



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda

Board of Commissioners' Chambers, Old County Courthouse, 2nd Floor
301 W. Market Street, Greensboro, NC 27401

July 13, 2022

6:00 PM

(SEE ATTACHED VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES)

- A. Roll Call**
- B. Agenda Amendments**
- C. Approval of Minutes: June 8, 2022**
- D. Rules and Procedures**
- E. Continuance Requests**
- F. Old Business**

**CONDITIONAL ZONING CASE #22-04-GCPL-02623: 1731 ROCK CREEK DAIRY ROAD,
WHITSETT. 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 Conditions: Single-Family Detached Dwellings (Use Condition) and Maximum 51 lots (Development Condition). Following the May 11th Planning Board public hearing at which the item was tabled, the Applicant held a community meeting on May 26th, and as a result of input, added two further proposed Development Conditions:

Fifty (50)-foot buffer along Rock Creek Dairy Road to remain natural; and, the rule “No Parking on Any Subdivision Streets” to be included in Homeowners’ Association documents.

The application includes a Sketch Plan modified to show the two newly added conditions. The proposed Conditional Zoning is generally consistent with the Rock Creek Area Plan of Agricultural-Rural Residential (AGRR), thus if approved, no plan amendment would be required.

Information for **CONDITIONAL ZONING CASE #22-04-GCPL-02623** can be viewed by scrolling to the July 13, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

A copy of the original and revised sketch plan can be viewed at the following links:

<https://www.guilfordcountync.gov/home/showpublisheddocument/13058/637907954366909593>

<https://www.guilfordcountync.gov/home/showpublisheddocument/13052>

G. New Business

Non-Public Hearing Item(s)

RESOLUTION OF INTENT FOR EASEMENT CLOSING CASE #22-05-GCPL-03393:

Request adoption of a Resolution of Intent and to schedule a public hearing for August 10, 2022 as presented herein, to close all of four 10-foot utility easements and a 30-foot drainage maintenance utility easement, located on lots 6, 7, and 8 as shown on Plat Book 158, Page 122 and located in Monroe Township on Guilford County Tax Parcel #128107, north of Chickasha Drive and east of Shoshone Court.

Information for **RESOLUTION OF INTENT FOR EASEMENT CLOSING CASE #22-05-GCPL-03393** can be viewed by scrolling to the July 13, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

Public Hearing Item(s)

ROAD RENAMING CASE #22-06-GCPL-04250: RICHARDSONWOOD ROAD

Presently known as Richardsonwood Road located in Monroe Township and running 0.56 of a mile north from Fairgrove Church Road and terminating to the southern property line of Rockingham County Tax Parcel #138635. This is a road renaming case initiated by Government action to change the name of Richardsonwood Road to Maple Grove Drive.

Information for **ROAD RENAMING CASE #22-06-GCPL-04250: RICHARDSONWOOD ROAD** can be viewed by scrolling to the July 13, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

CONDITIONAL ZONING CASE #22-05-GCPL-03518: BRIGHTWOOD FARM (BWF) UNIFIED DEVELOPMENT PLAN (UDP) MODIFICATION, PLAT BOOK 193, PAGES 25-27; FROM CONDITIONAL ZONING-PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R) TO CONDITIONAL ZONING-PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R) AMENDED

This is a request to amend Conditional Zoning Case # 33-02 (approved on July 10, 2002), which established conditional zoning for the Brightwood Farm Planned Development located at the northwest intersection of Brightwood Church Road and Burlington Road and contained 512 acres. The Sketch Plan of the Brightwood Farm Unified Development Plan in Plat Book 193, Page 25 established the maximum number of dwelling units allowed in Section A at 2,034 units on 459.81 acres, of which no more than 535 may be attached dwellings, including multi-family (apartments), condominiums, townhouses, twin homes, and duplexes. The proposed amendment provides that the maximum number of total dwelling units will remain at 2,034; however, the maximum number of attached dwelling units would increase from 535 to 855 dwelling units. The additional 320 attached dwelling units would be reserved for Phases 3A, 3B, and 5A (shown on Sheet 2 of UDP Phasing Plan), which includes parcels located at 6440 and 6440 ZZ Piney Rd, 433 ZZ Gantwood Ln, 567, 581, 593 Brightwood Farm Pkwy, and a portion of 6818 Preakness Pkwy; being Guilford County Tax Parcels 107637, 105606, 107843, 105628, 106281, 106271, and part of 106272 respectively, totaling approximately 114 acres. All other conditions for the current UDP will remain unchanged.

The request is inconsistent with the Northeast Area Plan land classification of Residential Single-Family, thus if approved, a plan amendment to Mixed Use land classification to accommodate mixed-use PD-R developments with public water and sewer would be required.

Information for **CONDITIONAL ZONING CASE #22-05-GCPL-03518: BRIGHTWOOD FARM UNIFIED DEVELOPMENT PLAN MODIFICATION, PLAT BOOK 193, PAGES 25-27** can be viewed by scrolling to the July 13, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

A copy of the originally recorded and the modified Unified Development Plan can be viewed at the following links respectively:

<https://www.guilfordcountync.gov/home/showpublisheddocument/13054>

H. Other Business

Comprehensive Plan Update status

I. Adjourn

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 July 13, 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/1608330176?pwd=L1Z6MVhSMVdGeDhHUm1sVFI5cVU2QT09>

Meeting ID: 160 833 0176 and, if required, entering

Pass Code: 702601

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.

(Insert Color Paper)

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

**NC Cooperative Extension Agricultural Center
3309 Burlington Road, Greensboro, NC 27405
JUNE 8, 2022, 6:00 PM**

A. Roll Call

Chair Donnelly called the June 8, 2022 meeting to order and asked for a roll-call of members present.

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

James Donnelly, Chair; Sam Stalder; Ed Apple; Guy Gullick; 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:

David Craft and Cara Buchanan.

