



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

May 11, 2022

6:00 PM

(SEE ATTACHED VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES)

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: April 13, 2022
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business
- G. New Business

Non-Public Hearing Item(s):

RESOLUTION OF INTENT FOR ROAD CLOSING CASE #22-04-GCPL-02477: CAHILL DRIVE AND LAMBERT LANE

Request adoption of Resolution of Intent and to schedule a public hearing, as presented herein, to close a portion of Cahill Drive and all of Lambert Lane which fronts Lots 22, 23-24, 25-26, 26-28, 29, 31-32, 100-101, 102, 103-105, 106-108, 109, 110, 124, 125 & PT of 124, and 126, all as shown on Plat Book 11, Page 73 in Fentress Township as recorded in the Register of Deeds of Guilford County, and located on Guilford County Tax Parcels 135258, 135259, 135263, 135265, 135266, 135267, 135268, 135269, 135270, 135271, 135272, and 135275, running south from the intersection of S. Elm-Eugene Street and Highway I-85 N and terminating approximately 700 feet north of Creston Street.

Information for **RESOLUTION OF INTENT FOR ROAD CLOSING #22-04-GCPL-02477** can be viewed by scrolling to the May 11, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

Public Hearing Item(s):

ROAD RENAMING CASE #22-04-GCPL-02659: Animal Shelter Road

Presently known as Animal Shelter Road located in Friendship Township and running 0.20 miles south from W. Wendover Avenue and terminating to the northern property line of Guilford County Tax Parcel #152142. This is a road renaming case initiated by Government action to change the name of Animal Shelter Road to Wellness Road.

Information for **ROAD RENAMING CASE #22-04-GCPL-02659** can be viewed by scrolling to the May 11, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

CONDITIONAL ZONING CASE CZ #22-04-GCPL-02623: 1731 ROCK CREEK DAIRY ROAD, WHITSETT, NC; AGRICULTURAL (AG) TO CONDITIONAL ZONING-PLANNED DEVELOPMENT - RESIDENTIAL (CZ-PD-R)

Guilford County Parcel #107431, approximately 53.74 acres, is located on the east side of Rock Creek Dairy Road approximately 170 feet south of the intersection with Beechdale Court and located north of Mount Hope Church Road. This is a request to conditionally rezone the property from AG to CZ-PD-R. The applicant proposes the following Use Conditions: Single-Family Detached Dwellings. Development Conditions: Maximum 51 lots. Application includes an attached Sketch Plan.

The proposed Conditional Zoning is generally consistent with the Rock Creek Area Plan of AG Rural Residential, thus if approved, no plan amendment would be required.

Information for **CONDITIONAL ZONING CASE CZ #22-04-GCPL-02623** can be viewed by scrolling to the May 11, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board> A copy of the sketch plan also can be found at <https://www.guilfordcountync.gov/home/showpublisheddocument/12862>

H. Other Business

Nomination of Planning Board member to serve on the Consultant Selection Committee for the Guilford County Comprehensive Plan Update.

I. Adjourn



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES

Guilford County remains committed to providing an open and transparent public process during the COVID-19 pandemic. To ensure the safety of our community and staff, this public hearing will be **open through the virtual platform, Zoom.**

THE MEETING ROOM WILL BE OPEN FOR THOSE WISHING TO APPEAR IN PERSON. **LIMITED SEATING WILL BE AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS**, WITH SOCIAL DISTANCING GUIDELINES IN PLACE.

The meeting agenda will be available for review by scrolling to the May 11, 2022 meeting date prior to the start of the meeting at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

Virtual Regular Meeting Instructions

Those wishing to attend the virtual meeting, may join the Zoom platform via computer, tablet or smartphone at

<https://www.zoomgov.com/j/1619488101?pwd=akNmV29td3RtZzJ3N0RCdnNncHY2dz09>

Meeting ID: 161 948 8101 and, if required, entering

Pass Code: 094216

Login will be accessible beginning at 5:45 PM.

Comments can be made in writing for up to 24 hours prior to the scheduled time for the beginning of any public hearing via email to jbaptis@guilfordcountync.gov or mail to Guilford County Planning & Development, Attn: Jessie Baptist, 400 W. Market Street, Greensboro, NC 27401. Your statement will be provided to the Planning Board and archived in the meeting files.

(This page intentionally left blank.)

(Insert Color Paper)

**GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD MEETING MINUTES**

**NC Cooperative Extension Agricultural Center
3309 Burlington Road,
Greensboro, NC 27405
April 13, 2022, 6:00 PM**

A. Roll Call

Chair Donnelly welcomed the newest member of the Board, Ryan Alston.

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

James Donnelly, Chair; David Craft; Sam Stalder; Ed Apple; Cara Buchanan; and Ryan Alston

The following Board members were in attendance remotely/virtually for this meeting:

Dr. Latoya Gathers

Members not present at the meeting were:

Guy Gullick

Staff Present: J. Leslie Bell, Guilford County Planning Director; Kaye Graybeal, Guilford County Planning Deputy Director; Robert Carmon, Fire Inspections Chief; Oliver Bass, Sr. Planner/Planner II; Shannan Leonard, Sr. Planner/Planner II; Aaron Calloway, Planner I; Jessie Baptist, Admin. Officer; and Rachel Teague, NC Works Intern

B. Agenda Amendments

Leslie Bell stated that there were no Amendments to the Agenda

C. Approval of Minutes: March 9, 2022

There being no changes or additions, Mr. Apple moved to approve the March minutes, as submitted, seconded by Mr. Stalder. The Board voted unanimously (7-0) in favor. (Ayes: Donnelly, Stalder, Craft, Apple, Buchanan, Gathers and Alston. Nays: None)

D. Rules and Procedures

Chair Donnelly explained all rules and procedures that would be followed during the meeting of the Guilford County Planning Board.

E. Continuance Requests

None

F. Old Business

Public Hearing Item(s):

EASEMENT COSING CASE: #21-05-GCPL-04166 Amended: Request approval of Resolution of Intent as presented, herein, to close all of a 20-foot utility easement (also aligns with drainage) located on Lot #s 31 (part of), 32, 33, 35, 36, 37, 38, 39 & 40 as shown on Plat Book 32 Page 20 and located on Guilford County Tax Parcel #125757. The reason for the request is because there needed to be some revisions made to that map to meet the watershed requirements. **(REQUEST GRANTED)**

Leslie Bell stated that this is a request for approval of Resolution of Intent as presented, herein, to close all of a 20-foot utility easement (also aligns with drainage) located on Lot #s 31 (part of), 32, 33, 35, 36, 37, 39 & 40 as shown on Plat Book 32 Page 20 and located on Guilford County Tax Parcel #125757. This was first presented last year and is now appearing for a public hearing because there needed to be some revisions made to that survey plat of record to meet watershed requirements. The Resolution of Intent was initially presented on February 9, 2022 and the public hearing was initially scheduled for March 9, 2022 and was postponed until the April 13th, 2022 meeting.

Staff offers the following for consideration: The closing of said easements are not contrary to public interest. At the June 15, 2021 Technical Review Committee (TRC) meeting, staff reviewed the request and determined that the 20-ft. easement(s) is aligned with an off-site drainage easement and as such, a modification of the plat that addresses both removing those portions of the easement no longer needed while modifying those portions that are needed would address concerns of removal and comply with the current Watershed/Stormwater requirements. A preliminary plat has been submitted and reviewed and such closing(s), replacement(s), and modification(s) based on that preliminary plat (dated October 20, 2021) e-mailed to the Guilford County Planning & Development Dept. on Wednesday January 12, 2022, is found to comply; and all utility companies servicing this area have chosen to agree to a release their easement(s). Per Guilford County Tax Records, Carlos Carlier, listed for Tax Parcel #125759 (1109 Hillcroft Rd., Browns Summit, NC 27214) as a property owner adjoining the easement who did not join in the request to have the road or easement closed by signing the petition, was sent a copy of the Resolution of Intent to close the public easement(s) by certified mail (#7020 3160 0000 2281 3188) on March 24, 2022..

Chair Donnelly asked for those in favor or opposed to the request to come forward (both in-person and remotely). No one came forward.

Bonifacio Parra Cortes and Bonifacio Parra Cortes, Jr. stated that he [both] live at 310 Great Green Court, and last year the closing easement came before the Board, as Mr. Bell has pointed out previously, and they are trying to build a house there in the middle of the property.

There being no other speakers for or against the request, the public hearing was closed by unanimous 7-0 vote. (Ayes: Donnelly, Stalder, Craft, Apple, Buchanan, Gathers and Alston. Nays: None.)

The Board members had no questions or comment and Chair Donnelly invited one of the members to make a motion.

Mr. Craft moved that with regard to Case #21-05-GCPL-04166 Amended, that this request be granted [as presented to close said easements], seconded by Ms. Buchanan. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly, Stalder, Craft, Apple, Buchanan, Gathers and Alston. Nays: None.)

G. New Business

Public Hearing Item(s):

REZONING CASE #22-03-GCPL-01515: 2116 McKNIGHT MILL ROAD, PI, PUBLIC AND INSTITUTIONAL to RS-30, RESIDENTIAL SINGLE FAMILY: Located at 2116 McKnight Mill Road, Guilford County Tax Parcel 126566 (part), Monroe Township, is approximately 650 west of the southwest intersection of Minorwood Road. **(RESOLUTION APPROVED)**

Oliver Bass, Senior Planner, stated that this property is located at 2116 McKnight Mill Road, Guilford County Tax Parcel #126566 (part of) is in Monroe Township and that this is a request to rezone approximately 6.953 of 12.38 total acres from PI to RS-30 which is owned by Memorial Presbyterian Church. The property is 650 feet west of the southwest intersection of Minorwood Road. The PI district is primarily intended to accommodate mid to large size public and institutional developments. The RS-30 district is primarily intended to accommodate single family residences on parcels of at least 30,000 or more square feet. The general area is primarily single-family residential lots and subdivisions. The existing parcel contains a church with a single-family dwelling. There are single family dwellings to the east and to the west there it is undeveloped and single family residential.

The request is consistent with the Northeast Area Plan (updated in 2016) recommendation of AG, Rural Residential land use classification, thus if approved, no plan amendment would be required. The RS-30 zoning district is included as an anticipated zoning district under the AG, Rural Residential land use designation. The request also is consistent with the zoning and uses on adjoining parcels and the rezoning will give the owners the flexibility to create a separate parcel for the existing dwelling which currently serves as the church parsonage.

Mr. Craft asked if the parsonage is allowed in an institutional zoning [district]. Mr. Bass indicated yes and would qualify as a caretaker dwelling in a non-residential zoning [district]. He also asked if the church wanted someone else to live in the house would the zoning allow

such. Mr. Bass indicated this would allow for someone else to purchase the property [parcel with the dwelling].

