AND 120423 ON BLOOMFIELD 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 Parcels **116790, 116782, 116778, AND 116787 (non-contiguous) on Knox Road; Tax Parcels 116784 and 116789 on Marley Drive; and, Tax Parcels 116776, 116783, and 120423 on Bloomfield Road** from mixed (CZ-PDM) for CASE #30-05, and AGRICULTURAL (AG) to **CONDITIONAL ZONING – LIGHT INDUSTRIAL (CZ-LI) 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.]*

---

---

---

---

---

---

**CONDITIONAL ZONING CASE #21-10-GCPL-09584: CONDITIONAL ZONING – PLANNED UNIT DEVELOPMENT - MIXED (CZ-PDM) FOR CASE #30-05, AND AGRICULTURAL (AG) To CONDITIONAL ZONING – LIGHT INDUSTRIAL (CZ-LI) TAX PARCELS 116790, 116782, 116778, AND 116787 (NON-CONTIGUOUS) ON KNOX ROAD; TAX PARCELS 116784 AND 116789 ON MARLEY DRIVE; AND, TAX PARCELS 116776, 116783, AND 120423 ON BLOOMFIELD 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 Parcels **116790, 116782, 116778, AND 116787 (non-contiguous) on Knox Road; Tax Parcels 116784 and 116789 on Marley Drive; and, Tax Parcels 116776, 116783, and 120423 on Bloomfield Road** from mixed (CZ-PDM) for CASE #30-05, and AGRICULTURAL (AG) to **CONDITIONAL ZONING – LIGHT INDUSTRIAL (CZ-LI) 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.]*

---

---

---

---

---

---

---

---

---

---

**CONDITIONAL ZONING CASE #21-10-GCPL-09584: CONDITIONAL ZONING – PLANNED UNIT DEVELOPMENT - MIXED (CZ-PDM) FOR CASE #30-05, AND AGRICULTURAL (AG) To CONDITIONAL ZONING – LIGHT INDUSTRIAL (CZ-LI) TAX PARCELS 116790, 116782, 116778, AND 116787 (NON-CONTIGUOUS) ON KNOX ROAD; TAX PARCELS 116784 AND 116789 ON MARLEY DRIVE; AND, TAX PARCELS 116776, 116783, AND 120423 ON BLOOMFIELD ROAD.**

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

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

I move to **Approve** this zoning amendment located on Guilford County Tax Parcels **116790, 116782, 116778, AND 116787 (non-contiguous) on Knox Road; Tax Parcels 116784 and 116789 on Marley Drive; and, Tax Parcels 116776, 116783, and 120423 on Bloomfield Road from mixed (CZ-PDM) for CASE #30-05, and AGRICULTURAL (AG) to CONDITIONAL ZONING – LIGHT INDUSTRIAL (CZ-LI) ZONING DISTRICT** because:

1. This approval also amends the **Northeast Area 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.]*

---

---

---

---

---

---

---

---

**CONDITIONAL ZONING CASE #21-10-GCPL-09584: CONDITIONAL ZONING – PLANNED UNIT DEVELOPMENT - MIXED (CZ-PDM) FOR CASE #30-05, AND AGRICULTURAL (AG) To CONDITIONAL ZONING – LIGHT INDUSTRIAL (CZ-LI) TAX PARCELS 116790, 116782, 116778, AND 116787 (NON-CONTIGUOUS) ON KNOX ROAD; TAX PARCELS 116784 AND 116789 ON MARLEY DRIVE; AND, TAX PARCELS 116776, 116783, AND 120423 ON BLOOMFIELD 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 **116790, 116782, 116778, AND 116787 (non-contiguous) on Knox Road; Tax Parcels 116784 and 116789 on Marley Drive; and, Tax Parcels 116776, 116783, and 120423 on Bloomfield Road from mixed (CZ-PDM) for CASE #30-05, and AGRICULTURAL (AG) to CONDITIONAL ZONING – LIGHT INDUSTRIAL (CZ-LI) 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.]*

---

---

---

---

---

---

---



*(This page intentionally left blank.)*

(Insert Color Paper)



# GUILFORD COUNTY PLANNING AND DEVELOPMENT

## Planning Board Conditional Zoning Application

Date Submitted: ~~September 8, 2021~~

Fee \$500.00 Receipt # 162319

Case Number 21-12-GCPL-10300

December

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 AG & LB 98 12/11/21 zoning district to the CZ-LB zoning district. Said property is located 5904 Church Street and 5908 Church Street in Greensboro, Center Grove Township Township; Being a total of: approx. 1.926 acres, more or less acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 230989

Tax Parcel # 230990 (p2 + 21) sub 1/17/21

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.

*Amended  
12-21-21*



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

**Planning Board  
Conditional Zoning  
Application**

**Use Conditions**

Uses of the property shall be limited to the following uses as listed in Article IV, Table 4-3-1 of the Guilford County Development Ordinance:

- 1) See Exhibit "B" attached hereto and incorporated herein by reference.
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

**Development Conditions**

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Guilford County Development Ordinance:

- 1) Remaining portion of Lot 2 will remain zoned AG and will be combined with Lot 3 to ensure compliance with dimensional requirements of UDO. This is illustrated on the survey provided by applicant to the Guilford County Planning and Development Department.
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

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

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

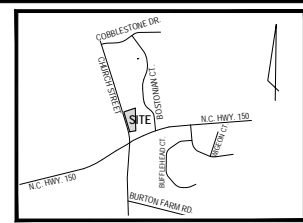
*I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development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

Respectfully Submitted,

*Buster Glosson*  
 \_\_\_\_\_  
 Property Owner Signature  
 Buster Glosson  
 \_\_\_\_\_  
 Name  
 6935 Baltusrol Lane  
 \_\_\_\_\_  
 Mailing Address  
 Charlotte, NC 28210  
 \_\_\_\_\_  
 City, State and Zip Code  
 704-622-5961      buster@eglltd.com  
 \_\_\_\_\_  
 Phone Number      Email Address

*Michael S. Fox*  
 \_\_\_\_\_  
 Owner/ Representative/Applicant Signature (if applicable)  
 Michael S. Fox, on behalf of Buster Glosson  
 \_\_\_\_\_  
 Name  
 400 Bellemeade Street, Ste. 800  
 \_\_\_\_\_  
 Mailing Address  
 Greensboro, NC 27401  
 \_\_\_\_\_  
 City, State and Zip Code  
 (336) 271-5244      mfox@tuggleduggins.com  
 \_\_\_\_\_  
 Phone Number      Email Address

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



VICINITY MAP  
1" = 2000'



NORTH CAROLINA  
GUILFORD COUNTY

I, DANNY A. LONG, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME (DEED DESCRIPTION RECORDED IN BOOK AS SHOWN ON THIS PLAT) THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK/PAGE(S) AS SHOWN, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000, BEFORE ADJUSTMENT, (CLASS "A") AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15th DAY OF DECEMBER, 2021.