Staff present in-person or virtually: J. Leslie Bell, Planning and Development Director; Kaye Graybeal, Planning and Development Deputy Director; Oliver Bass, Senior Planner; Aaron Calloway, Planner I; Jessie Baptist, Admin. Officer; and Rachel Teague, PT Office Specialist.

B. Agenda Amendments

J. Leslie Bell stated that there were no Amendments to the Agenda.

C. Approval of Minutes: May 11, 2022

Chair Donnelly pointed out an error on page 2, second paragraph, relevant to "NC DOT does not maintain the roads on that property". Mr. Gullick moved approval of the amended May minutes, seconded by Mr. Apple. The Board voted unanimously (6-0) in favor. (Ayes: Donnelly, Stalder, Apple, Gullick, Gathers and Alston. Nays: None.)

D. Rules and Procedures

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

E. Continuance Requests

None

F. Old Business

None

G. New Business**Non-Public Hearing Item(s)**

None

Public Hearing Item(s)

Mr. Gullick stated that he would have to recuse himself from the following case citing a conflict of interest and he would step out of the room until the case is completed.

Mr. Alston moved to recuse Mr. Gullick from Case # 22-05-GCPL-02477, seconded by Mr. Apple. The Board voted unanimously (6-0) in favor. (Ayes: Donnelly, Stalder, Apple, Gullick, Gathers and Alston. Nays: None.). Thereupon, Mr. Gullick left the room.

RESOLUTION TO CLOSE A PUBLIC ROAD - CASE #22-04-GCPL-02477:**CAHILL DRIVE AND KING STREET (previously referred to as Lambert Lane)**

Request adoption of Resolution to close a portion of Cahill Drive and all of King Street (previously referred to as 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. **(RESOLUTION GRANTED)**

Planner Aaron Calloway stated that this request is for adoption of a Resolution to close and remove from dedication a portion of Cahill Drive and all of King Street (previously referred to as 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. These roads are located southeast of the intersection of S. Elm-Eugene Street and I-85 North and terminate approximately 700 feet north of Creston Street.

Mr. Calloway continued by saying that the Planning Board has received the request as described previously and that Cahill Drive and King Street (previously referred to as Lambert Lane) have not been improved since their dedication in 1940. This request only includes that portion of Cahill Drive and King Street (previously referred to as Lambert Lane), as described previously, and no closing of utility easements is included in this application. Per TRC staff comments provided in the packet, all parcels shall be assured access to the public right-of-way. To accomplish this, staff will require a re-combination plat to facilitate that assurance. Per Guilford County Tax records, Thomas Monroe and Wilma Monroe, the listed owners for Tax Parcel #s 135269, and 135267 (4001 and 4005 S. Elm-Eugene

Street, respectively) of adjoining property to Cahill Drive by certified mail (#7020-3160-0000-5486-0525) on May 27, 2022.

Chair Donnelly asked if there was anyone wishing to speak on this matter and no one came forward. Seeing no opposition, the Public Hearing was closed by unanimous vote.

Chair Donnelly moved approval of the request for a Resolution as presented for Case #22-04-GCPL-02477, seconded by Mr. Apple. The Board voted 5-0 in favor of the motion. (Ayes: Donnelly, Stalder, Apple, Gathers and Alston. Nays: None. Recused: Gullick)

CONDITIONAL ZONING CASE CZ 22-05-GCPL-03277: 413 NC HWY 150 W.; AGRICULTURAL (AG) AND RESIDENTIAL SINGLE FAMILY (RS-40) TO CONDITIONAL ZONING 0 GENERAL BUSINESS (CZ-GB)

Chair Donnelly asked if there were any updates to this application. Senior Planner Oliver Bass stated that the applicants wish to remove from the following Use Conditions: Bar/Private Club/ Tavern; and Pawn Shop or Used Merchandise Store. Chair Donnelly asked the applicant to confirm that information. Amanda Hodierne, attorney representing the applicant, stated that they do confirm that.

Mr. Apple moved to accept the updated and amended information regarding the Use Conditions in the application, as presented by staff, seconded by Mr. Alston. The Board voted unanimously (6-0) in favor. (Ayes: Donnelly, Stalder, Apple, Gullick, Gathers and Alston. Nays: None.)

Mr. Bass stated that this is a request to conditionally rezone the property from AG and RS-40 to CA-GB. The applicant proposes the following conditions for Guilford County Tax Parcel #139158, approximately 30-31 acres, located at 413 NC Highway 150 W., southwest of the intersection with NC Highway 150 W. and Spencer-Dixon Road. **Use Conditions:** Office; Medical or Professional Office; Personal Service; Bank or Finance with drive-through; Insurance Agency; Laundromat or Dry Cleaner; Pest or Termite Control Service; Studio/Artist/Recording; Retail (general); ABC Store; Auto Supply Sales; Auto Rental or Leasing; Car Wash; Garden Center; Garden Center or Retail Nursery; ~~Pawn Shop or Used Merchandise Store~~; Bakery; ~~Bar/Private Club/Tavern~~; Restaurant with Drive-Through; Restaurant without Drive-Through; Wireless Communications Tower-Stealth Camouflage Design or non-Stealth Design; Small Cell Wireless Tower.

Development Conditions: 1) All buffers along the western and southern property lines of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque vegetative screen, and 2) Ground signage shall be limited to one (1) free-standing sign along any (each of two) public right-of-way frontages and such signage shall not exceed eight (8) feet in height. Property is owned by First Acres, LLC.

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

The **General Business** District is intended to accommodate moderate to large-scale retail, business, and service uses along thoroughfares and at key intersections. The district is characterized by minimal front off-street parking. Quality design, shared access, and shared parking are encouraged.

The property has been in the Northern Lakes Area Plan which was updated in 2016. The recommendation for that area was voluntary AG and Light Commercial Node. This request is inconsistent with the Northeast Area Plan recommendation. The voluntary AG is intended to support the property currently used as a bonified farm and the Light Commercial Node is intended to accommodate low intensity non-residential uses that are typically found in Limited Office and Neighborhood Business districts of the Guilford County Unified Development Ordinance. Limited Office conditional zoning is to the adjacent west and Limited Business conditional zoning is to the north across NC Highway 150 W.