Mr. Donnelly inquired about the easement provided from the street to the property. Mr. Bass indicated that the easement is not recorded and if it is this indicates the access [from the street].

Chair Donnelly asked if there was anyone present who wished to speak in favor of or in opposition to the request (both in-person and remotely) and no one came forward. The public hearing was closed by unanimous (7) vote; motion made by Mr. Apple; 2nd by Ms. Buchanan. (Ayes: Donnelly, Stalder, Craft, Apple, Buchanan, Gathers and Alston. Nays: None.)

Chair Donnelly asked for someone to make a motion in regard to this request.

Ms. Buchanan moved to approve the request for Case #22-03-GCPL-01515 at 2116 McKnight Mill Road because the request is consistent with the Northeast Area Plan which was updated in 2016 with the recommendation of AG, Rural Residential land use classification and the amendment is reasonable and in the public interest because the request already is consistent with zoning and uses in the area. Thus if approved, no plan amendment would be required, seconded by Mr. Apple. The Board voted unanimously (7-0) in favor of the request. (Ayes: Donnelly, , Apple, Craft, Stalder, Buchanan, Gathers and Alston. Nays: None.)

CONDITIONAL ZONING CASE #22-03-GCPL-01476: 3214 NC HIGHWAY 62 E. RS-40-MH, RESIDENTIAL SINGLE FAMILY WITH A MANUFACTURED HOME OVERLAY & AG, AGRICULTURAL - TO CZ-NB, CONDITIONAL ZONING-NEIGHBORHOOD BUSINESS. (REQUEST GRANTED)

Kaye Graybeal, Deputy Director, stated that this property is located at 3214 NC Highway 62 E, Guilford County Tax Parcel #110130, in Greene Township, and is approximately 3,980 feet east of the southwest intersection of Alamance Church Road comprising a total of 1.66 acres. This is a request to Conditionally Rezone the subject parcel from RS-40-MH and AG to CZ-NB with the following Use and Development Conditions: 1) Approve all uses consistent with Permitted Uses for the NB zoning district excluding *Athletic Fields and Clubs or Lodge*; and 2) An accessory structure is to be located no less than 35 feet from the western property line. A zoning sketch plan was submitted by the applicant indicating the 20x20 accessory structure to be utilized for storage of supplies and tools for property maintenance. The property is owned by Clapp Enterprises, LLC. The proposed Conditional Zoning is in an area that is not covered by an adopted Area Plan, thus, if approved, no plan amendment will be required.

The property in the immediate context and surrounding the subject property is largely undeveloped. The subject property is within and on the western edge of a tract zoned for large-lot single-family residential. The entrance to the residential subdivision of John's Point Court is approximately 300 feet northeast of the subject property. The adjacent northwest,

south and west property is zoned for agricultural use with vacant and sparsely developed tracts. A vacant non-residential building that was formerly used as a lodge/meeting house exists on the property and will be renovated for re-use.

Staff recommends approval of the rezoning request from RS-40-MH/AG to CZ-NB with the applicant's proposed conditions and with the addition of further use exclusions recommended by staff as follows: Add Construction or Demolition Debris Landfill (Minor), Land Clearing and Inert Debris Landfill (Minor) and Laundry or Dry-Cleaning Plant and /or Substation to the list of excluded uses. (See attached table of permitted uses). The rezoning with conditions as proposed by staff is reasonable and in the public interest since the property is located within an agricultural and rural residential setting for which the Neighborhood Business district is created to accommodate with low intensity office uses and goods and services. Additionally, the uses permitted by the NB zoning district will allow the long-standing vacant building to be utilized, facilitating its maintenance. The proposed Conditional Zoning is in an area that is not covered by an adopted Area Plan, thus, if approved no plan amendment will be required.

Chair Donnelly asked if there was anyone wishing to speak in favor or in opposition to this request (both in-person and remotely) and stated that the public hearing was now open.

Charles Huffine, 505 E. Davis Street, Burlington, NC, stated that he is here representing this property as the engineer. He added to what Ms. Graybeal has already stated, that they did look at the additional conditions that staff recommended regarding limiting the landfill use, which is no longer allowed anyway without a permit. They are in agreement with the suggestion of a laundry facility being excluded as a potential use and they are fine with the additional conditions that he and staff have discussed. In addition to and before this meeting, Cornerstone Graphics' owner, Mr. Shoffner, went to each of the neighbors and explained the intentions for the proposed land use and none of them have any objections.

Chair Donnelly asked if there were any questions from the Board members. There being no questions, the public hearing was closed by unanimous roll-call (7-0) vote.

There being no discussion, Chair Donnelly asked for a motion regarding this request.

Mr. Craft moved that in regard to Case #22-03-GCPL-01476, located at 3214 NC Highway 62 E, that the request be approved from RS-40-MH and AG to CZ-NB, Conditional Zoning – Neighborhood Business, because there are no actual plans particular to this area. It is reasonable and in the public interest to allow the neighborhood district to accommodate this use in this particular area. It would allow building the proposed accessory structure at the location indicated in the request submitted. Mr. Stalder seconded the motion. The Board voted unanimously (7-0) in favor of the request. (Ayes: Donnelly, Apple, Craft, Stalder, Buchanan, Gathers and Alston. Nays: None.)

Chair Donnelly expressed his compliments to Mr. Shoffner for contacting the surrounding property owners and engaging in conversation about his plans.

H. Other Business:

Chair Donnelly asked if there was any further business.

Mr. Bell stated that as a “heads-up” for the May meeting, there will be a road closing and a Conditional Zoning request. Information will be sent out to each Board member. The road closing request from last month regarding Ground Hog Trace has been appealed to the County Commissioners. At this time, it has not been scheduled for a hearing yet, but it may come up at a future meeting. Mr. Bell will keep everyone informed about when that happens.

Mr. Bell introduced two new staff members - Shannan Leonard and Aaron Calloway.

Chair Donnelly welcomed the newest members of the Planning Department and looks forward to working with them.

I. Adjourn

There being no further business before the Board, the meeting adjourned at 6: 43 p.m.

Mr. Apple moved to adjourn, seconded by Ms. Buchanan. The Board voted 7-0 in favor of the request. (Ayes: Donnelly, Apple, Craft, Gathers, Buchanan, Alston and Stalder. Nays: None.)

(Insert Color Paper)



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Road Closing Petition

Date Submitted: 4/8/22 Fee \$126.00 Receipt # 165437 Case Number 22-04-6CPL-02477
(includes \$26 recording fee)

Pursuant to Section 2-4 of the Unified Development Ordinance (UDO), the undersigned, being the owner(s) of property abutting said road, or a portion thereof, described below request(s) that said road be closed and removed from dedication. The road is presently known as Cahill Dr Secondary Road# _____ in Guilford County, ^{A/C} ~~Fentress~~ Township, and running South from N/A Secondary Rd# _____ and terminating at Creston St Secondary Rd# _____. (Provide a legal description of said road or portion thereof and attach a map or sketch.)

Please check one of the following:

- The road has been dedicated but is unopened
- The road is open and is a part of the State Secondary Road System. **State Maintenance must be abandoned before the public hearing can be held. Contact NCDOT at 336-487-0100 for abandonment procedures.**
- The road is open and is not part of the State Secondary Road System

According to North Carolina General Statute 153A-241 the Planning Board may close the road if the closing of said road is not contrary to the public interest and no individual or other party owning property adjoining the road or in the vicinity of said road, will be deprived of reasonable means of ingress or egress to their property. Any person aggrieved by the closing of said public road may appeal the Planning Boards decision to the Board of Commissioners within 30 days, if none, decision is final. Refer to the Road Closing Bulletin for more information.

Petitioners:

Name	Address
1. Sylvia Helton	3911 S. Elm-Eugene St. and 4209 and 4300 Cahill Dr.
2. Robert & Marlene Barnes <small>DocuSigned by: Robert Barnes 29C3E10CB1E842B DocuSigned by: Marlene Barnes 29C3E10CB1E842B</small>	4007 and 4007 ZZ S. Elm-Eugene St. and 4315 Cahill Dr.
3. Terry McGauvran & Sandra McGauvran <small>DocuSigned by: Terry McGauvran 70482513FED7FA DocuSigned by: Sandra McGauvran C18428CA2A24D1</small>	7 and 4007 ZZ S. Elm-Eugene St. and 4315 Cahill Dr.
4. Pamela Hodgkin & Steve Hodgkin <small>DocuSigned by: Pam Hodgkin 31C7A2558F334C7 DocuSigned by: Steve Hodgkin 31C7A2558F334C7</small>	4007 and 4007 ZZ S. Elm-Eugene St. and 4315 Cahill Dr.
5. Catherine Barnwell <small>DocuSigned by: Cathy Barnwell 5A835610C2E518</small>	4007 and 4007 ZZ S. Elm-Eugene St. and 4315 Cahill Dr.
6. Ken Clayton & Gail Clayton <small>DocuSigned by: Ken Clayton FE192A595CC19C DocuSigned by: Gail Clayton FE192A595CC19C</small>	4009, 4011, and 4013 S. Elm-Eugene St. and 4318 and 4324 Cahill Dr.
7. Jerry Clayton & Maria D. Clayton <small>DocuSigned by: Jerry Clayton 35531B0C8CC172</small>	4009, 4011, and 4013 S. Elm-Eugene St. and 4318 and 4324 Cahill Dr.
8. Choice Investment Properties, LLC, c/o Guy Gullick	4015, 4017, and 4101 S. Elm-Eugene St. and 4332 Cahill Dr.
9. Maria D. Clayton <small>DocuSigned by: Maria Clayton DB6DE374E50345B</small>	
10. _____	

Additional sheets for petitioners are available upon request.

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

Submitted By: Kyle diPreto, dP Development 1314 Mockingbird LN, Charlotte, NC 28209 803-493-0723 | kyle@dp-development.com

Contact Name Address Contact Phone # & Email





**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Road Closing
Petition

Date Submitted: 4/8/22 Fee \$126.00 Receipt # 165432 Case Number 22-04-66L-02477
(includes \$26 recording fee)

Pursuant to Section 2-4 of the Unified Development Ordinance (UDO), the undersigned, being the owner(s) of property abutting said road, or a portion thereof, described below request(s) that said road be closed and removed from dedication. The road is presently known as Cahill Dr Secondary Road# _____ in Guilford County Township, and running South from N/A Secondary Rd# _____ and terminating at Creston St Secondary Rd# _____. (Provide a legal description of said road or portion thereof and attach a map or sketch.)