THIS SURVEY CREATES A DIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. THIS SURVEY ALSO SHOWS A RECOMBINATION OF LAND.

I, DANNY A. LONG FURTHER, CERTIFY THIS TIE TO GRID AS SHOWN WAS DETERMINED FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE BY ME AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

CLASS OF SURVEY: A  
POSITIONAL ACCURACY: HORZ. 0.004mm/0.013 FT. - VERT. 0.005mm/0.015 FT.  
TYPE OF GPS (OR GNSS) FIELD PROCEDURES: STATIC/OPUS  
DATE OF GPS SURVEY: 08/04/2021  
DATUM/EPOCH: NAD 83(2011)  
PUBLISHED/CONTROL: N/A  
GEOID MODEL: GEOID18  
COMBINED GRID FACTOR: 0.99997896  
UNITS: US SURVEY FOOT  
PROPERTY ID: 51761816 (GTA REVENUE BASE NUMBER)

**PRELIMINARY**  
DANNY A. LONG'S COMMENT AND REVIEW DATE



**CERTIFICATE OF LOCAL JURISDICTION APPROVAL FOR RECORDATION:**  
APPROVED BY THE PLANNING DEPARTMENT OF GUILFORD COUNTY, NORTH CAROLINA ON THE DAY OF \_\_\_\_\_, 2021, PURSUANT TO ARTICLE V OF THE GUILFORD COUNTY DEVELOPMENT ORDINANCE.

PLANNING DIRECTOR \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION JURISDICTION OF THE BOARD OF COMMISSIONERS OF GUILFORD COUNTY, AND THIS PLAT AND ALLOTMENT TO BE MY FREE ACT AND DEED AND HEREBY DEDICATE TO PUBLIC USE AS STREETS AND EASEMENTS, FOREVER ALL AREAS SO SHOWN AND INDICATED ON SAID PLAT.

SIGNED \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNED \_\_\_\_\_ DATE: \_\_\_\_\_  
ATTEST \_\_\_\_\_

**CERTIFICATE STATING NO APPROVAL IS ACQUIRED BY DIVISION OF HIGHWAYS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION:**  
THIS PLAT DOES NOT REQUIRE A CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN N.C.G.S. 136-102.6, SUBSECTION (g)

PLANNING DIRECTOR \_\_\_\_\_ DATE: \_\_\_\_\_

**REVIEW OFFICER CERTIFICATION:**

I, \_\_\_\_\_, REVIEW OFFICER OF GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

MINOR DIVISION AND RECOMBINATION PLAT OF  
**3.463 ACRES LOT 1, 2 & 3 - PLAT BOOK 202, PAGE 87**  
THE LANDS OF BUSTER C. GLOSSON, et al

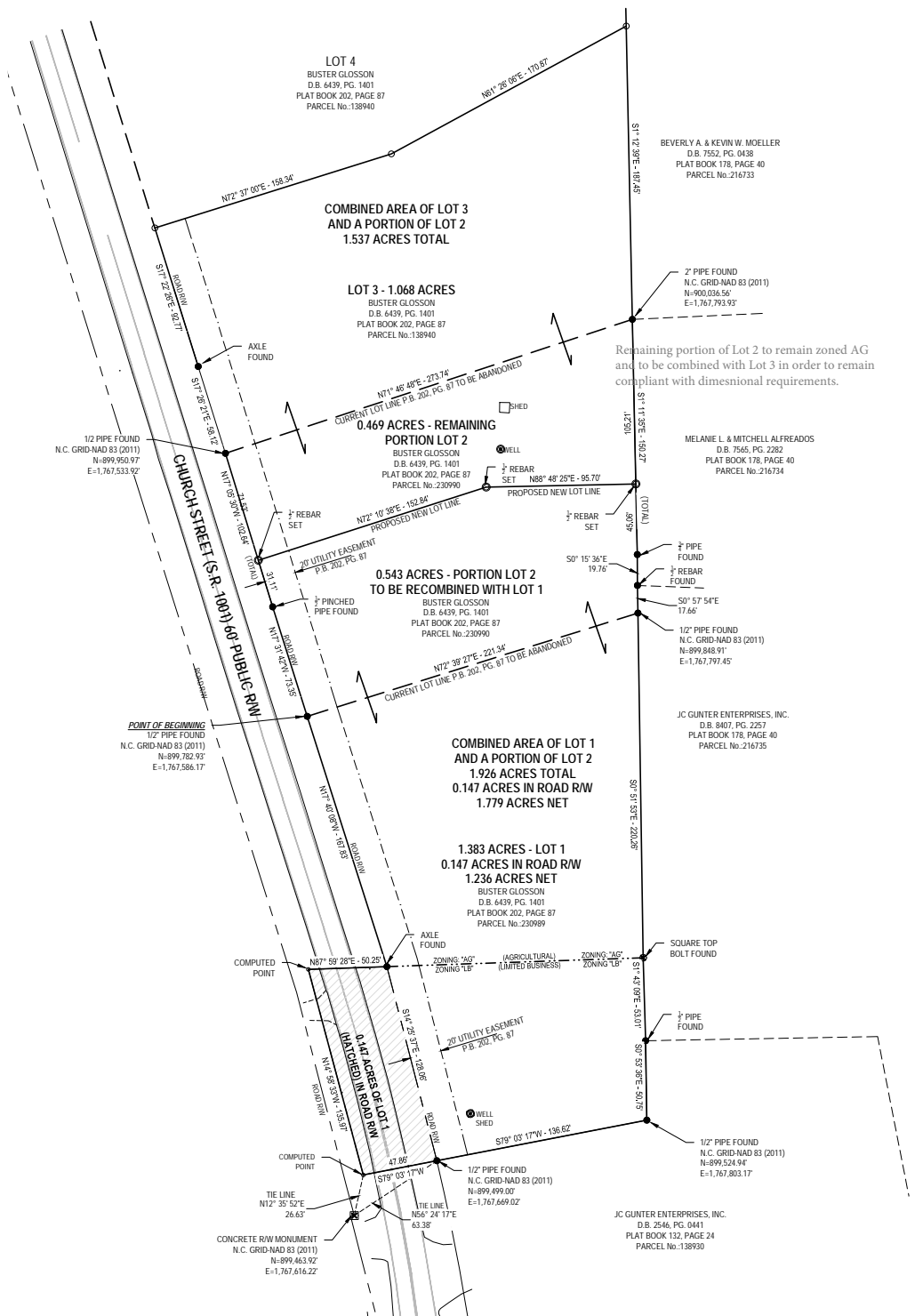
CENTER GROVE TOWNSHIP DATE OF SURVEY: AUGUST 5, 2021  
GUILFORD COUNTY, N.C. DRAWN BY: DAL  
PROJECT #3160892021 FIELD PREP TO & DO