Staff recommends approval and although it is inconsistent with the Northern Lakes Area Plan, the requested action is reasonable and in the public interest because it is in an area with several residential subdivisions and a public school. This parcel is located at the key intersection of NC Highway 150 W. and Spencer Dixon Road. A GB zoning would create opportunities to provide retail and services in the area. Limited Office conditional zoning is to the adjacent west and Limited Business conditional zoning is to the north across NC Highway 150 W. If approved, a plan amendment to Moderate Commercial Node would be required. **(REZONING REQUEST DENIED)**

Mr. Bell added that the Voluntary Agricultural District Agreement was signed in 2002 and it runs ten years and that ten years was up in 2012.

Chair Donnelly asked Mr. Bass to walk through some of the maps that were shown so everyone in the audience would have a better understanding of the location of the request. Mr. Bass presented maps of the surrounding area.

Chair Donnelly asked if there was anyone present who wished to speak in favor of this rezoning request. He reminded speakers that there was a twenty minute time-limit for speakers.

Amanda Hodierne, 804 Green Valley Road, Greensboro, NC, attorney representing the applicant, stated that she is here on behalf of the contract purchaser for this property, T. Cooper James and Associates. She is joined by Tom James and a couple of the design and engineering specialists to provide additional clarity during the deliberations; Bob Dischinger, Evans Engineering; and John Davenport of Davenport Engineering, who has conducted a traffic study for this project. She presented handouts for the Board members' review during her comments. She thanked Mr. Bass for his presentation and stated that it covered all of the requisite specifics of the case. This is a request to go from the AG District with some RS-40 on it, as well, to CZ-GB, which is one of the commercial districts. The intent being to infuse this heavily concentrated area of the county, in terms of population and residential mass, with some goods and services to support and augment that existing population and the community in this area with the daily conveniences of everything that people need for their households. They went with the GB zoning request, as the Board has heard in the staff report that the Comprehensive Plan from 2016, and the Northern Lakes Area Plan does indicate this particular intersection as a Light Commercial node, which is correlated more with the Neighborhood Business District or the Limited Business District. They have gone back and forth on how to most transparently and appropriately structure the request to accommodate the vision that her clients have for this area and what they think the area calls for, due to its current built environment. They

did not go with the GB zoning based on any particular use that is or isn't allowed in the other districts, it was not about a specific use, it's about scale of the use and the square footage allowances. The Ordinance has square footage caps on the amount of gross square footage that can be built in both the Neighborhood Business district and the Limited Business district. You're at 3,000 square feet as your cap in Neighborhood Business so that would be a very small footprint for a small user to come in and serve a very isolated, minute need. Limited Business takes you up to 50,000 square feet for the entire gross area of square footage. They did contemplate that one, but felt they did not want to pull in destination shoppers, this still is meant to be a community serving localized shopping center. However, when you start to think about a grocery store, that is already at about 40,000 square feet and some are even larger than that. They realized that 50,000 square feet would be limiting to the vision of the client for this property. Her clients are industry-tried and proven retail developers, this is what they do and they have been doing it for 50 years and their strategic analysis has chosen this site as being capable, and the area as being underserved from more than just a little bit of outpost retail. This is an area that can support and meets the strategic number demographics to support more than just a 10,000 square foot outpost type of retail. It is meeting the numbers and the warrants for a true community retail center. From there, they do recognize that it does need to be tailored in and appropriately parametered, so that it is not overly intense for this location. They have gone through the permitted uses in the GB District and pulled out the ones they felt would be appropriate for those types of needs. They have revised those permitted uses to better exemplify and illustrate their intentions. The last two conditions are about curating and putting the appropriate parameters on this request, so that it is scaled as it should be. In regard to the Comp Plan item, it is Light Commercial node on the 2016 update, which would fit very well with their request. This intersection is the better candidate to be the Moderate node because the site at Lowes just down the road is hemmed in by the development around it. This site is twice as large at 30 acres, and the other site is 17 acres. This site also already has the infrastructure already in place; there are already roads with turn lanes to make this a commercial intersection.

John Davenport, Davenport Engineering, 119 Brookstowne Avenue, Winston-Salem, NC, stated that they have been looking at this site at the request of the client to gain an understanding of how a rezoning of this nature would impact this intersection in particular. There is no formalized site plan at this point in time, but based on the square footage in general, this site would produce there at Hwy. 150 W and Spencer-Dixon Road. The improvements that are in place are sufficient to handle the traffic for this development because retail has a different peak-hour of traffic than schools do. Schools are generally 2-4 pm in the evening and retail would be 4-6 pm and there would not be any overlap of those peak times. The a.m. peak for retail would be after the start of school. Turn-lanes will be needed and on Spencer-Dixon there is already a center turn-lane installed. They have not worked all the turn-lanes through the NCDOT, because they are in the process of going through the rezoning first.

Betty Adams Smith, 5920 Clapton Road, stated that she has a real estate company there and they work a lot with people that are relocating and moving out to the county. Often, the comments they hear are, how far are they going to have to go to the grocery store and some other places? She finds this site to be a good site that would help offer services for folks so they would not have to travel longer distances. She feels this is a very appropriate use of this property and she sees the need for these services.

Chair Donnelly asked if there was anyone present who wished to speak in favor of this rezoning request. He asked that those who are in favor of this development stand and there were five (5) people in attendance.