Please check one of the following:

- The road has been dedicated but is unopened
- The road is open and is a part of the State Secondary Road System. **State Maintenance must be abandoned before the public hearing can be held. Contact NCDOT at 336-487-0100 for abandonment procedures.**
- The road is open and is not part of the State Secondary Road System

According to North Carolina General Statute 153A-241 the Planning Board may close the road if the closing of said road is not contrary to the public interest and no individual or other party owning property adjoining the road or in the vicinity of said road, will be deprived of reasonable means of ingress or egress to their property. Any person aggrieved by the closing of said public road may appeal the Planning Boards decision to the Board of Commissioners within 30 days, if none, decision is final. Refer to the Road Closing Bulletin for more information.

Petitioners:

	Name	Address
1.	Sylvia Helton <i>x Sylvia Helton</i>	3911 S. Elm-Eugene St. and 4209 and 4300 Cahill Dr.
2.	Robert & Marlene Barnes	4007 and 4007 ZZ S. Elm-Eugene St. and 4315 Cahill Dr.
3.	Terry McGauvran & Sandra McGauvran	4007 and 4007 ZZ S. Elm-Eugene St. and 4315 Cahill Dr.
4.	Pamela Hodgln & Steve Hodgln	4007 and 4007 ZZ S. Elm-Eugene St. and 4315 Cahill Dr.
5.	Catherine Barnwell	4007 and 4007 ZZ S. Elm-Eugene St. and 4315 Cahill Dr.
6.	Ken Clayton & Gall Clayton	4009, 4011, and 4013 S. Elm-Eugene St. and 4318 and 4324 Cahill Dr.
7.	Jerry Clayton & Maria D. Clayton	4009, 4011, and 4013 S. Elm-Eugene St. and 4318 and 4324 Cahill Dr.
8.	Choice Investment Properties, LLC, c/o Guy BuFick	4015, 4017, and 4101 S. Elm-Eugene St. and 4332 Cahill Dr.
9.	_____	_____
10.	_____	_____

Additional sheets for petitioners are available upon request.

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

Submitted By: Kyle diPretoro, dP Development	1314 Mockingbird LN, Charlotte, NC 28209	803-493-0723 kyle@dp-development.com
Contact Name	Address	Contact Phone # & Email



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Road Closing
Petition

Date Submitted: 4/8/22 Fee \$126.00 Receipt # 165437 Case Number 22-04-6CPL-02477
(includes \$26 recording fee)

Pursuant to Section 2-4 of the Unified Development Ordinance (UDO), the undersigned, being the owner(s) of property abutting said road, or a portion thereof, described below request(s) that said road be closed and removed from dedication. The road is presently known as Cahill Dr Secondary Road# _____ in Guilford County ⁱⁿ Fentress Township, and running South from N/A Secondary Rd# _____ and terminating at Creston St Secondary Rd# _____. (Provide a legal description of said road or portion thereof and attach a map or sketch.)

Please check one of the following:

- The road has been dedicated but is unopened
- The road is open and is a part of the State Secondary Road System. **State Maintenance must be abandoned before the public hearing can be held. Contact NCDOT at 336-487-0100 for abandonment procedures.**
- The road is open and is not part of the State Secondary Road System

According to North Carolina General Statute 153A-241 the Planning Board may close the road if the closing of said road is not contrary to the public interest and no individual or other party owning property adjoining the road or in the vicinity of said road, will be deprived of reasonable means of ingress or egress to their property. Any person aggrieved by the closing of said public road may appeal the Planning Boards decision to the Board of Commissioners within 30 days, if none, decision is final. Refer to the Road Closing Bulletin for more information.

Petitioners:

Name	Address
1. <u>Sylvia Helton</u>	<u>3911 S. Elm-Eugene St. and 4209 and 4300 Cahill Dr.</u>
2. <u>Robert & Marlene Barnes</u>	<u>4007 and 4007 ZZ S. Elm-Eugene St. and 4315 Cahill Dr.</u>
3. <u>Terry McGauvran & Sandra McGauvran</u>	<u>4007 and 4007 ZZ S. Elm-Eugene St. and 4315 Cahill Dr.</u>
4. <u>Pamela Hodgkin & Steve Hodgkin</u>	<u>4007 and 4007 ZZ S. Elm-Eugene St. and 4315 Cahill Dr.</u>
5. <u>Catherine Barnwell</u>	<u>4007 and 4007 ZZ S. Elm-Eugene St. and 4315 Cahill Dr.</u>
6. <u>Ken Clayton & Gail Clayton</u>	<u>4009, 4011, and 4013 S. Elm-Eugene St. and 4318 and 4324 Cahill Dr.</u>
7. <u>Jerry Clayton & Maria D. Clayton</u>	<u>4009, 4011, and 4013 S. Elm-Eugene St. and 4318 and 4324 Cahill Dr.</u>
8. <u>Choice Investment Properties, LLC, c/o Guy Gullick</u>	<u>4015, 4017, and 4101 S. Elm-Eugene St. and 4332 Cahill Dr.</u>
9. _____	_____
10. _____	_____

DocuSigned by:
Guy Gullick
EEFB4A58A2AE4B1...

Additional sheets for petitioners are available upon request.

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

Submitted By: Kyle diPreto, dP Development Address: 1314 Mockingbird LN, Charlotte, NC 28209 Contact Phone # & Email: 803-493-0723 | kyle@dp-development.com

22-04-606-02477



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Road Closing Petition

Date Submitted: 4/8/22 Fee \$126.00 Receipt # 165437 Case Number _____
(includes \$26 recording fee)

Pursuant to Section 2-4 of the Unified Development Ordinance (UDO), the undersigned, being the owner(s) of property abutting said road, or a portion thereof, described below request(s) that said road be closed and removed from dedication. The road is presently known as Lambert Lane Secondary Road# _____ in Guilford County Ferris Township, and running East/West from S Elm-Eugene Secondary Rd# _____ and terminating at Cahill Rd right-of-way Secondary Rd# _____. (Provide a legal description of said road or portion thereof and attach a map or sketch.)

Please check one of the following:

- The road has been dedicated but is unopened
- The road is open and is a part of the State Secondary Road System. **State Maintenance must be abandoned before the public hearing can be held. Contact NCDOT at 336-487-0100 for abandonment procedures.**
- The road is open and is not part of the State Secondary Road System

According to North Carolina General Statute 153A-241 the Planning Board may close the road if the closing of said road is not contrary to the public interest and no individual or other party owning property adjoining the road or in the vicinity of said road, will be deprived of reasonable means of ingress or egress to their property. Any person aggrieved by the closing of said public road may appeal the Planning Boards decision to the Board of Commissioners within 30 days, if none, decision is final. Refer to the Road Closing Bulletin for more information.

Petitioners:

	Name	Address
1.	Sylvia Helton X <u>Sylvia Helton</u>	<u>4209 and 4300 Cahill Dr.</u>
2.	<u>Thomas Monroe</u>	<u>4001 S Elm-Eugene St.</u>
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____

Additional sheets for petitioners are available upon request.

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

Submitted By: Kyle diPretoro, dP Development 1314 Mockingbird LN, Charlotte, NC 28209 803-493-0723 | kyle@dp-development.com

Contact Name _____ Address _____ Contact Phone # & Email _____

MISCELLANEOUS NOTES:

- AREA DETERMINED BY COORDINATE METHOD
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
- UNLESS OTHERWISE NOTED, THIS SURVEY IS BASED ON THE BENCHMARK AND RECORDED INFORMATION TAKEN FROM FIELD DATA BY BOWEN, WADE & ASSOCIATES, P.A. AND RECORDED INFORMATION DATE BEARING - NAD 83 / NAD 83-2011 COORDINATE NOTATION, REFERENCE PUBLISHED IN CSN MON. "TUCKER", E - 1795282.321 (PT)
- PROPERTY CORNERS REFERENCED AS SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK AND BUILDING CONSTRUCTION.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS AND CONTAIN NO GAP, GORES OR OVERLAPS.
- THERE IS NO OBSERVABLE EVIDENCE OF ENCROACHMENTS OF SUBJECT PROPERTY ONTO ADJ. PROPERTY NOR ADJ. PROPERTY ONTO SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON SURVEY.

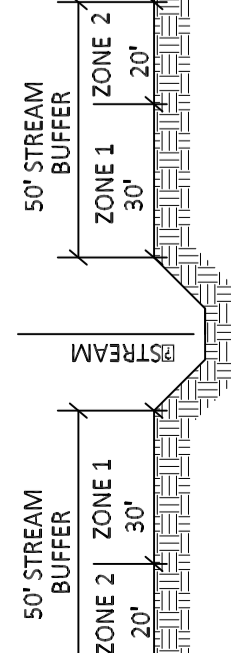
WETLAND NOTE:

BASED ON OBSERVATIONS BY PILOT ENVIRONMENTAL, INC. SURVEY OBSERVED IN THE PROCESS OF PERFORMING THE FIELD WORK FOR THE SURVEY, THERE WAS NO ABOVE GROUND VERIFIABLE EVIDENCE OF WETLANDS OR WETLANDS MARKINGS WERE OBSERVED AND LOCATED ON SITE.