**BLUE RIDGE GEOMATICS, PA**  
SURVEYING / GIS / MAPPING  
NCELS SURVEYING FIRM PC 3376  
DANNY A. LONG, PLS  
1520 MEADOWVIEW DRIVE WILKESBORO, NC 28697  
PHONE: 336-844-6388  
http://blueridge.biz danny@brg.biz

**LEGEND**  
● EXISTING MON (NOTED) — BOUNDARY LINE  
○ SET IRON MON (NOTED) — DEED LINE  
○ (CP) COMPUTED POINT — RIGHT OF WAY  
▲ TRAVERSE STATION — EASEMENT  
▲ — OVERHEAD ELEC  
■ CONCRETE MONUMENT — UNDERGRD ELEC  
■ PK NAIL — WATER LINE  
■ STONE — SEWER LINE  
■ RW MONUMENT — GAS LINE  
■ WATER METER — STORM LINE  
■ SEWER CLEANOUT — DITCH CENTERLINE  
■ STORM MANHOLE — FENCE  
■ FIRE HYDRANT  
■ UTILITY POLE  
■ SINGLE POLE SIGN  
■ DOWN GUY  
■ WATER VALVE  
■ BFP BACK FLOW PREVENTER

**DEVELOPERS INFORMATION:**  
TERAMORE DEVELOPMENT, LLC  
P.O. BOX 6460  
THOMASVILLE, GEORGIA, 31758  
PHONE: 229-516-4289

**GRAPHIC SCALE**  
30 0 15 30 60  
1" = 30'



- NOTES:**
- TOTAL AREA THIS MAP = 3.463 ACRES
  - THIS SURVEY IS OF EXISTING PARCEL OF LAND. THIS SURVEY ALSO SHOWS A PROPOSED DIVISION OF LAND, OF WHICH A SUBDIVISION PLAT WILL BE SUBMITTED TO GUILFORD COUNTY PLANNING FOR REVIEW.
  - GUILFORD COUNTY PARCEL No.: 230989, 138940 & 230990
  - SUBJECT PROPERTIES ADDRESS: 5904 (LOT 1), 5908 (LOT 2), 5912 (LOT 3) CHURCH STREET, GREENSBORO, NC
  - BOUNDARY INFORMATION OBTAINED FROM DEEDS AND PLATS OF RECORD & A FIELD RUN SURVEY.
  - BEARING BASIS: NCSPCS, NAD 83 - NRSR 2011, US SURVEY FOOT, PER STATIC OPUS SURVEY.
  - AREAS COMPUTED BY COORDINATE GEOMETRY.
  - ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
  - SITE SERVED BY PRIVATE WATER AND PRIVATE SEPTIC
  - ADJOINING LAND OWNERS WERE IDENTIFIED USING THE CURRENT ONLINE GUILFORD COUNTY GIS TAX MAPS.
  - ACCORDING TO THE ONLINE FLOOD RISK INFORMATION SYSTEM (FRIS) FLOOD HAZARD BOUNDARY MAP No. 3710789000, COMMUNITY NUMBER 370111, PANEL NUMBERS 7869, EFFECTIVE DATE: 06/18/2007, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (MINIMAL FLOOD RISK), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY; COMMITMENT #21-073939A, COMMITMENT DATE APRIL 21, 2021 AT 8:00 am. (REVISION #1 - APRIL 28, 2021) THIS PLAT ALSO REFLECTS INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK, AND MAY NOT SHOW EVERY POSSIBLE CONDITION AFFECTING THIS PROPERTY.
  - THIS PROPERTY LIES WITHIN THE GUILFORD COUNTY ZONING DISTRICT, A PORTION WHICH LIES IN THE "LB" (LIMITED BUSINESS) AND THE REMAINING PORTION LYING IN THE "AG" (AGRICULTURAL) WITH BUILDING SETBACKS ESTABLISHED FOR "AG": FRONT-15, SIDE YARD-15, REAR-30, AND BUILDING SETBACKS FOR ZONE "LB": FRONT-25, SIDE (AT RESIDENTIAL) -10, REAR (AT RESIDENTIAL) -25
  - NO OBSERVED EVIDENCE THAT SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
  - OBSERVED EVIDENCE SHOWS THAT THIS SITE HAS NO ENCROACHMENTS.
  - THIS PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE AFORESAID TITLE COMMITMENT IN NOTE 12 ABOVE.
  - NO BURIAL GROUNDS OR CEMETERIES FOUND ON THIS SITE.
  - THIS SITE HAS DIRECT ACCESS ALONG CHURCH STREET
  - THE SURVEYORS PROPERTY DESCRIPTION MATHEMATICALLY CLOSES, AND THERE ARE NO GAPS, GORES OR OVERLAP OF PROPERTY LINES THAT WERE DISCOVERED IN THE PREPARATION OF THIS PLAT.

**PRELIMINARY**  
COMMENT AND REVIEW

---

**EXHIBIT "A"**  
**TO**  
**APPLICATION FOR CONDITIONAL ZONING DISTRICT**  
**(*LEGAL DESCRIPTION*)**

---

[see attached]



## Blue Ridge Geomatics, P.A.

Firm # C-3576  
1520 Meadowview Drive  
Wilkesboro, North Carolina 28697  
336.844.4088

---

EXHIBIT "A" TO CONDITIONAL ZONING APPLICATION

**1.926 ACRES – LOT 1 & A PORTION OF LOT 2 – PLAT BOOK 202, PAGE 87 – THE LANDS OF  
BUSTER GLOSSON – DEED BOOK 6439, PG. 1401 – GUILFORD COUNTY TAX PARCEL No.:230989 & 230990**