Nicole Martin, 7132 Spencer-Dixon Road, stated that she is the second house on the top-right of the aerial shown. She has lived there since 2010, when she bought the house and that was after the school had been built. In reference to the traffic and monitoring the patterns, it is for two schools, a high school and a middle school. She was at a meeting last week where they are already talking about overcrowding and where they would put portable classrooms for the high school. Since that study was first done to show it was adequate for schools, traffic and volume has continued to grow in that area. She has no problem going to the Lowes grocery store that is about 1 mile down the road, 5.8 miles to the Harris Teeter, and 3.2 miles to the Food Lion where there is an ABC store. Her normal day-to-day is not just from 4:00 to 6:00 for schools, because schools don't get out until 4:15 and 4:45 and then there are sports that take place all year round at the schools, and Summerfield Rec Center, Guilford County and Northern Rec centers - all are playing and using the fields that are in the front part of "P", where it is shown on the map. There is traffic all the time up and down Spencer-Dixon Road. In years past, there was no opportunity for sidewalks to be done by the City because this is County and County funding was denied for that. Along with traffic in the morning, traffic in the afternoon, traffic at night and weekends from all the sporting events taking place, she also sees kids walking in the road because there are no bike lanes, no sidewalks, no easement because on the right side, all of the houses are all the way across to the neighborhood - there is a very big drop-off. She is much more concerned about the kids' safety than about what kind of meats she can buy at which grocery store. She also does not feel that they were given enough notification to get together for any kind of feedback to this application. She also pointed out that there are a lot of places to go grocery shopping nearby and there is not a need for another grocery store or retail in this particular area. They would like a better representation for the people of this community, especially safety for the children going to these local schools. In response to a question by Mr. Gullick, Ms. Martin stated that there has been no type of neighborhood meeting with the developer and the letter that was received was not really worthwhile.

Rachael Scott, 597 Foxbriar Drive, stated that she also went to Northern High School and the traffic does peak during the school opening and closing every day. There are student drivers who are not as experienced and don't know how to judge the difference in stopping. The community already has a convenience store, several grocery stores and there is a strip shopping center that still has vacant spots that have not been filled. She asked if the developer did any research to ask the community what they actually need and what they want. The community needs a place to help kids do something after school instead of just hanging around.

Terry Moore, 412 NC Hwy 150, stated that he agrees with the other speakers in regard to traffic concerns. Traffic always backs up in front of his property and he understands the difference between school hours and retail hours. He is also concerned about the safety of the kids that walk on NC Hwy 150 and feels that with the increased traffic, it will just add to the unsafe conditions on this road. He feels that there needs to be more research done on the traffic in this particular area.

Ronnie Shelton, 8106 Cedar Hall Road, stated that he also is concerned about the traffic and he agrees with comments previously made on that subject. The State came in at the high school and added a turning lane to the school so that they could bring traffic off the road and now you cannot get into the school between 3:00 and-5:00. The middle school has traffic out in the road every day because there isn't a turning lane. There is a major problem out there in that particular area. There are over 2,200 students in the middle and high school, so if 50% are car-pooling, that makes for a lot of additional traffic. Safety is not sufficient at this time. There are a lot of wrecks and he would like to see something done to turn down this request.

David Stever, 716 Spencer-Dixon Road, stated that he is in agreement with the other speakers in opposing this request. He wants to live in the country and not in the city and they do not need to be brought into Greensboro. Within a 5-mile radius there is all the conveniences that are needed and they do not need anything added to that.

Chair Donnelly asked if the applicants would like to speak for five (minutes in rebuttal or responding to the comments made by the opposition.

Amanda Hodierne stated that since the letter was mentioned, she presented a copy of the letter to the Board members for their review. She highlighted that Mr. Davenport eluded to this, they are at a rezoning request phase of this project right now, which is asking for permission to pursue a certain land use. It is a broad land use, which is General Business – Commercial, so in an effort to be transparent and to be fully disclosed what her clients want to do, they just want General Business zoning and the list that has been provided. All the concerns about actual users and tenants are certainly not what they are allowed to base zoning decisions on. All that come later as this is a multi-stage process. If they are fortunate enough to get rezoned, then they start work on redesigning something and submitting something to the County's rigorous review process to see if they can meet all the standards, which includes a NC DOT review. That is an independent review, separate from their engineer, where they decide what is safe here, what the capacities are, what the required improvements would be to make it safe, where the driveways would be located, and they are the ones who state if they can have a driveway permit and how many they can have and where they can go. If all that happens, then Mr. Cooper and Mr. Tom James go to work to actually find tenants for this location. That is all based on people who have done rigorous amounts of research to decide what businesses would be successful in this location.

John Davenport, Davenport Engineering, stated that they recognize that there is traffic out there when school is getting in or out, the question they are looking at is, can the intersection handle additional traffic. Anything that is put on this site is going to generate additional traffic and everything would have to be analyzed and considered for that intersection. Bike lanes or sidewalks would have to be addressed by NC DOT if they get beyond this phase of the development.

Amanda Hodierne pointed out that the Comp [Comprehensive] Plan already calls for commercial here at this location.

Mr. Gullick stated that he has gone out to the site and visited with some of the folks living in that area and he has had phone calls and everyone has heard the concerns of the community. He wanted to share what he has heard: 1) That sidewalks are needed for this area and that is a very valid concern for the community. Kids walking to and from school is a major concern as they should not have to walk on the side of the road, nor should anyone else have to walk on the road for this commercial use. The neighbors would like to see a walkable community, and to him, that makes sense. He has also heard a lot about the ABC store and the community does not think this is an appropriate use in this particular area. To address the buffers, there should be something to stop the kids from going through the buffers, such as a hard fence or something. He wanted to know if the proposed center will be made with masonry or something cheap. Ms. Hodierne stated that they have given thought to the buffer suggestions and the type of façade that will be used on the buildings. NC DOT is the responsible party for issues about a sidewalk or walking path at the roadway and the developer will certainly address that issue with them and with Guilford County Schools.

Chair Donnelly stated that there seems to be a potential condition which would be the inclusion of sidewalks on the street frontages on Spencer-Dixon Road and NC Hwy 150, subject to approval by the Guilford County Schools in the TRC process. Mr. Gullick stated that he would be in agreement with that and support a proposed condition as long as there is some type of dedicated easement for something that the students could use to walk to and from school.

Chair Donnelly invited staff to weigh in on this, for everyone's benefit here. There are a lot of concerns about traffic and the applicant has indicated, there is some general traffic information but the traffic study is actually part of the site review plan. He asked staff how that process works so that everybody has an understanding of how the traffic assessment fits into this overall development process.