REFERENCED LETTER DATED MARCH 4TH, 2022.
 PILOT ENVIRONMENTAL, INC.
 P.O. BOX 128, KERNERSVILLE, NC 27285
 OFFICE: 336-310-4527

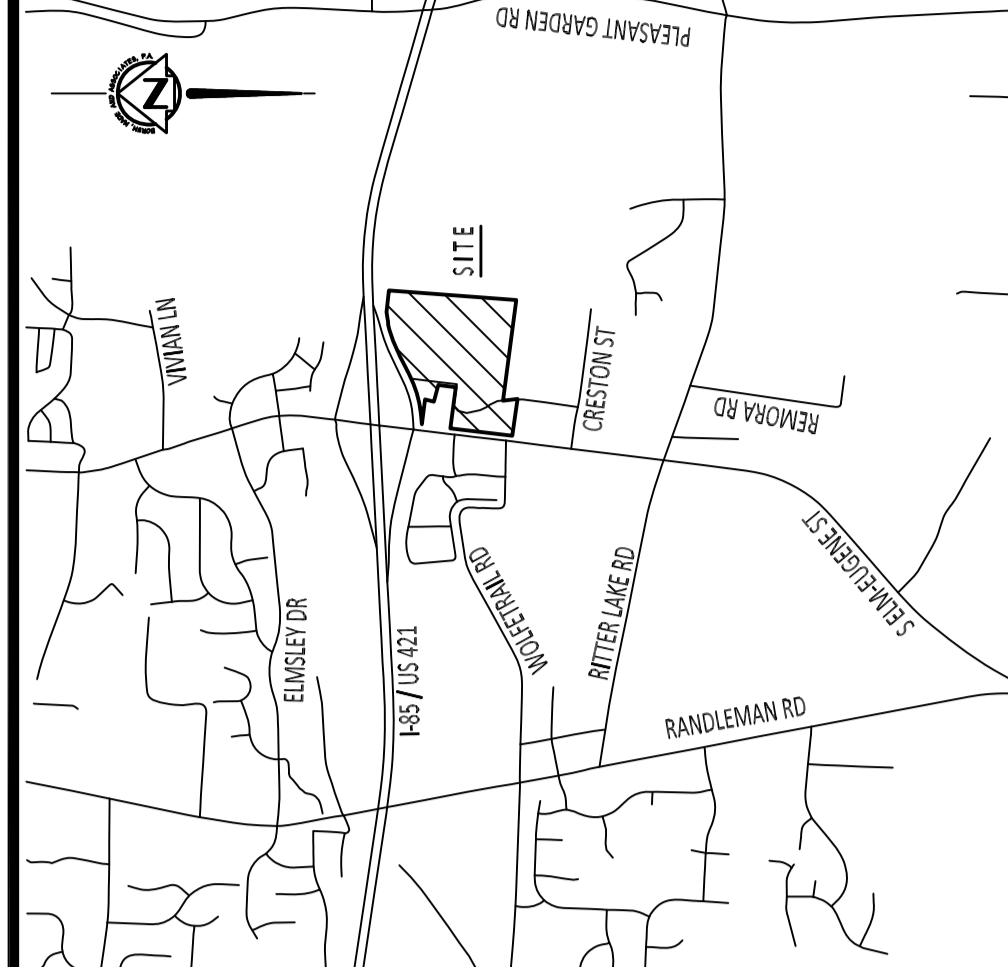
LINE TABLE:

LINE BEARING	DISTANCE
N 81.1155° W	1.34
N 89.7232° W	2.27
N 71.9971° W	3.52
N 69.4411° W	4.33
N 60.3521° W	5.40
N 55.2022° W	6.33
N 44.3290° W	7.33
N 28.7554° W	8.33
N 19.3955° W	9.33
N 14.8537° W	10.33
N 10.8537° W	11.33
N 6.8537° W	12.33
N 2.8537° W	13.33
N 1.8537° W	14.33
N 0.8537° W	15.33
N 0.8537° W	16.33
N 0.8537° W	17.33
N 0.8537° W	18.33
N 0.8537° W	19.33
N 0.8537° W	20.33
N 0.8537° W	21.33
N 0.8537° W	22.33
N 0.8537° W	23.33
N 0.8537° W	24.33
N 0.8537° W	25.33
N 0.8537° W	26.33
N 0.8537° W	27.33
N 0.8537° W	28.33
N 0.8537° W	29.33
N 0.8537° W	30.33
N 0.8537° W	31.33
N 0.8537° W	32.33
N 0.8537° W	33.33
N 0.8537° W	34.33
N 0.8537° W	35.33
N 0.8537° W	36.33
N 0.8537° W	37.33
N 0.8537° W	38.33
N 0.8537° W	39.33
N 0.8537° W	40.33
N 0.8537° W	41.33
N 0.8537° W	42.33
N 0.8537° W	43.33
N 0.8537° W	44.33
N 0.8537° W	45.33
N 0.8537° W	46.33
N 0.8537° W	47.33
N 0.8537° W	48.33
N 0.8537° W	49.33
N 0.8537° W	50.33



SCALE: N.T.S.

NOTE:
 ZONE 1 MUST REMAIN NATURAL AND UNDISTURBED.
 ZONE 2 MAY BE DISTURBED BUT MUST BE REVEGETATED.
 ALL BUFFER DIMENSIONS ARE FROM STREAM BANK.



DRAFT

PROJECT:

ROAD CLOSING EXHIBIT
 DEVELOPMENT LLC
 SLM-EUGENE STREET
 FENTRESS TOWNSHIP, GUILFORD COUNTY
 GREENSBORO, NORTH CAROLINA 27406

DATE: 3/17/2022
 DRAWN BY: 555REV. WJD

FILE NO.: P18-0765-0012
 PLANING SHEET: 1-260

C-1894



LEGEND

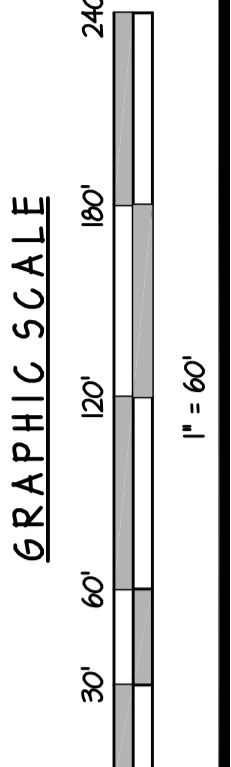
- These standard symbols will be found in the drawing.
- EXISTING IRON PIPE
 - RIGHT-OF-WAY DISC
 - GUY WIRE
 - FIBER OPTIC MARKER
 - CURE INLET
 - POWER POLE
 - CALCULATED POINT
 - CATCH BASIN
 - OLD LOT LINES
 - STORM SEWER
 - SANITARY SEWER
 - ADJOINING PROPERTY LINE
 - PROPERTY LINE
 - UTILITY LINE
 - OVERHEAD WIRE
 - WATER LINE

SITE INFORMATION

LOT	AREA (ACRES)	ZONING	TOTAL AREA (ACRES)
1-A	7861595582	AG	1391.1
1-B	7861595217	AG	184.1 (TOTAL)
1-C	7861595030	AG	0.021
2-A	7861595404	AG	12.461
2-B	7861597247	RS-30	0.014
2-C	7861597210	RS-30	0.021
3-A	7861597210	RS-30	0.031
3-B	7861595690	RS-30	0.031
3-C	7861595690	RS-30	0.014
3-D	7861595690	RS-30	0.014
3-E	7861595690	RS-30	0.014
4-A	7861597339	RS-30	0.014
4-B	7861597339	RS-30	0.014
4-C	7861597339	RS-30	0.014
4-D	7861597339	RS-30	0.014

DEED REFERENCE: VARIOUS AS SHOWN
 PLAN REFERENCE: P.B. 11, P.G. 73

BOUNDARY INFORMATION TAKEN FROM DEEDS/PLATS.



(This page intentionally left blank.)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

**RESOLUTION OF INTENT
TO CLOSE A ROADWAY(S)**

WHEREAS, a petition has been filed, pursuant to G.S. 153A-241, requesting the Board to close and remove from dedication the following described roadway(s):

ROAD CLOSING CASE #22-04-GCPL-02477:

Request adoption of Resolution of Intent as presented herein to close a portion of Cahill Drive (no maintenance from NCDOT) and all of Lambert Lane (no maintenance from NCDOT) which fronts Lots 22, 23-24, 25-26, 26-28, 29, 31-32, 100-101, 102, 103-105, 106-108, 109, 110, 124, 125 & PT of 124, and 126, all as shown on Plat Book 11, Page 73 in Fentress Townships as recorded in the Register of Deeds of Guilford County, and located on Guilford County Tax Parcels 135258, 135259, 135263, 135265, 135266, 135267, 135268, 135269, 135270, 135271, 135272, and 135275, running south from the intersection of S. Elm-Eugene Street and Highway I-85 N and terminating approximately 700 feet north of Creston Street.

NOW, THEREFORE, BE IT RESOLVED, that it is the intent of this Board to close said road(s) to the public use, and that a public hearing on this request will be held on the 8th day of June, 2022, at 6:00 PM at the NC Cooperative Extension-Agricultural Center located at 3309 Burlington Road, Greensboro, NC 27405, at which time the Board will hear all interested citizens and make a final determination as to whether the road(s) shall be closed and removed from dedication.

(This page intentionally left blank.)

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Road Renaming Petition
Initiated by Government Action

Date Submitted: 4/13/2022

Case Number 22-04-GRP-02659

Pursuant to Section A-8 of the Guilford County Development Ordinance, the undersigned hereby request the Guilford County Planning Board to consider renaming a public road, presently known as Animal Shelter Road in Friendship Township, and running 0.20 miles south from W Wendover Avenue and terminating to the northern property line of Guilford County Tax Parcel # 152142. *SR 1541*

Proposed Street Name:

Name	Suffix
Wellness	Road

Proposed street name shall be consistent with standards set forth in A-6 Street Names

Application submitted along with:

Map(s)

Mailing Labels in duplicate

Submitted By:

Martine Kamabu

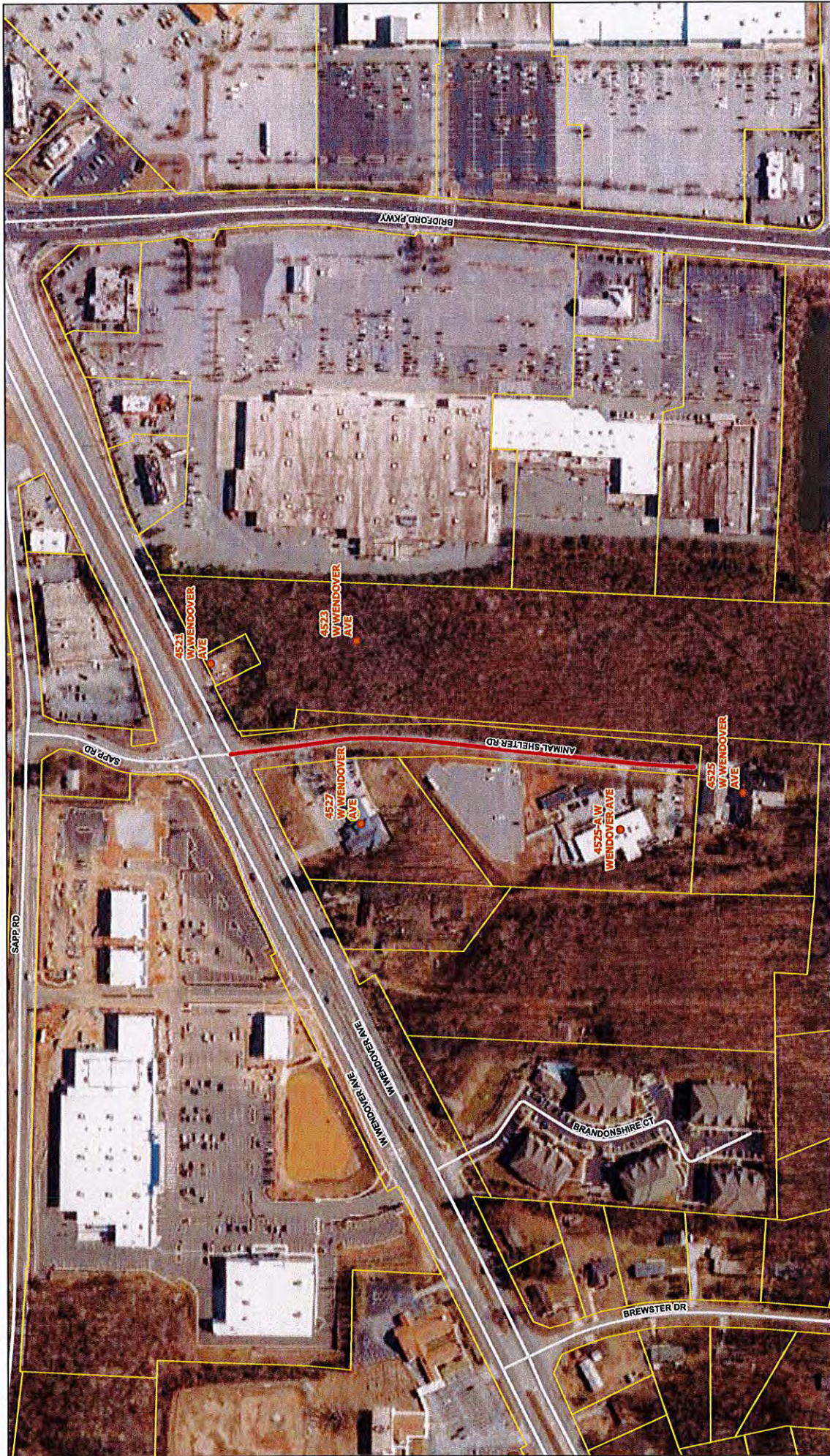
336-641-5611

Contact Name

Address

Contact Phone #

ANIMAL SHELTER ROAD RENAMING



— Road to be renamed □ Property line

1 inch equals 200 feet





GUILFORD COUNTY
GIS/ADDRESS ADMINISTRATION

INFORMATION REGARDING ROAD RENAMING/ROAD CLOSING

March 4, 2022

Dear Property Owner:

This letter is to inform you that complaints related to confusion between the locations of the old and the new animal shelters have resulted in the need to rename Animal Shelter Road. Renaming the road will be necessary to avoid creating a situation that could jeopardize the public's health, safety or general welfare by impeding timely emergency response.

We are requesting your suggestions of a new road name for the affected road. Please submit your recommendations by phone, email or written letter to the contact information below by Friday, March 18, 2022.

After receiving all recommendations and consulting with Guilford Metro 911, Guilford County Emergency Services, and Guilford County Sheriff Dept, we will present a recommendation of action to the Guilford County Planning Board for approval at a regularly scheduled public hearing. You will be notified of the hearing date and the information presented.

Sincerely,

Martine Kamabu
GIS Mapping Technician – Addressing Administrator
Guilford County Information Services
Geographic Information Services Division
(336) 641-2337
addressing@guilfordcountync.gov

400 West Market Street
Post Office Box 3427
Greensboro, North Carolina 27402

(This page intentionally left blank.)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
RESOLUTION FOR ROAD RENAMING**

CASE #22-04-GCPL-02659

WHEREAS, pursuant to NCGS 153A-239.1, notices were posted that a public hearing would be held before this Board on May 11, 2022, on a request that the official name of a portion of a certain road be established or changed.

NOW, THEREFORE, BE IT RESOLVED, that the official name is hereby established for the following road(s) as indicated:

PREVIOUS NAME: Animal Shelter Road (Secondary Road #1541)

PROPOSED/
ESTABLISHED NAME: Wellness Road

LOCATION: Presently known as Animal Shelter Road, located in Friendship Township and running 0.20 miles south from W. Wendover Avenue and terminating to the northern property line of Guilford County Tax Parcel #152142.

STAFF COMMENT: This renaming is in response to confusion between the locations of the old and the new animal shelters. Renaming the road is necessary to avoid creating a situation that could jeopardize the public health, safety, and general welfare.

(This page intentionally left blank.)

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Date Submitted: 4/13/2022 Fee \$500.00 Receipt # 165546 Case Number 22-04-60PL-02623

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 AG zoning district to the CZ-PD-R zoning district. Said property is located 1731 Rock Creek Dairy Road in Rock Creek Township; Being a total of 53.74 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>107431</u>	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One:

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

Check One:

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

Conditional Zoning Requirements:

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the 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) Maximum 51 Lots Single Family Detached Dwellings per Email dated 4/29/22
- 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) Max 51 Lots per Email dated 4/29/22
- 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
JYOTHI PRAKASH BUCHIREDDY
Name
134, OAK HAVEN LN
Mailing Address
APEX, NC, 27523
City, State and Zip Code
919-348-7678 PRAKASH.
Phone Number Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number Email Address

BUCHIREDDY@GMAIL.COM

BK: R 8561
PG: 1180 - 1183
 RECORDED:
 12/29/2021
 10:36:22 AM
 DEPUTY-GB
 BY: SABRINA MILLSAPS

2021097489
GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS

NC FEE \$26.00
 STATE OF NC
 REAL ESTATE
 EXT \$516.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$516.00

Parcel Identifier No.: 107431

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: +/- 53.74 acres

THIS DEED made this 21 day of December, 2021, by and between

GRANTOR

WDC Properties, a North Carolina General Partnership
 Mailing Address: 4315 Cornwallis Camp Drive
 Charlotte, NC 28226

GRANTEE

Jyothi Prakash Buchireddy and spouse, Neeraja Dasari
 Lokanadham
 Property Address: 1731 Rock Creek Dairy Road, Whitsett,
 NC 27377
 Mailing Address:

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

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

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 7075, Page 18, Guilford County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging

submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Guilford County Register of Deeds.

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

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

WRK JKH [unclear] CBP DCA JHS

WDC Properties Inc., a North Carolina General Partnership

By: *William Rankin Goley*
William Rankin Goley, Member

By: *Kelly Weaver Goley*
Kelly Weaver Goley, Member

By: *Daniel Boren Goley*
Daniel Boren Goley, Member

By: *Helen Sumerell Goley*
Helen Sumerell Goley, Member

By: *Clare Goley Palumbo*
Clare Goley Palumbo, Member

By: *[Signature]*
John Patrick Palumbo, Member

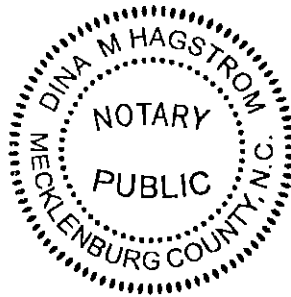
STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, Dina M Hagstrom, a Notary, certify that William Rankin Goley & Kelly Weaver Goley personally came before me this day and acknowledged that he/she is Member of a North Carolina General Partnership, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 21 day of December, 2021.

Dina M Hagstrom
Official Signature of Notary
Printed or typed name of Notary Dina M Hagstrom

My Commission Expires: Aug 18, 2024



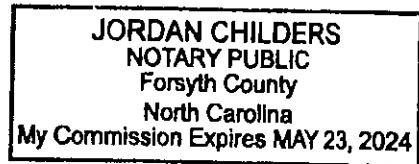
STATE OF NORTH CAROLINA
COUNTY OF Guilford

I, Jordan Childers, a Notary, certify that Daniel Boren Goley & Helen Sumerell Goley personally came before me this day and acknowledged that he/she is Member of WDC Properties a North Carolina General Partnership, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 23 day of December, 2021.

Jordan Childers
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: May 23, 2024



STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, Phillip J. Pugga, a Notary, certify that Clare Goley Palumbo & John Patrick Palumbo personally came before me this day and acknowledged that he/she is Member of a North Carolina General Partnership, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 21 day of December, 2021.

Phillip J. Pugga
Official Signature of Notary
Printed or typed name of Notary Phillip J. Pugga

My Commission Expires: Apr 12, 2024

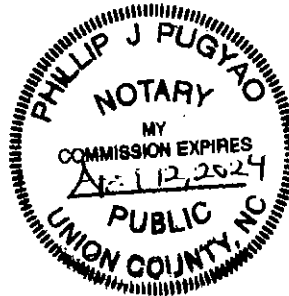


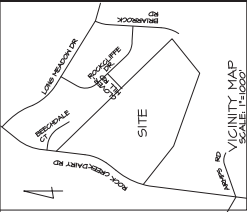
Exhibit "A"

A certain tract or parcel of land situated in Rock Creek Township, Guilford County, North Carolina, fronting upon the eastern side of N.C. State Road 3056 adjoining Lot 68, Section One, Rock Creek Acres, Lots 67 and 66, Section Two, Rock Creek Acres, Lots 40, 39, 38, 37, and 36, Section Three, Map One, Rock Creek Acres, Cloverhill Road, Lots 35, 34, and 31, Section Three, Map Two, Rock Creek Acres, J.S. Albright and Samuel J. Dunn, and being more particularly described as follows:

BEGINNING at a point in the center of N.C. State Road No. 3056, a corner with Rock Creek Acres, Section One (iron stake set in next call 38.4 ft. from the Beginning and also said stake being the southwestern corner of Lot Number 68 of Section One, Rock Creek Acres); running thence across the road and with the lines of Rock Creek Acres, S. 41 deg. 50' E. 2602.30 ft. to an iron stake and rocks, a corner with J. S., Albright and in the line of Lot 31, Section Three, Rock Creek Acres, Map Two; thence with the line of Albright, S. 53 deg. 23' West 702.85 ft. to a rock, a corner with Albright and Samuel J. Dunn; thence with the line of Dunn, North 63 deg. 11' West 1369.62 ft. to a rock; thence again with Dunn, North 48 deg. 26' W. 694.55 ft. to a point in the center line of N.C. State Road No. 3056 (iron stake set in the last call 47 ft. from the corner); thence in the road as follows to the point of Beginning: North 28 deg. 52' East 166.9 ft; thence, N. 39 deg. 00' East 600 ft; thence, North 9 deg. 35' East 679.08 ft. to the point of BEGINNING and containing 53.74 acres, more or less, of which 0.90 acres lie within the right of way of N.C. State Road 3056.