BEING 1.926 ACRES TOTAL, LOCATED IN THE CENTER GROVE TOWNSHIP, GUILFORD COUNTY, N.C., THE LANDS OF BUSTER GLOSSON, DEED BOOK 6439, PAGE 1401, AND ALSO SHOWN AS LOT 1 AND A PORTION OF LOT 2 ON PLAT BOOK 202, PAGE 87, RECORDED AT THE GUILFORD COUNTY PUBLIC REGISTRY, ALSO, BEING ON THE NORTH CAROLINA GEODETIC GRID NAD 83 (2011). AS SURVEYED BY BLUE RIDGE GEOMATICS, PA; ON AUGUST 5, 2021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A ½" PIPE FOUND ON THE EASTERN RIGHT-OF-WAY LIMITS OF CHURCH STREET (S.R. 1001), BEING LOCATED N17°40'08"W 167.83' FROM AN AXLE FOUND ALSO ON THE EASTERN RIGHT-OF-WAY OF THE AFOREMENTIONED CHURCH STREET. SAID BEGINNING POINT HAVING NORTH CAROLINA GRID-NAD 83 (2011) COORDINATES OF N=899,782.93', E=1,767,586.17'; THENCE FROM SAID BEGINNING POINT AND RUNNING WITH THE EASTERN RIGHT-OF-WAY LIMITS OF CHURCH STREET, N17°31'42"W 73.35' TO A ½" PINCHED PIPE FOUND, THENCE CONTINUING WITH SAID EASTERN RIGHT-OF-WAY N17°05'30"W 31.11 TO A ½" REBAR SET, THENCE LEAVING SAID EASTERN RIGHT-OF-WAY AND, RUNNING WITH A NEW LINE N72°10'38"E 152.84' TO A ½" REBAR SET; THENCE A NEW LINE N88°48'25"E 95.70' TO A ½" REBAR SET ON THE WESTERN PROPERTY LINE OF MELANIE L. & MITCHELL ALFREADOS (D.B. 7565, PG. 2282), THENCE RUNNING WITH ALFREADOS WESTERN LINE S01°11'35"E 45.06' TO A ¾" PIPE FOUND; THENCE S00°15'36"E 19.76'1/2" REBAR FOUND; THENCE S00°57'54"E 17.66' TO A ½" PIPE FOUND, HAVING NORTH CAROLINA GRID-NAD 83 (2011) COORDINATES OF; N=899,848.91', E=1,767,797.45', THENCE RUNNING WITH THE WESTERN LINE OF JC GUNTER ENTERPRISES, INC., (D.B. 8407, PG. 2257), S00°51'53"E 220.26' TO A SQUARE TOPPED BOLT FOUND; THENCE S01°43'09"E 53.01 TO A ½" REBAR FOUND THE NORTHWESTERN MOST CORNER OF JC GUNTER ENTERPRISES, INC (D.B. 2546, PG. 441) THENCE WITH GUNTER'S WESTERN LINE S00°53'36"E 50.75' TO A ½" PIPE FOUND, SAID PIPE FOUND HAVING NORTH CAROLINA GRID-NAD 83 (2011) COORDINATES OF; N=899,524.94, E=1,767,803.17', THENCE CONTINUING WITH GUNTER'S NORTHERN LINE S79°03'17"W 136.62' TO A ½" PIPE FOUND ON THE EASTERN RIGHT-OF-WAY LINE OF CHURCH STREET, SAID PIPE FOUND HAVING NORTH CAROLINA GRID-NAD 83 (2011) COORDINATES OF; N=899,499.00', E=1,767,669.02', THENCE S79°03'17"W 47.86' TO A POINT WITHIN THE RIGHT-OF-WAY OF THE AFOREMENTIONED CHURCH STREET, THENCE N14°58'33"W 135.97' TO A POINT WITHIN SAID RIGHT-OF-WAY; THENCE N87°59'28"E 50.25' TO AN AXLE FOUND ON THE EASTERN RIGHT-OF-WAY OF CHURCH STREET; THENCE WITH SAID EASTERN RIGHT-OF-WAY, N17°40'08"W 167.83' TO THE , POINT AND PLACE OF BEGINNING.**

THE ABOVE DESCRIPTION CONTAINING 1.926 ACRES TOTAL, WITH 0.147 ACRES LYING WITHIN THE ROAD RIGHT-OF-WAY, FOR A NET AREA OF 1.779 ACRES, BY COORDINATE GEOMETRY.

BRGEO JOB No.3160892021

---

**EXHIBIT "B"**  
**TO**  
**APPLICATION FOR CONDITIONAL ZONING DISTRICT**  
**(PROPOSED USE CONDITIONS)**

---

To Chairman, Guilford County Planning Board:

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

**CONDITION(S):**

1. **Permitted uses shall include all uses allowed in the LB District, except for the following:**
  - a. Cemetery or Mausoleum; and
  - b. Land Clearing & Inert Debris Landfill, Minor



# TUGGLE DUGGINS

ATTORNEYS AT LAW

Benjamin P. Hintze  
(336) 271-5247  
[bhintze@tuggleduggins.com](mailto:bhintze@tuggleduggins.com)

December 8, 2021

**VIA: HAND DELIVERY AND EMAIL**

Leslie Bell, Director  
Guilford County Planning & Development Department  
Independence Center  
400 W. Market Street  
Greensboro, NC 27401

**RE: Rezoning of: 5904 Church Street and 5908 Church Street, Guilford County, NC (Parcel #23089)**

Dear Mr. Bell:

Enclosed please find the following original Application for Conditional Rezoning, and all exhibits thereto, along with a check for the Rezoning Application Fee in the amount of Five Hundred and 00/100 Dollars (\$500.00) (collectively, the "**Application Materials**") for the following real property: **5904 Church Street and 5908 Church Street, Guilford County, NC (Parcel #23089)** (collectively, the "**Property**") on behalf of Buster Glosson, the owner of the Property. The Property is currently zoned AG and LB. In conjunction with this rezoning request, we ask that the Property be rezoned to CZ—LB (Conditional Zoning—Limited Business), with conditions, as further described in the Application Materials.

Thank you for your assistance with this matter. If you have any questions on this filing, please do not hesitate to contact me or Mike Fox, whose contact information is included in the Application Materials. We look forward to working with you.