Mr. Bell stated that the traffic review is part of the Technical Review Committee (TRC) and would be addressed when the proposal is submitted to the Planning Department. Chair Donnelly asked if there was a condition that they would have the opportunity to bring forward at this time. Ms. Hoderne responded that they could commit to going ahead and dedicating an easement for it and that way the space is there and is reserved and they know it is accounted for and would not be eaten up with something else that would preclude it later. That way if the school says, "yes", it is there and they can build it. To give everyone the assurance that they actually mean it, they will go ahead and plot the easement for it on Spencer-Dixon Road. Then on Hwy 150, as Mr. Davenport has raised, because that is not up to the developer, it can be submitted on a site plan and then see if NC DOT will approve it.

Chair Donnelly stated that it sounds like they have a proposed condition that would dedicate an easement for sidewalk along Spencer-Dixon Road, and that would be pursued with the support of Guilford County Schools, and we would have a commitment to submit as part of the plat, a sidewalk along Hwy 150. Ms. Hoderne stated that they would be willing to offer an additional condition, in order to provide the best opportunity for sidewalks on Spencer-Dixon, to provide an easement as part of their site planning for a sidewalk and then the sidewalk would be built so long as it is approved during TRC and Guilford County Schools doesn't have any concern with it. Additionally, they will pursue the possibility of sidewalks on Hwy 150, with NC DOT.

Chair Donnelly stated that, as an amendment, they would need to accept that as a Board. Ms. Hoderne stated that there may be some more, as they talk through this process. Ms. Hoderne stated that regarding fences and the buffer with the school property, if the community wants a fence, they will provide a fence in that buffer. That can be included in the buffer part of the proposal. She pointed out that there is an issue of getting down to the buffer to maintain it because of the topography. That is why it is difficult to do the buffering and the fence. If that is the preferred opacity, a fence is a good way to achieve that. They can certainly make that revision if that is preferable. In regard to the building materials, this is proposed to be masonry building and they will add that into their conditions when they get to that point of adding final conditions. The signage would be compatible so there would be some sort of masonry-based with the illuminated paneling.

Tom James, T. Cooper James Associates, 600 Green Valley Road, Suite 202, Greensboro, NC, stated that regarding the building materials for the sign and building, there would be no exposed metal on the building fascia or the building sign, so it would be a combination of CMU, which is split-faced block or brick exterior or EIFS (External Insulation and Finishing Systems), which is synthetic type of stucco material and it would have a very attractive appearance that you would see at a newer construction shopping center.

Ms. Hoderne stated that to address the other item on the list is the ABC store which seems to be a glaring WHY? She stated that their thought process is that in North Carolina, ABC stores are co-located with grocery stores and because of the high regulations, ABC stores are very strong, safe, secure tenants. They are well-lit, well maintained, they have great security, and are not the type of users that you see being the derelict or bad apple of a shopping center. They felt that it was a strong enough control against the notion that it is providing an inventory item that you wouldn't want for some members of the community, especially the teens of the area. ABC stores are not usually poor users of a shopping center, they are usually very strong tenants.

Mr. Gullick stated that he agrees with Ms. Hoderne, but he feels that the community feels that this is still somewhat of a rural community, and an ABC store is not something that is needed next to a house or walkability for the ABC store and they certainly do not want it near a school. Chair Donnelly stated that if you look at the Limited Business or Limited Office use, an ABC store would not be a part of this. So, if you go back to the sense of the long-range plan, that is really part of this higher intensity that they would be moving toward tonight, and that give him additional pause in making that kind of change and knowing that it would be located near a school. That is definitely something that he has some concerns about.

Chair Donnelly asked if there were additional questions by the Board members. There being none, he proposed that there should be a short break. The Board members voted unanimously to take a five minute recess. He announced that this concludes the rebuttal from the applicant and after the break, there would be rebuttal from those opposed to the application.

A short recess was taken from 7:42 pm until 7:51 pm.

Chair Donnelly called the meeting to order, which was moved and seconded. The Board voted unanimously in favor of opening the meeting. Chair Donnelly stated that Dr. Gathers has not returned to join the meeting. He asked if anyone in opposition would like to speak with a five- minute time-limit.

Harriet Shelton, 8106 Cedar Hollow Road, stated that at the beginning of the presentation, Ms. Hoderne said that this was an underserved area. If you look at the area, within three miles there is a grocery store, 2 restaurants, ice cream store, coffee shop, bakery, physical therapy, fitness center, 2 dentist offices, an optometrist, 2 small specialty shops. She does not understand how that can be termed an underserved area. They seem to have it all, right there. It is the community's preference that the Board deny the rezoning request.

Nicole Martin, 7132 Spencer-Dixon Road, stated that the point of being here tonight is to consider whether they zone this from Agricultural, or Residential, to this bigger level. The things they need are sidewalks for the children to walk and not hang-out behind dumpsters, etc., the way the building looks, whether it is real brick or stone is a moot point. To her, they should not be changing the zoning of this area, at all, without any research. There was no research from the community, sending letters to a few homes hoping they get it. The person in parcel "K" did not even get a letter. It is all about supply and demand. They are not serving a community, when a mile down the road at Lake Brandt there are open parcels that are now vacant. She does not feel that there is a demand for more retail. There have been several businesses that had to close because there was not enough demand for their goods or services. She asked that the Board deny this application.

Rachael Scott stated that she also is in opposition to this application as there is not enough demand for this type of use for the property.

Harriet Shelton returned and stated that Ms. Hodierne alluded that she had contacted the high school but did not get a return call. She asked if Ms. Hodierne has contacted the Administrative Offices of Guilford County Schools.

Mr. Moore stated that he just wanted to validate that Nicole Martin has done a very good job of relating what the community wants in this area. She brings up a very valid point that there has been a lot of retail that has failed in this area.

Chair Donnelly asked for those in the audience who are opposed to the request that did not speak, to stand for a head-count. There were six additional people in attendance who are opposed.