Parcel ID # 107431

Property Address: 1731 Rock Creek Dairy Road, Whitsett, NC 27377

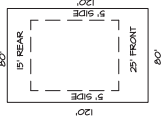


- NOTES:**
1. PARCEL 071481
 2. TOTAL AREA APPROXIMATELY 93.74 ACRES.
 3. AREA IN STREETS 4.27 ACRES.
 4. OPEN SPACE REQUIRED 70% TOTAL AREA = 24.4 ACRES
 5. PROPOSED ZONING PLANNED DEVELOPMENT-RESIDENTIAL (PD-R)
 6. TOTAL LOTS 51 LOCATED NEAR WATER SUPPLY WATERSHED FOR LAKE MONTGOMERY-V. AKA TIER 4 (MAX. DIA. 4.128).
 7. PROJECT BUILT UPON AREA DENSITY.
 8. BIA IN LOTS: 91 LOTS X 3500 SF PER LOT = 318,750 SF
 9. BIA IN LOTS: 91 LOTS X 3500 SF PER LOT = 318,750 SF
 10. BIA IN LOTS: 91 LOTS X 3500 SF PER LOT = 318,750 SF
 11. TRAILS SHOWN ARE GENERAL LOCATION. ACTUAL LOCATION WILL BE ADJUSTED TO MINIMIZE TREE DISTURBANCE. TRAILS TO HAVE A WATER SHELVE BY COMPANY WELL WATER SYSTEM.
 12. REPAINTED 14.5 ACRES OF USABLE SOILS FOR SEPTIC SYSTEM
 13. REPAINTED IN COVER AS APPLICABLE.
 14. GET TO BE IN COMMUNITY BUILDING PARKING LOT.
 15. SEWAGE TREATMENT AND DISPOSAL SYSTEMS AND BIDS ADDED.

STREAMS, WETLANDS AND BUFFER NOTES:

WATERS OF THE U.S. ARE SUBJECT TO DAMAGE AND DESTRUCTION UNDER THE CLEAN WATER ACT. PERMITS MUST BE OBTAINED FROM USACE AND NCDDC PRIOR TO IMPACTS TO JURISDICTIONAL STREAMS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS TO CONSTRUCTION. PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

APPROVED BY GUILFORD COUNTY (ON NCEB) FOR PROJECT REGARDING THEIR REVIEW OF (BUFFERS) BUFFER. INLESS THE LAND DISTURBANCE IS EXPLICITLY 100' AND NCEB RULES THAT APPLY TO GUILFORD COUNTY PREVIOUSLY DISTURBED AREAS OF RIPARIAN BUFFERS TO CONDITIONS WITH COMPATIBLE NATIVE VEGETATION TREE PLANTINGS MAY OCCUR DURING THE DOMINANT TREE TRAINING AND OTHER VEGETATION MANAGEMENT IMPACTS TO VEGETATION IN RIPARIAN BUFFER ZONE 1 (50')



TYPICAL LOT

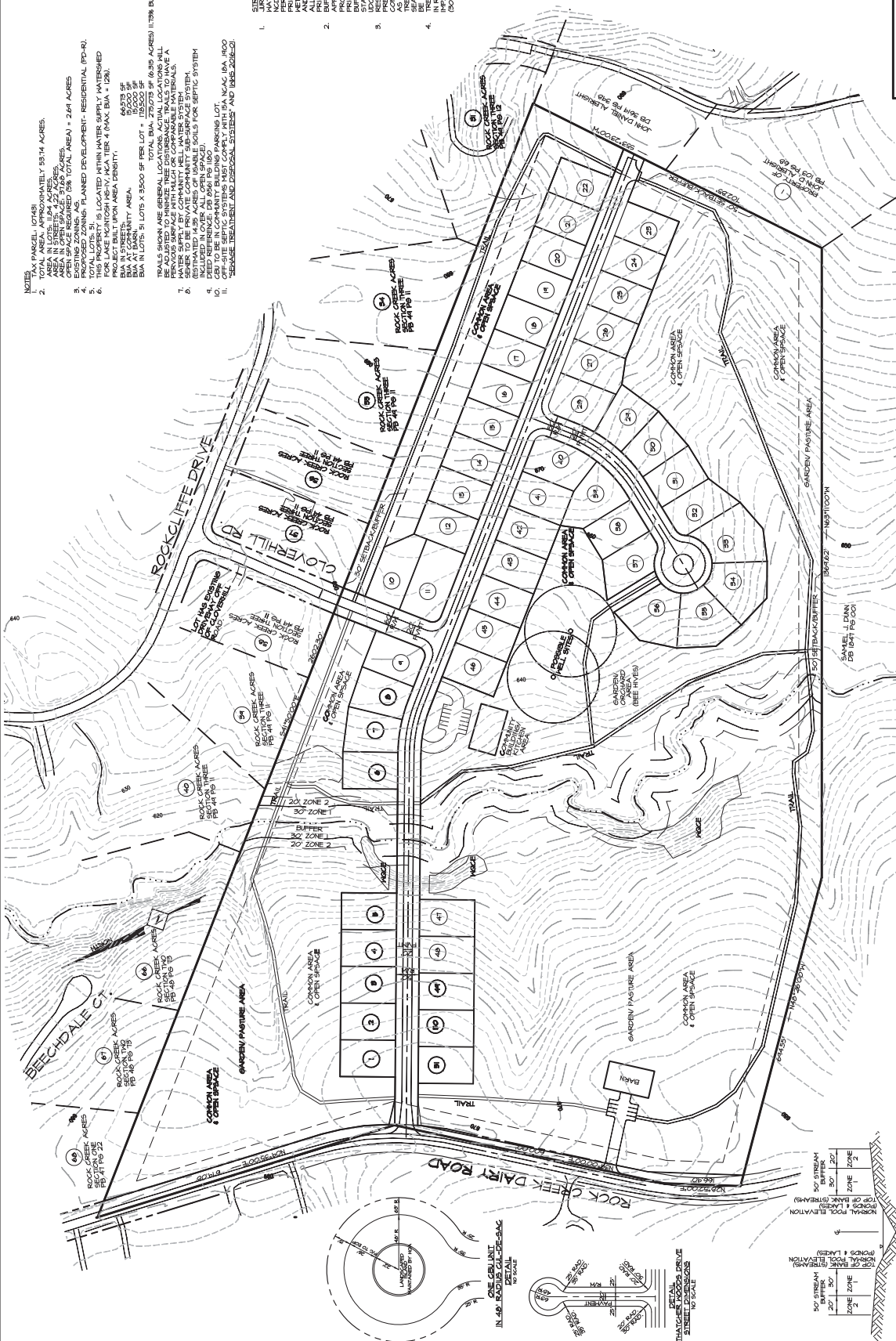
MINIMUM LOT DIMENSIONS: 50' X 60' FT.
 MINIMUM DEPTH: 60' FT.
 MINIMUM STREET FRONTAGE: 30' FT.
 MINIMUM SIDE STREET: 15' FT.
 MINIMUM REAR AND SIDE: 5' FT.
 MINIMUM SETBACK FROM ROCK CREEK DRAINAGE A. HAZARDOUS THROUGHFARE 150' FROM R/W OR 40' FROM CENTERLINE, WHICHEVER IS GREATER.

OWNER/DEVELOPER:
 1751 ROCK CREEK DAIRY ROAD
 FRAKASH BUCHREDDY
 GREENSBORO, N.C. 27408
 A/E/C NO. 27523-3802

SKETCH PLAN

**1751 ROCK CREEK DAIRY ROAD
 FRAKASH BUCHREDDY**
 THE ROCK CREEK DRAINAGE
 GUILFORD COUNTY
 NORTH CAROLINA

DATE: DEC 2, 2007 SCALE: 1" = 100' SHEET: 01
HUGH CREED ASSOCIATES, INC., P.A.
 CONSULTING ENGINEERS & LAND SURVEYORS
 P.O. BOX 9633
 GREENSBORO, N.C. 27408
 PHONE: (336) 275-9826
 FAX: (336) 275-9826
 FIRM LICENSE #C-0551
 E-MAIL: HCA@HUGHCREEDASSOCIATES.COM



WATER QUALITY CONSERVATION ELEMENTS (WQCE)

NO STRUCTURES OR LAND-USE CHANGES ARE ALLOWED IN THIS BUFFER ZONE UNLESS THEY ARE NECESSARY TO MAINTAIN THE BUFFER'S FUNCTION. THE BUFFER SHALL BE MAINTAINED WITH THE FOLLOWING CHARACTERISTICS:

- (1) THE BUFFER SHALL BE MAINTAINED WITH NATIVE VEGETATION AS MUCH AS POSSIBLE.
- (2) THE BUFFER SHALL BE MAINTAINED WITH NATIVE VEGETATION AS MUCH AS POSSIBLE.
- (3) THE BUFFER SHALL BE MAINTAINED WITH NATIVE VEGETATION AS MUCH AS POSSIBLE.
- (4) THE BUFFER SHALL BE MAINTAINED WITH NATIVE VEGETATION AS MUCH AS POSSIBLE.

STREAM BUFFER DETAIL

TYPICAL SECTION

5' BUFFER ZONE 1
 10' BUFFER ZONE 2
 20' BUFFER ZONE 3
 30' BUFFER ZONE 4
 50' BUFFER ZONE 5

(This page intentionally left blank.)

CONDITIONAL ZONING CASE CZ# 22-04-GCPL-02623: 1731 ROCK CREEK DAIRY ROAD, WHITSETT, NC; AGRICULTURAL (AG) TO CONDITIONAL ZONING - PLANNED DEVELOPMENT – RESIDENTIAL (CZ-PD-R)

Property Information

Guilford County Parcel #107431, approximately 53.74 acres, is located on the east side of Rock Creek Dairy Road approximately 170 feet south of the intersection with Beechdale Court and located north of Mount Hope Church Road. This is a request to conditionally rezone the property from AG to CZ-PD-R.

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 AG to CZ-PD-R with the following conditions:

- 1) Use Condition: Single-Family Detached Dwellings; and
- 2) Development Condition: Maximum 51 lots.

The original Sketch Plan was reviewed by the Technical Review Committee and comments in the attached TRC Memorandum have been addressed in the accompanying Sketch Plan.

District Descriptions

The 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 CZ, Conditional Zoning District is hereby established as a companion district for every district established in Section 4-2. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also apply.

The Planned Unit Development – Residential (PD-R) district is intended to accommodate all uses in any Residential District, Neighborhood Business (NB) and Limited Office Districts on large tracts of land under unified ownership or control to be developed and improved as a whole in accordance with a Unified Development Plan.

Character of the Area

This request is adjacent to a RS-40-MH (Single-Family w/Manufactured Housing Overlay) District to the northeast and west. Otherwise, the area is adjacent to Agriculture (AG) zoning on the south and southeast and consists of large undeveloped or very low-density residential lots.

Existing Land Use(s) on the Property: The parcel is undeveloped.