Sincerely,



Benjamin P. Hintze

BPH/sln  
Enclosures

1460639v1

Tuggle Duggins P.A.  
Attorneys at Law

Mailing Address  
P.O. Box 2888  
Greensboro, NC 27402

Offices  
400 Bellemeade Street, Suite 800  
Greensboro, NC 27401

Phone 336.378.1431  
Fax 336.274.6590  
[www.tuggleduggins.com](http://www.tuggleduggins.com)

# CONDITIONAL ZONING CASE #21-12-GCPL-10300: AG TO CZ-LB 5904 & 5908 CHURCH STREET

## Property Information

Located at 5904 and 5908 Church Street, Guilford County Tax Parcel Numbers 230989 and 230990 (part) respectively, approximately 208 feet north of NC Highway 150 E intersection, in Center Grove Township, comprising 1.926 acres. Owned by Buster C. Glosson.

**Zoning History of Denied Cases:** There is no history of denied cases. There was a withdrawn case (by the applicant) in 2018 that included these subject parcels among other parcels. The request was to rezone from Agricultural (AG) to Limited Business (LB).

## Nature of the Request

The proposed Conditional Zoning from Agricultural (AG) and Limited Business (LB) to Conditional Zoning-Limited Business (CZ-LB) includes the following **Use Conditions:** Permitted uses shall include all uses allowed in the LB District, except for the following: (a) Cemetery or Mausoleum; and (b) Land Clearing & Inert Debris Landfill, Minor. **Proposed Development Conditions** include: Remaining portion of Lot 2 will remain zoned AG and will be combined with Lot 3 to ensure compliance with dimensional requirements of UDO. This is illustrated on the survey provided by applicant to the Guilford County Planning and Development Department.

The proposed zoning is consistent with the Northern Lakes Area Plan recommendation, which designates the intersection of Church Street and Highway 150 as a Moderate Commercial Node, thus if approved, a plan amendment would not be required.

## District Descriptions

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

This Limited Business (LB) district is primarily intended to accommodate moderate intensity shopping and services convenient to nearby residential uses and typically located at intersections of collectors or thoroughfares.

Conditional Zoning, bearing the designation CZ, is established as a companion district for every district established in the Unified Development Ordinance. These districts include the CZ-LI district. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also shall apply. (Insert Descriptions)

## Character of the Area

This request is in a commercial area that extends along Church Street at the intersection of NC Highway 150. Single-family and undeveloped residential parcels extend beyond the commercial crossroad along those intersecting streets.

**Existing Land Use(s) on the Property:** Undeveloped but split between AG and LB zoning.

**Surrounding Uses:**

- North: Undeveloped
- South: Commercial
- East: Large acreage single-family
- West: Single-family subdivision (RS-30 zoned)

**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:**

There would not be any anticipated impact as far as student yields on Guilford County Schools under a Limited Business zoning.

**Emergency Response:**

- Fire Protection District: Northeast, Fire District 13
- Miles from Fire Station: Approximately 2 miles

**Water and Sewer Services:**

- Provider: Private Septic Systems and Wells. No public water or sewer is requested
- Within Service Area: Not within a water and sewer service area
- Feasibility Study or Service Commitment: No

**Transportation:**

- Existing Conditions: Church Street is a 2-lane major thoroughfare with 3800 ADT.
- Proposed Improvements: None proposed. Future development will be subject to NCDOT driveway permit requirements.
- Projected Traffic Generation: None determined. Specific development is undetermined.

## Environmental Assessment

**Topography:** Gently sloping and moderately sloping.

**Regulated Floodplain/Wetlands:**

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

**Streams and Watershed:**

There are no mapped streams on the properties. The properties are not located in a water supply watershed.

**Land Use Analysis**

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

**Plan Recommendation:** Moderate Commercial Node

**Consistency:**

The LB zoning is consistent with the recommendation of the Northern Lakes Area Plan under the Moderate Commercial Node designation.

**Recommendation**

**Staff Recommendation:** Staff recommends approval

The requested action is reasonable and in the public interest because it is in an area designated as a commercial node, it is consistent with the adjacent lots south towards the NC Highway 150 intersection, and it will allow uses for retail services as intended under the Moderate Commercial Node designation. A combination of the remaining AG portion of Parcel 23090 with the adjacent parcel north owned by the applicant will result in a lot compliant with the AG district as required under the UDO for a rezoning.

**Area Plan Amendment Recommendation:**

The proposed zoning is consistent with the Northern Lakes Area Plan recommendation, which designates the intersection of Church Street and Highway 150 as a Moderate Commercial Node, thus if approved, a plan amendment would not be required.

**TABLE OF PERMITTED USES FOR LI ZONING DISTRICT**

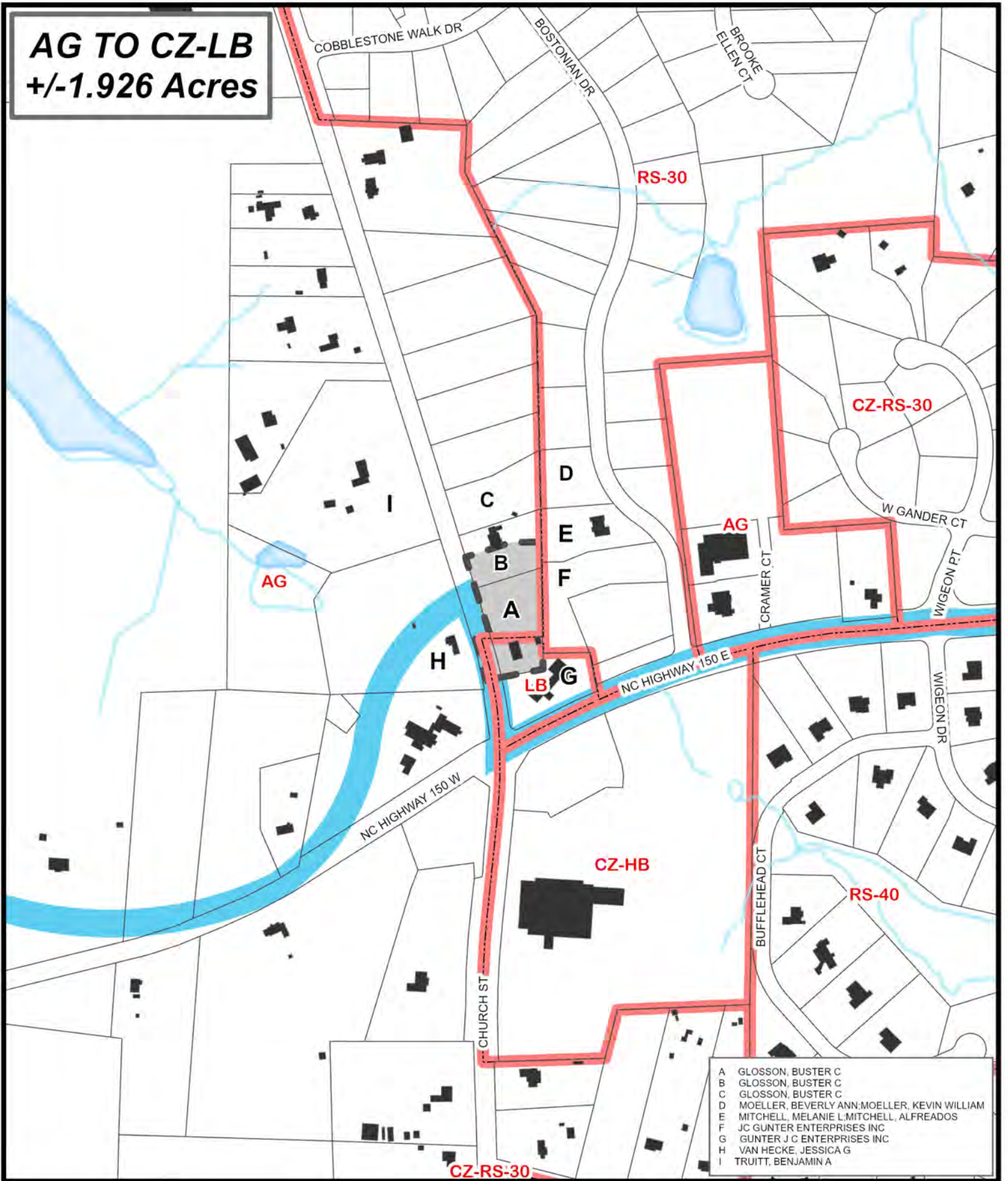
X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Section Article 9 - Environmental Regulations