Chair Donnelly stated that he would give Ms. Hodierne an opportunity to respond to the question about the contact with the schools. Ms. Hodierne stated that they did reach out to Ms. Donna Bell, an Administrative employee of the Guilford County Schools and she did not provide any information concerning this particular rezoning request.

Chair Donnelly asked if there was any other information from staff before they close the Public Hearing on this matter.

Nicole Martin asked if any of the other Board members, other than Mr. Gullick, have gone out and looked at this area along with the schools. Chair Donnelly stated that he had gone on a Saturday and also on a Wednesday afternoon.

Chair Donnelly asked Ms. Hodierne if she had additional information concerning the conditions they wished to add? He thanked everyone for their attendance and attention during the meeting.

Amanda Hodierne stated that the applicant has come up with four (4) other conditions to add to the application:

- 1) ABC stores to be eliminated from the list of permitted uses;
- 2) The buffer along the western property line of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque vegetative screen and a buffer along the southern property line shall include an opaque fence, in addition to the requisite UDO plantings;
- 3) All building façade materials shall consist of masonry, EIFS or similar construction, with no exposed metal; and
- 4) The applicant shall include an easement for sidewalk along its frontage of Spencer-Dixon Road and shall pursue the possibility of a sidewalk with NC DOT on Hwy 150 W.

Mr. Apple moved to accept the additional conditions as presented by Ms. Hodierne, seconded by Mr. Stalder. The Board voted unanimously 6-0 in favor of the motion. (Ayes: Donnelly, Stalder, Gullick, Alston, Apple, and Gathers. Nays: None.) Dr. Gathers did not rejoin the meeting. [As Dr. Gathers was not present for the vote, her vote shall be recorded as a "yes" on matters considered following Dr. Gathers' departure based on Planning Board Rules of Procedure adopted by the Board of Commissioners on June 19, 2014.]

Chair Donnelly stated that ends the Public Hearing portion of the meeting and asked for a motion to close the Public Hearing. Mr. Gullick moved to close the Public Hearing, seconded by Mr. Apple. The Board voted 6-0 in favor of the motion. (Ayes: Donnelly, Stalder, Gullick, Alston, Apple, and Gathers. Nays: None.) [As Dr. Gathers was not present for the vote, her vote shall be recorded as a "yes" on matters considered following Dr. Gather's departure based on Planning Board Rules of Procedure adopted by the Board of Commissioners on June 19, 2014.]

Chair Donnelly announced that the Board would now have some discussion and subsequently make their decision. He thanked everyone for their participation in this Public Hearing.

Board Discussion

Mr. Gullick stated that he feels that this is a bit of a stretch to go from AG District and Residential district and bypass the Light Commercial use. He feels that there is a lot of public opposition and he feels like, from the input he got from the public, that sidewalks are very, very important for this area. With no complete assurance of sidewalks, he would oppose this application.

Mr. Apple stated that he agrees with Mr. Gullick.

Mr. Stalder stated that he feels sidewalks are important, but he feels that imposing one on Hwy 150, since it is a highway, is kind of unreasonable. He does agree with sidewalks on Spencer-Dixon Road.

Mr. Alston stated that he feels like it is too much of a land mass now for it not to develop into something, either now or in the future, but hearing from the community he thinks it is more of a safety issue and concern. He feels that it could benefit the community, in a way, because the population is so dense there and there are a lot of opinions that they are not hearing today. However, he is on the fence about it, at this time. Because he does want to take into consideration what the community had to say, but then again, he also understands that anything that is put there can bring more traffic. The Board's job is to rezone, and then if something happens later on in the process, that would be another issue to be addressed. He is still unsure whether he is for or against it. He is still thinking about the pros and cons of the matter.

Chair Donnelly stated that one of the things he observed is, he has listened to everyone here, and there is obviously a couple of very important issues for the Board's consideration. With any kind of rezoning, the Board has to look at whether or not something is reasonable and in the public interest. He thinks it is clear that there are a lot of residents in this area and when he was driving around, he was surprised at the numbers of residential developments that are approximal to this location. So, the idea that if there is a demand for residential needs, just based on the number of rooftops that he saw, and the sense that this is no longer a community that is primarily agricultural, but it is clearly still rural. There is not a lot of intensity and development that he saw out there. From his perspective, he wonders if it is reasonable to bring in some kind of commercial property here and his sense is, absolutely. It makes perfect sense. The second piece of what they are being asked to do, is to decide whether or not the proposed development merits changing, adapting, amending the long-range land use plan, which is required when we go from LB to GB. Both of the folks here have made compelling arguments at some level in terms of the rationale for private property development, it has to be something that makes money. So, the way to do that in trying to figure out what is the best way to develop that property, especially given that, in this case, they have eliminated many of the uses that might typically be in GB and narrowed that list down significantly. That is really important to him, and

at the same time, the Board is at a place where the long-range plan does clearly indicate that there is a commercial node there, but the question before the Board is, is this proposal, from a land use standpoint, reasonable for the Board to approve with the conditions that have been stipulated. That is what it comes down to and he is also wrestling with that, in terms of balancing the interests that has been heard today with the developer and the neighborhood.

Chair Donnelly asked if there were other thoughts or comments from the Board, or is someone in a position to make a motion?

Mr. Alston asked, as far as the citizens on Spencer-Dixon, are there any other safety concerns other than just the upturn in traffic? If the developer proposed something that the residents really want, would there still be an issue? Mr. Shelton responded that he has a neighbor further down Spencer-Dixon that on numerous occasions has experienced someone living very close to him going out and shooting over 100 rounds of ammunition and if that would be a concern for commercial property.

Chair Donnelly reminded everyone that the Public Hearing has been closed and he does not want to pursue any further information or questions from the public.

Chair Donnelly replied that as the Board thinks about this from a traffic study perspective, in his view, the traffic study is not something that seems to say “yes” or “no” to him. The traffic is work that the NC DOT will do and their task is to identify what are the improvements that are necessary for this development to meet their standards. There may be off-site improvements as well as on-site improvements and if the nature of those improvements are so extensive that the developer chooses not to move forward, that is certainly their decision, but their responsibility and their expertise is to try to manage that piece of the application.