Surrounding Uses:

- North: Low density Manufactured-Housing & Rural Residential
- South: Undeveloped
- East: Undeveloped
- West: Rural Residential

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

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

Infrastructure and Community Facilities

Public School Facilities:

Zoning Case				
Guilford County				
Schools Serving	Built Capacity 2021-22	2021-22 20th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Nathanael Greene Elementary	418	251	0	14-16
Southeast Guilford Middle School	1032	835	13	7-9
Southeast Guilford High School	1542	1268	4	6-8

Remarks:
With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021-22. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school built capacity assumes 30 students per core academic classroom.

Emergency Response:

- Fire Protection District: Mount Hope Fire District
- Miles from Fire Station: Approximately 1.8 miles

Water and Sewer Services:

- Provider: Private Septic Systems and Wells
- Within Service Area: No
- Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Rock Creek Dairy Road is a major thoroughfare under Greensboro's Comprehensive Transportation Plan. Traffic count not available at location.

Proposed Improvements: Subject to NCDOT Driveway permit

Projected Traffic Generation: Undetermined

Environmental Assessment

Topography: Nearly flat, slightly sloping, moderately sloping and steeply sloping.

Regulated Floodplain/Wetlands:

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

Streams and Watershed:

The property is in the **Lake Mackintosh (WS-IV) water supply watershed**, in Tier 4 of the Watershed Critical Area. There is one mapped stream running south to north through the property.

Land Use Analysis

Land Use Plan: Rock Creek Area Plan (2016)

Plan Recommendation: AG-Rural Residential (AGRR)

Consistency: The requested action of 51 single-family dwelling units is generally consistent with the Rock Creek Area Plan.

The Agricultural Rural Residential (AGRR) is designated to recognize land currently zoned, or recommended for future agriculture and residential. Anticipated land uses are those permitted in the Agriculture (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development – Residential (PD-R), and Rural Preservation (RPD) Zoning Districts.

Recommendation

Staff Recommendation: Staff recommends approval.

The requested action is reasonable and in the public interest because it is adjacent to an RS-40-MH-zoned property with uses that are permitted in the RS-40-MH district. It provides opportunities for residential development under a unified development plan.

Area Plan Amendment Recommendation:

The proposed Conditional Zoning -PD-R is generally consistent with the Rock Creek Area Plan land use classification of Agricultural – Rural Residential (AGRR) and thus if approved, no plan amendment would be required.



GUILFORD COUNTY

MEMORANDUM

TO: Norris Clayton P.E, Hugh Creed Associate.

FROM: Guilford County Planning and Development Department
Oliver Bass, 336-641-3578

DATE: March 21, 2022

SUBJECT: MAJOR SUBDIVISION CASE # 21-12-GCPL-10434, 1731 Rock
Creek Dairy Road Rezoning Sketch Plan.

On March 15, 2022, the Guilford County Technical Review Committee (TRC) determined that the above referenced rezoning sketch plan is generally consistent with the Guilford County and sufficient for submission with a PD-R rezoning application subject to the following comments.

Planning Comments: (Oliver Bass, 641-3578)

1. Label areas not contained as a residential lot or right-of-way as common areas and/or open space as such on the drawing.
2. Indicate minimum amount of required open space based on UDO standards in addition to amount provided.
3. Add case# to future submissions.

Building Comments: (Jim Lankford, 641-3321)

1. No comments.

Watershed Comments: (Brent Gatlin, 641-3753)

1. Add label to the WQCE area.
2. Add notes to plan:
 - a. *Jurisdictional streams, wetlands, and other waters of the U.S. are subject to USACE and NCDEQ regulations. Required approvals and permits must be obtained from USACE and NCDEQ prior to impacts to jurisdictional streams, wetlands and other waters of the U.S. The owner and contractor are responsible for ensuring all appropriate permits have been obtained prior to construction.*
 - b. *Buffer Authorization application must be approved by Guilford County (or NCDEQ for projects requiring their review of buffers) prior to land disturbance within a riparian buffer, unless the land disturbance is explicitly stated as an "Exempt" use in the Guilford County UDO and NCAC rules that apply.*
 - c. *Restore disturbed areas of riparian buffers to pre-construction vegetative and hydrologic conditions with*

comparable native vegetation as soon as practicable during construction. Tree plantings may occur during the dormant season. A one-time application of fertilizer may be used to establish vegetation.

d. Tree trimming and other vegetation management in Riparian Buffer Zone 2 (20') shall not result in impacts to vegetation in Riparian Buffer Zone 1 (30').

3. [Advisory Comment]: Each SFR lot will be limited to a maximum of 3500 sf BUA based on BUA evaluation selected by applicant for the development. No lot shall exceed this amount.
4. [Advisory Comment]: Road and Trail buffer impacts may require Buffer Authorization from County. Stream impacts may require 401/404 permits from NCDEQ/USACE.

Community Services Comments: (Clyde Harding, 336-641-3792)

1. No comments

GIS Addressing: (Martine Kamabu, 336-641-2337)

1. Street names will need to be approved by Addressing.

Environmental Health Comments: (John Nykamp, 641-4807)

ADVISORY NOTE: Off-site septic systems must comply with 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS" and IWWS 2016-01.

ADVISORY NOTE: Private Sewer Line Access and Maintenance Easement must be a minimum of 15' in width. The supply lines must be placed at least 5 feet from the edge of the easement; i.e. the middle 5 feet. The supply lines must also have a separation from each other that is equal to the diameter of the pipe. A fee of \$200 for each off-site septic area will be collected when the Improvement Permit is issued.

ADVISORY NOTE: If remote nitrification field areas are to be used, the specific areas must be shown on the map submitted to Environmental Health for Soil Evaluations.

ADVISORY NOTE: DUMT 10K gpd water system must comply with requirements of Guilford County Well Rules.

Fire Marshal: (Michael Townsend, 641-6541)

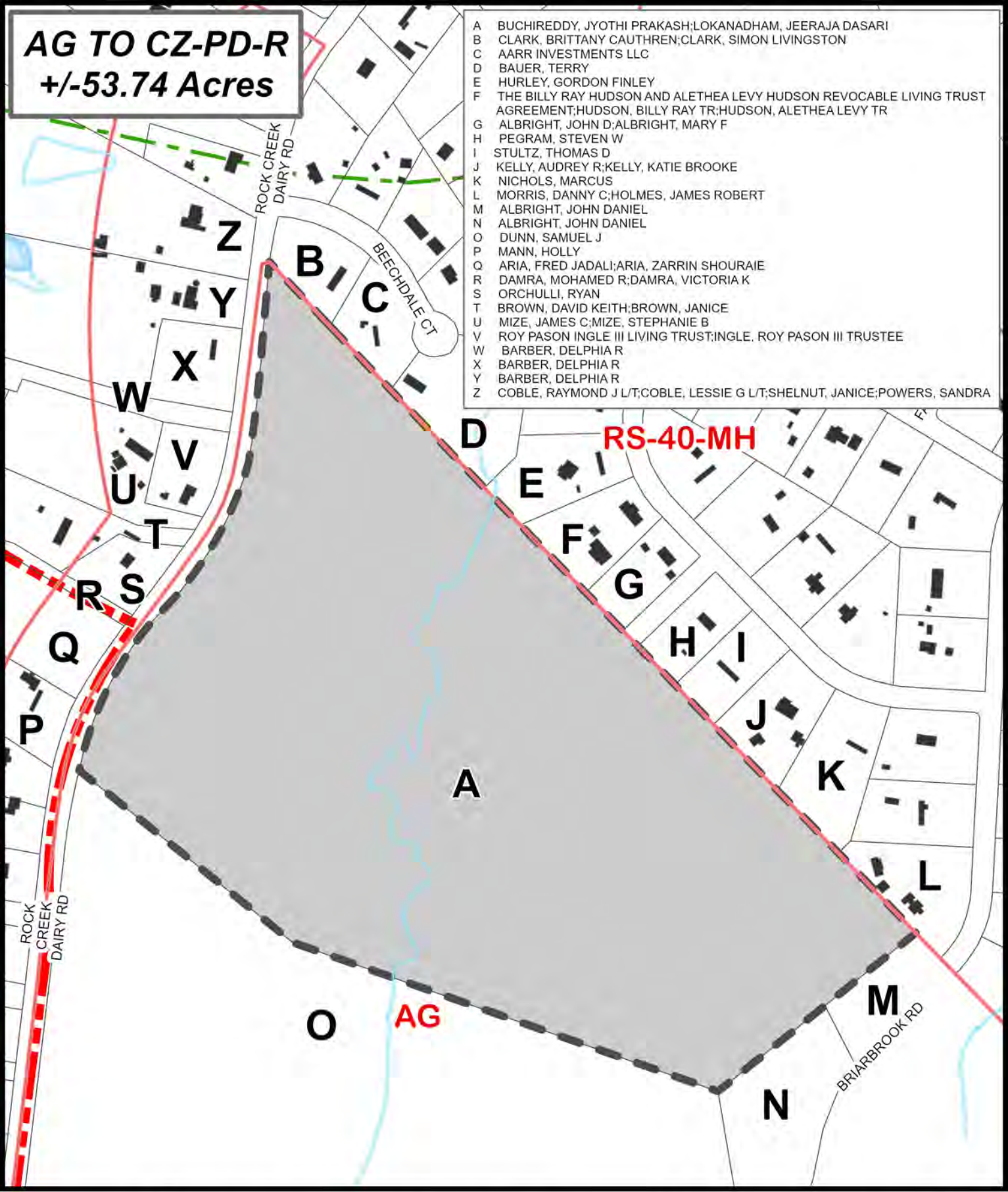
1. No comments

NC DOT Comments: (Bobby Norris, 487-0100)

1. Stub street connecting Clover Hill Road right of way width needs to be consistent.
2. Driveway permit(s) will be required.