P = Use by Right    D = Individual Development Standards Apply - See Article 5    S = Individual Development Standards per Article 5 Apply & Special Use Permit Required

**Strikethrough text = Uses proposed to to be excluded by the Applicant  
under Conditional Zoning Case 21-12-GCPL-09584**

Use Category	Use Type	LB	
<b>Agriculture/Animal Services</b>	Animal Services (Other)	D	
	Townhouse Dwelling	P	
<b>Household Living</b>	Multifamily Dwelling (including Condominium)	P	
	Live/Work	P	
	Indoor Recreation	P	
	Athletic Fields	P	
	Club or Lodge	P	
	Golf Course, Miniature	P	
	Physical Fitness Center	P	
	Public Park (including Public Recreation Facility)	D	
<b>Recreation and Entertainment</b>	Theater (Outdoor)	D	
	Place of Worship	P	
<b>Civic, Educational, and Institutional</b>	Vocational, Business or Secretarial School	P	
	Daycare Centers in Residence (In-Home) (12 or Less)	D	
	Daycare Center (Not In-Home)	D	
	Emergency Services	P	
	Community or Social Service Agencies	P	
	Fraternity or Sorority (University or College Related)	P	
	Government Office	P	
	Library	P	
	Museum or Art Gallery	P	
	Post Office	P	
	<b>Business, Professional, and Personal Services</b>	Office (General)	P
		Medical or Professional Office	P
Personal Service		P	
Bank or Finance without Drive- through		P	
Bank or Finance with Drive- through		P	
Insurance Agency (Carriers and On-Site Claims Inspections)		P	
Kennels or Pet Grooming		D	
Laundromat or Dry Cleaner		P	
Studios-Artists and Recording		P	
<b>Lodging</b>		Bed and Breakfast Home for 8 or Less Guest Rooms	D
<b>Retail Trade</b>	Retail (General)	P	
	Convenience Store (with Gasoline Pumps)	P	
	Service Station, Gasoline	P	
	Bakery	P	
<b>Food Service</b>	Restaurant (Without Drive-thru)	D	
<b>Funeral and Internment Services</b>	<del>Cemetery or Mausoleum</del>	<del>D</del>	
<b>Transportation, Warehousing, and Wholesale</b>	Beneficial Fill Area	D	
<b>Utilities and Communication</b>	Wireless Communication Tower – Stealth Camouflage Design	D	
	Small Cell Wireless Tower	S	
	Utilities, Major	S	
	Utilities, Minor	P	
	Construction or Demolition Debris Landfill, Minor	D	
<b>Waste-Related Uses</b>	<del>Land Clearing &amp; Inert Debris Landfill, Minor</del>	<del>D</del>	
	Laundry or Dry Cleaning Plant	D	
<b>General Industrial</b>	Laundry or Dry Cleaning Substation	P	
<b>Special Events</b>	Temporary Events/Uses	D	