There were questions surrounding how and if Dr. Gather’s vote would count since she did not maintain a virtual/remote connection following the recess.

Chair Donnelly explained that with six (6) members present, a vote of 75% would constitute final approval and that would require five (5) of the six (6) members voting. He also made mention about how the application would be considered [i.e., voluntary appeal vs. automatic appeal] based on the vote.

Mr. Bell reminded the Board that Dr. Gather’s left the meeting prior to the vote with no prior notice.

Mr. Gullick moved to deny the zoning amendment located at Guilford County Tax Parcel #139158 from AG and RS-40, to CZ-GB. The request is inconsistent with the Northeast Lakes Plan recommendation. The Voluntary Agricultural District is intended to support property currently used as a Bona Fide farm, the Light Commercial node is intended to accommodate low-intensity non-residential uses that are typically found in Limited Office and Neighborhood Business zoning districts of the Guilford County Unified Development Ordinance. The amendment is consistent, but not in the best public interest, and a change could endanger students in the local area and change the character of the local area. The motion was seconded by Mr. Apple. The Board voted 4-2 in favor of the motion to deny the application. (Ayes: Apple, Alston, Gullick, and Gathers. Nays: Stalder, Donnelly.) [As Dr. Gathers was not present for the vote, her vote shall be recorded as a “yes” on matters considered following Dr. Gather’s departure based on Planning Board Rules of Procedure adopted by the Board of Commissioners on June 19, 2014.]

Chair Donnelly stated that any appeal may be submitted to the Board of Commissions within fifteen (15) days, and there is a processing fee for that.

H. Other Business

Update on Comprehensive Plan process

Kaye Graybeal presented a brief update on where they are with the Comprehensive Plan. The Selection [Evaluation] Committee has interviewed the top two responding planning firms and they are in the process of accessing that feedback from references provided. The next step would be negotiating a contract with the chosen firm. She appreciates Chair Donnelly's participation on the Committee. Once they choose a firm, staff will request that the Planning Board appoint members to a steering committee.

Chair Donnelly stated that it has been great for him to participate in that process, given what the Board is doing and he has really enjoyed the opportunity to dig into the Comprehensive Plan process and helping to get to a place to move forward. He asked the members to think about the possibility of serving as a part of a steering committee as that is something they will address in a future meeting.

I. Adjourn

There being no further business before the Board, the meeting adjourned at 8:28 p.m.

Mr. Apple moved to adjourn, seconded by Mr. Alston. The Board voted 5-0 in favor of adjourning the meeting. (Ayes: Donnelly, Apple, Alston, Gullick, and Stalder. Nays: None.) [As Dr. Gathers was not present for the vote, there would be no record of any vote(s) by Dr. Gathers on matters considered following Dr. Gather's departure].

THE NEXT SCHEDULED MEETING IS TO BE HELD JULY 13th AT 6:00 P.M.

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(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

- 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) Maximum 51 lots

- 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

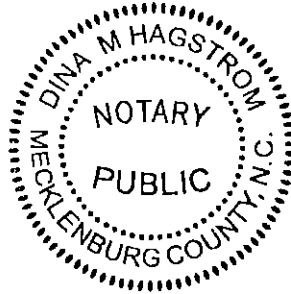
STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

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



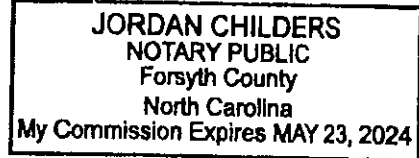
STATE OF NORTH CAROLINA
COUNTY OF Guilford

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. Puggy, 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. Puggy
Official Signature of Notary
Printed or typed name of Notary Phillip J. Puggy

My Commission Expires: Apr 12, 2024

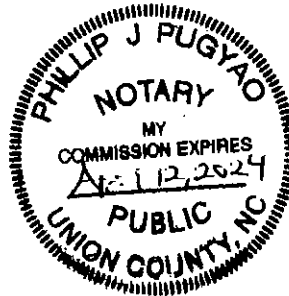


Exhibit "A"

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



An Integrated Life Community Developer

To the Neighborhood of
1731 Rock Creek Dairy Rd Whitsett, NC 27377

Sustaino LLC aims to develop sustainable, eco-friendly communities in North Carolina. We plan to develop maximum 51 single-family detached homes at 1731 Rock Creek Dairy Rd Whitsett, NC 27377, 53 acres of property as part of our development.

We met with Guilford county's planning board on Wednesday, May 11, 2022, to seek approval for conditional zoning of the property from AG to CZ-PD-R. In addition, the committee suggested hosting a community meeting.

Venue: Mt. Hope Fire Station
Day and Time: Thursday, May 26, 2022, from 6 to 8 PM
Address: 6651 Holts Store Rd, Whitsett, NC 27377
Phone: (336) 697-0532

Please refer to the articles published at
https://drive.google.com/drive/folders/1zg6vU85Qpgxpxq5mJVkHo_pztFii9SLI?usp=sharing

or use the QR code

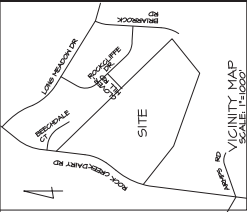


We request you to attend the meeting and seek further clarifications on the concerns raised.