**AG TO CZ-PD-R
+/-53.74 Acres**

- A BUCHIREDDY, JYOTHI PRAKASH;LOKANADHAM, JEERAJA DASARI
- B CLARK, BRITTANY CAUTHREN;CLARK, SIMON LIVINGSTON
- C AARR INVESTMENTS LLC
- D BAUER, TERRY
- E HURLEY, GORDON FINLEY
- F THE BILLY RAY HUDSON AND ALETHEA LEVY HUDSON REVOCABLE LIVING TRUST AGREEMENT;HUDSON, BILLY RAY TR;HUDSON, ALETHEA LEVY TR
- G ALBRIGHT, JOHN D;ALBRIGHT, MARY F
- H PEGRAM, STEVEN W
- I STULTZ, THOMAS D
- J KELLY, AUDREY R;KELLY, KATIE BROOKE
- K NICHOLS, MARCUS
- L MORRIS, DANNY C;HOLMES, JAMES ROBERT
- M ALBRIGHT, JOHN DANIEL
- N ALBRIGHT, JOHN DANIEL
- O DUNN, SAMUEL J
- P MANN, HOLLY
- Q ARIA, FRED JADALI;ARIA, ZARRIN SHOURAIE
- R DAMRA, MOHAMED R;DAMRA, VICTORIA K
- S ORCHULLI, RYAN
- T BROWN, DAVID KEITH;BROWN, JANICE
- U MIZE, JAMES C;MIZE, STEPHANIE B
- V ROY PASON INGLE III LIVING TRUST;INGLE, ROY PASON III TRUSTEE
- W BARBER, DELPHIA R
- X BARBER, DELPHIA R
- Y BARBER, DELPHIA R
- Z COBLE, RAYMOND J L/T;COBLE, LESSIE G L/T;SHELNUK, JANICE;POWERS, SANDRA



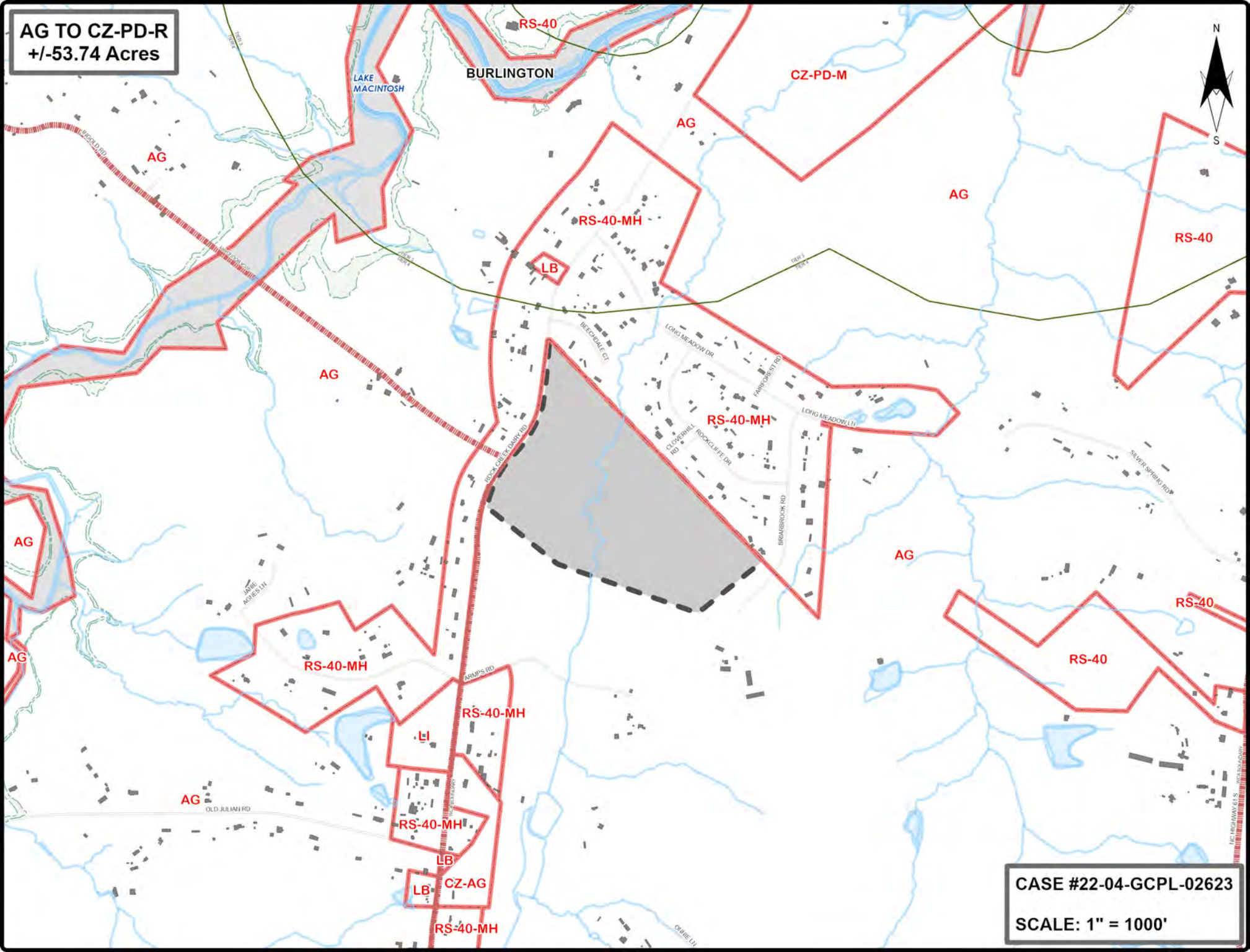
JURISDICTION:
 GUILFORD COUNTY
 Guilford County
 Planning & Development
 Department

Rezoning Case #
 22-04-GCPL-02623
Scale: 1" = 350'

Map:
 107431



**AG TO CZ-PD-R
+/-53.74 Acres**



CASE #22-04-GCPL-02623

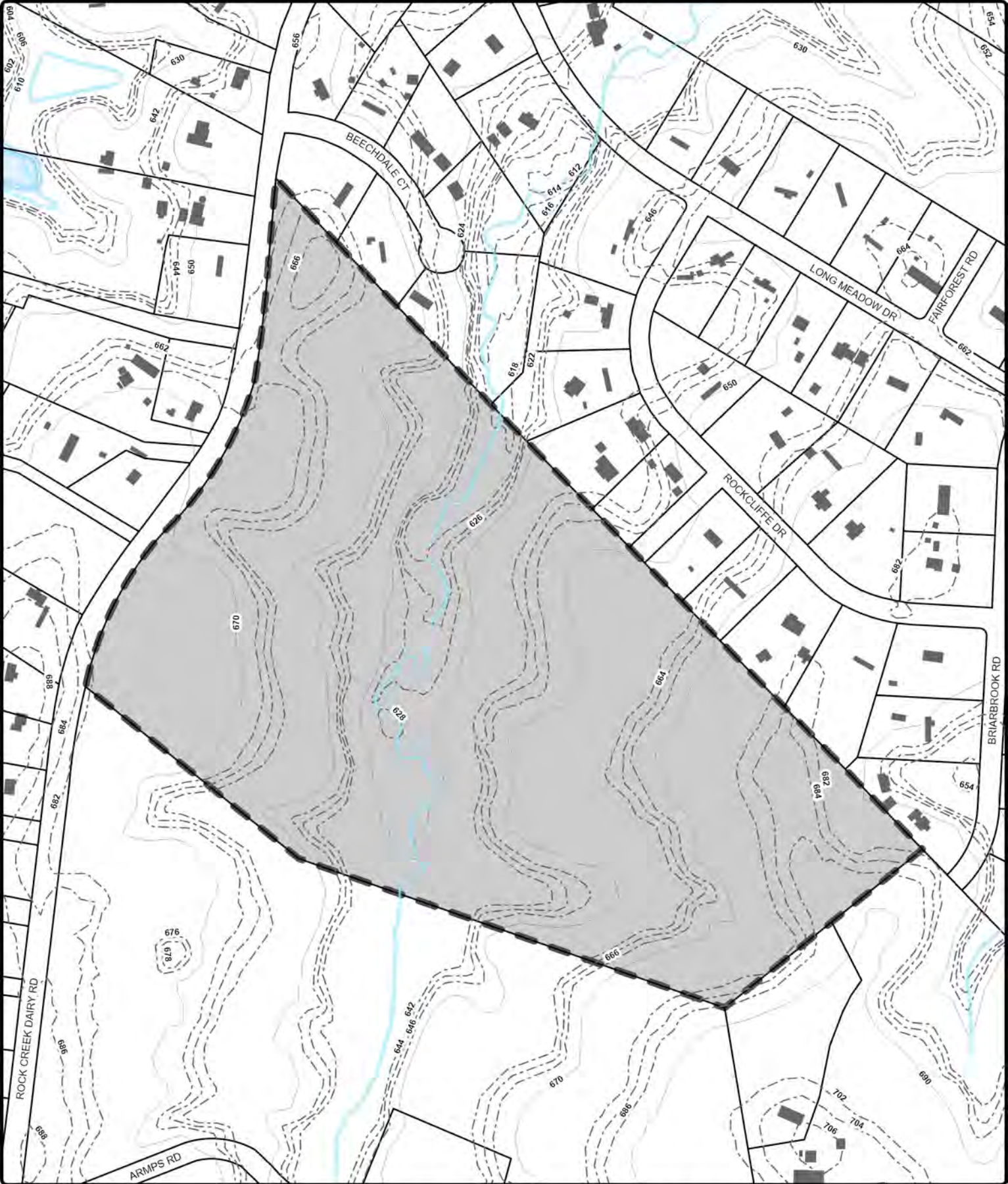
SCALE: 1" = 1000'



CASE #22-04-GCPL-02623

Scale: 1" = 350'





CASE #22-04-GCPL-02623

Scale: 1" = 350'



(This page intentionally left blank.)

CONDITIONAL ZONING CASE CZ# 22-04-GCPL-02623: 1731 ROCK CREEK DAIRY ROAD,
WHITSETT, NC; AGRICULTURAL (AG) TO CONDITIONAL ZONING -PLANNED
DEVELOPMENT – RESIDENTIAL (CZ-PD-R)

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

DECISION MATRIX

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

(This page intentionally left blank.)

CONDITIONAL ZONING CASE CZ# 22-04-GCPL-02623: 1731 ROCK CREEK DAIRY ROAD, WHITSETT, NC; AGRICULTURAL (AG) TO CONDITIONAL ZONING -PLANNED DEVELOPMENT – RESIDENTIAL (CZ-PD-R)

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

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

I move to **Approve** this zoning map amendment located on Guilford County Parcel #107431 from AG to CZ-PD-R 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 CZ# 22-04-GCPL-02623: 1731 ROCK CREEK DAIRY ROAD, WHITSETT, NC; AGRICULTURAL (AG) TO CONDITIONAL ZONING -PLANNED DEVELOPMENT – RESIDENTIAL (CZ-PD-R)

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

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

I move to **Deny** this zoning map amendment located on Guilford County Parcel #107431 from AG to CZ-PD-R 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 CZ# 22-04-GCPL-02623: 1731 ROCK CREEK DAIRY ROAD, WHITSETT, NC; AGRICULTURAL (AG) TO CONDITIONAL ZONING -PLANNED DEVELOPMENT – RESIDENTIAL (CZ-PD-R)

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Parcel #107431 from AG to CZ-PD-R because:

- 1. The amendment **is not** 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.]