**AG TO CZ-LB**  
**+/-1.926 Acres**

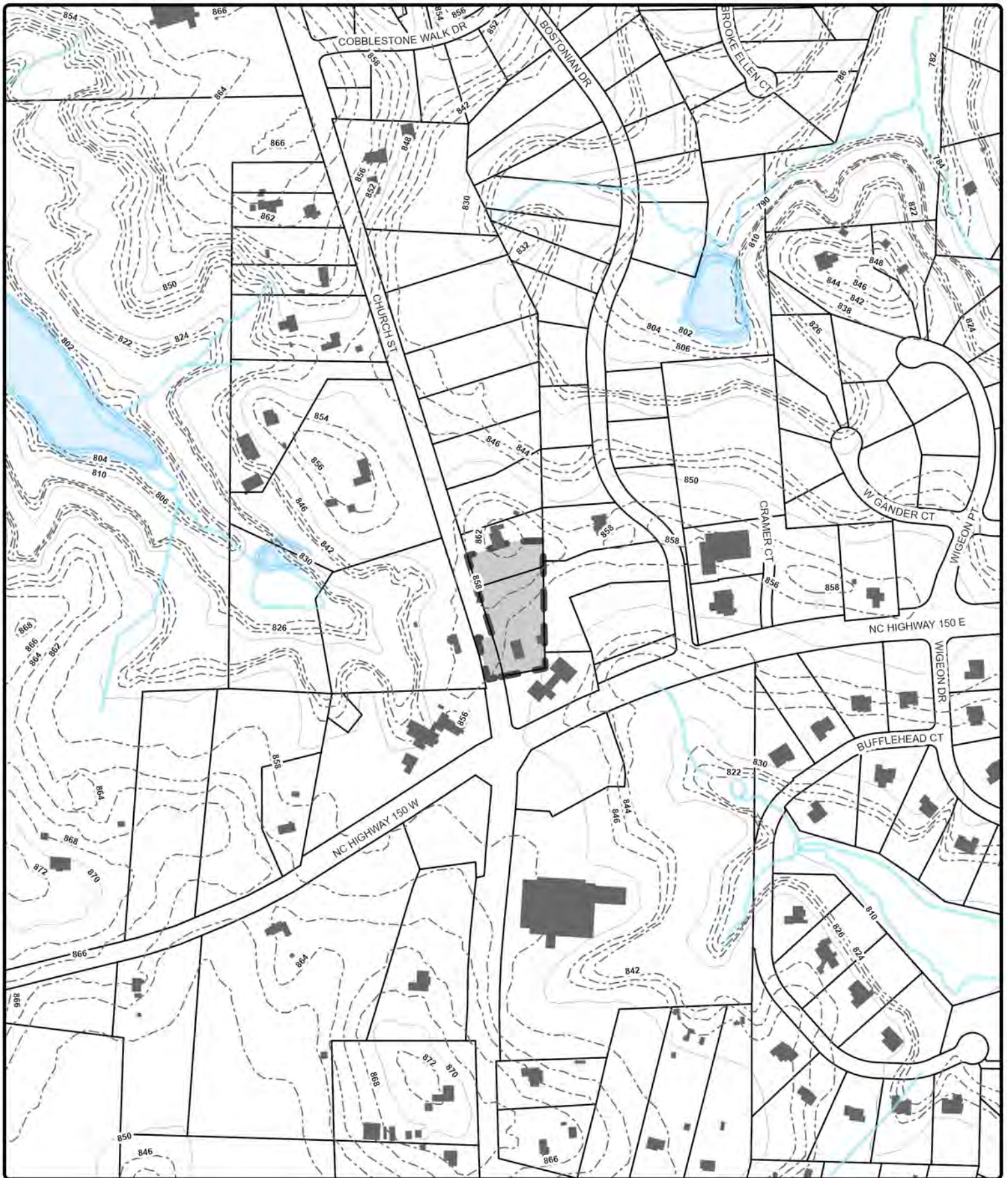


**JURISDICTION:**  
 GUILFORD COUNTY  
 Guilford County  
 Planning & Development  
 Department

**Rezoning Case #**  
 21-12-GCPL-10300  
**Scale:** 1" = 400'

**Map:**  
 230989  
 230990

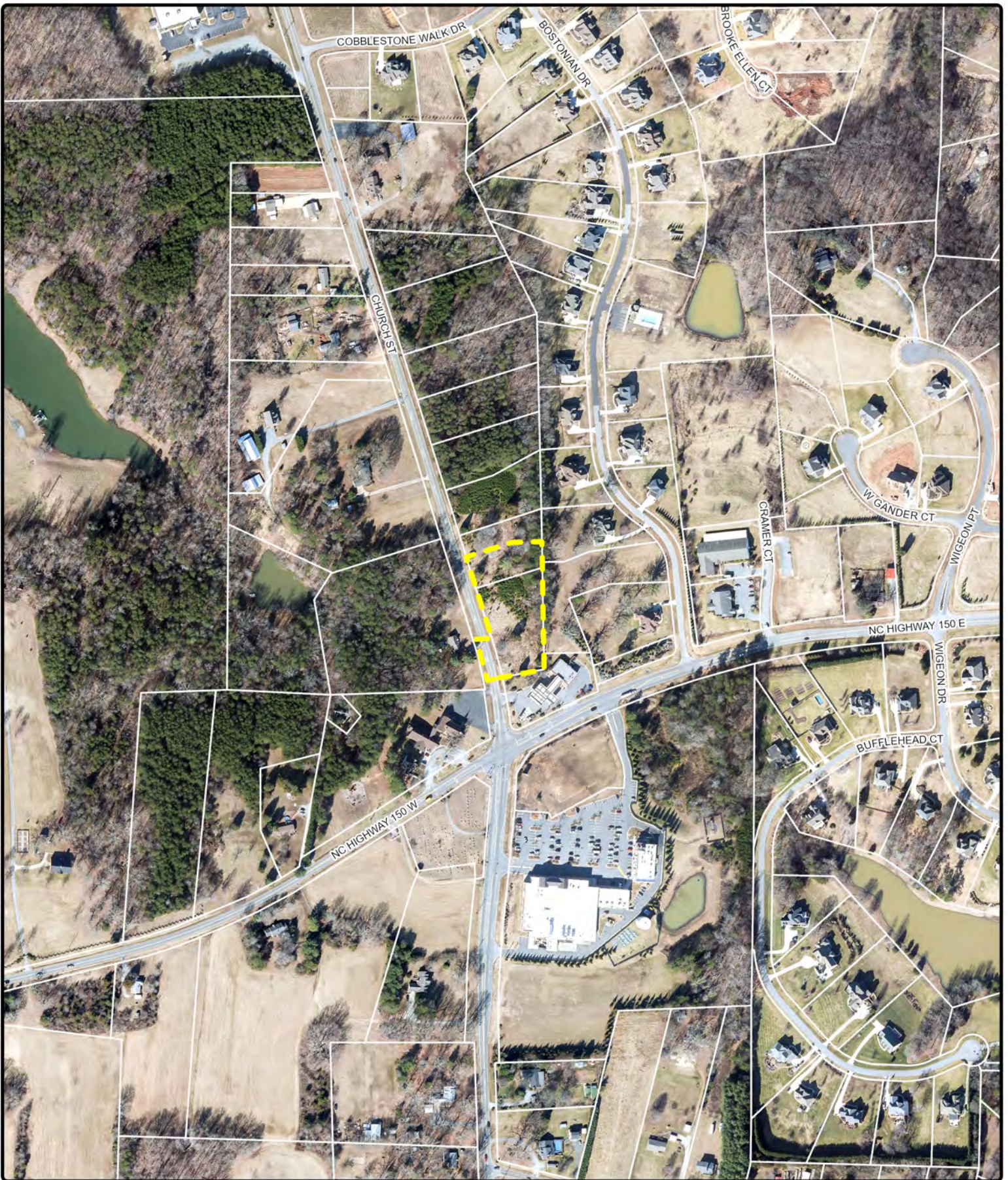




**CASE #21-12-GCPL-10300**

Scale: 1" = 400'



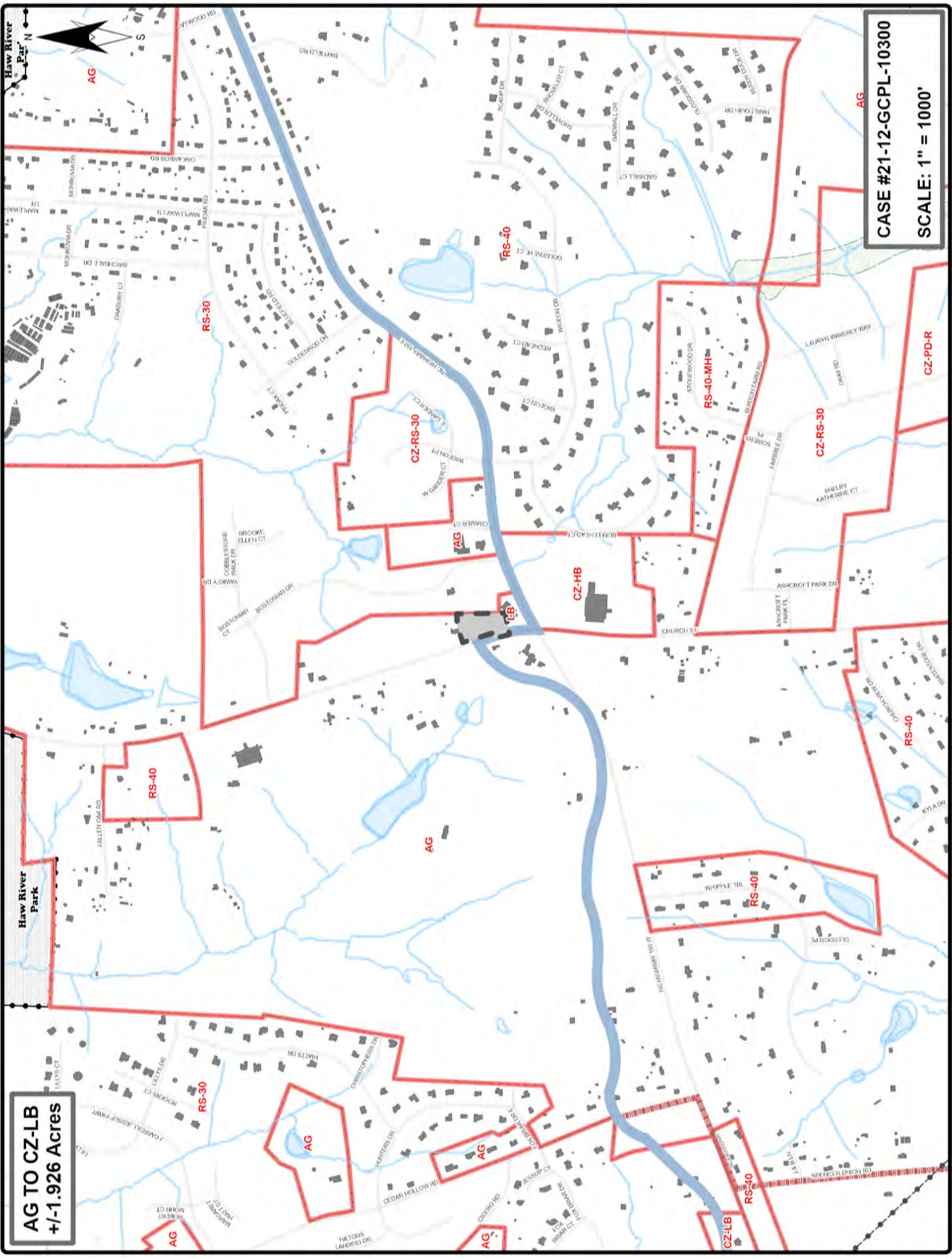


**CASE #21-12-GCPL-10300**

Scale: 1" = 400'

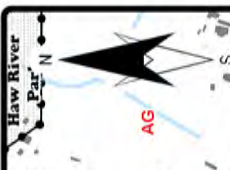






**CASE #21-12-GCPL-10300**  
**SCALE: 1" = 1000'**

**AG TO CZ-LB**  
**+/-1.926 Acres**



Haw River Park

CZ-PD-R

CZ-RS-30

RS-40-MH

RS-40

RS-30

CZ-RS-30

CZ-HB

AG

RS-40

RS-40

RS-40

RS-30

AG

AG

AG

RS-40

CZ-LB

AG

**CONDITIONAL ZONING CASE #21-12-GCPL-10300: AG TO CZ-LB 5904 & 5908 CHURCH STREET**

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

**DECISION MATRIX**

<b>Zoning</b>	<b>Plan Consistency</b>	<b>Decision</b>
Approve	Consistent	#1
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	#4

**CONDITIONAL ZONING CASE #21-12-GCPL-10300: AG TO CZ-LB 5904 & 5908 CHURCH STREET**

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

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

I move to **Approve** this zoning amendment located at 5904 and 5908 Church St, Guilford County Tax Parcel Numbers 230989 and 230990 (part) respectively from **AGRICULTURAL (AG)** to **CONDITIONAL ZONING-LIMITED BUSINESS (CZ-LB) 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.]*

---

---

---

---

---

---

---

---

---

---

**CONDITIONAL ZONING CASE #21-12-GCPL-10300: AG TO CZ-LB 5904 & 5908 CHURCH STREET**

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

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

I move to **Deny** this zoning amendment located at 5904 and 5908 Church St, Guilford County Tax Parcel Numbers 230989 and 230990 (part) respectively, from **AGRICULTURAL (AG)** to **CONDITIONAL ZONING-LIMITED BUSINESS (CZ-LB) 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.]*

---

---

---

---

---

---

---

---

---

---

---

---

**CONDITIONAL ZONING CASE #21-12-GCPL-10300: AG TO CZ-LB 5904 & 5908 CHURCH STREET**

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

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

I move to **Approve** this zoning amendment located at 5904 and 5908 Church St, Guilford County Tax Parcel Numbers 230989 and 230990 (part) respectively, from **AGRICULTURAL (AG) to CONDITIONAL ZONING-LIMITED BUSINESS (CZ-LB) ZONING DISTRICT** because:

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

---

---

---

---

---

---

---

---

---

---

---

- 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.]*

---

---

---

---

---

---

---

---

---

---

---

**CONDITIONAL ZONING CASE #21-12-GCPL-10300: AG TO CZ-LB 5904 & 5908 CHURCH STREET**

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

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

I move to **Deny** this zoning amendment located at 5904 and 5908 Church St, Guilford County Tax Parcel Numbers 230989 and 230990 (part) respectively, from **AGRICULTURAL (AG)** to **CONDITIONAL ZONING-LIMITED BUSINESS (CZ-LB) 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.]*

---

---

---

---

---

---

---

---

---

---

---

---