Kind regards,

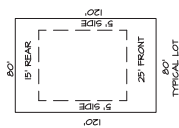
Prakash Buchireddy
CEO at Sustaino LLC
1 Glenwood Avenue, 5th Floor
Raleigh, NC 27603

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- NOTES:**
1. PARCEL 071481
 2. TOTAL AREA, APPROXIMATELY 93.74 ACRES.
 3. AREA IN STREETS, 4.27 ACRES.
 4. OPEN SPACE REQUIRED FOR 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, 64,073 SF PER ACRE AT COMMUNITY AREA.
 8. BIA IN LOTS, 91 LOTS X 3500 SF PER LOT = 318,450 SF
 9. BIA IN LOTS, 91 LOTS X 3500 SF PER LOT = 318,450 SF
 10. TRAILS SHOWN ARE GENERAL LOCATION. ACTUAL LAYOUT SHALL BE ADJUSTED TO MINIMIZE TREE DISTURBANCE. TRAILS TO HAVE A WATER SHELVE BY COMPANY WELL WATER SYSTEM.
 11. REPAINTED 14.25 ACRES OF USABLE SOILS FOR SEPTIC SYSTEM (SEE NOTES ON SHEET 02).
 12. GET TO BE IN COMMUNITY BUILDING PARKING LOT.
 13. 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 NCEM PRIOR TO IMPACTS TO JURISDICTIONAL STREAMS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS TO CONSTRUCTION. PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. (ON NOTES FOR PROJECT REGARDING THEIR REVIEW OF BUFFERS) BUFFER, IN EXCESS OF THE DISTURBANCE IS EXPLICITLY PROHIBITED BY THE SOUTHERN REGIONAL WATER DISTRICT AND NCEM. BUFFER SHALL BE MAINTAINED TO PREVENT DISTURBANCE OF RIPARIAN BUFFERS TO PREVIOUSLY DISTURBED AREAS OF NATIVE VEGETATION. TREE PLANTINGS MAY OCCUR DURING THE DOMINANT TREE TRAINING AND OTHER VEGETATION MANAGEMENT IMPACTS TO VEGETATION IN RIPARIAN BUFFER ZONE 1 (50')



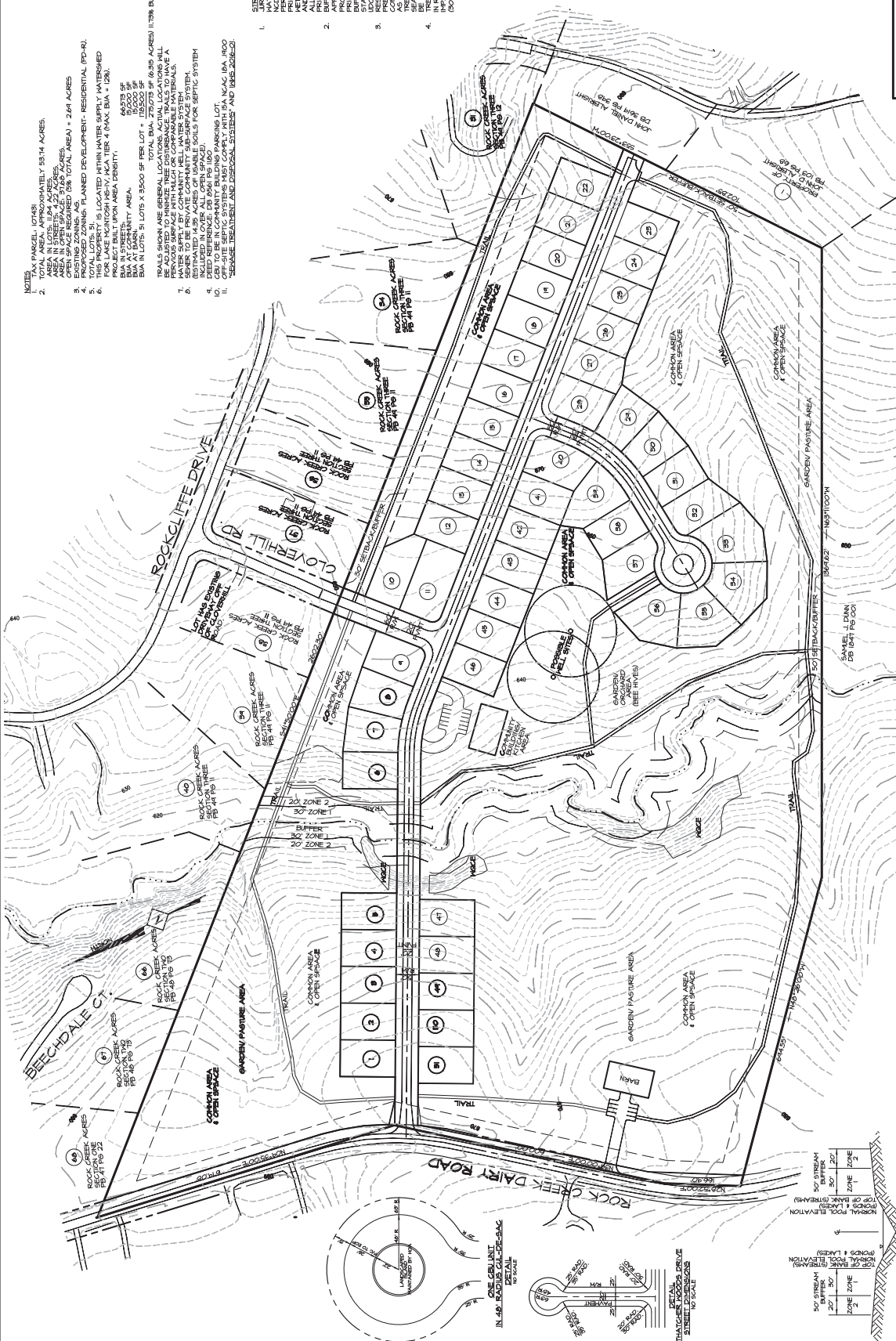
MINIMUM LOT DIMENSIONS: 50 FT.
 MINIMUM DEPTH = 60 FT.
 MINIMUM STREET FRONTAGE = 30 FT.
 MINIMUM SIDE STREET = 15 FT.
 MINIMUM REAR AND SIDE = 5 FT.
 MINIMUM SETBACK FROM ROCK CREEK DAIRY RD. A MAJOR THROUGHWAY = 150' FROM R/W OR 40' FROM CENTERLINE, WHICHEVER IS GREATER.

OWNER/DEVELOPER:
 SOUTHERN REGIONAL WATER DISTRICT
 A/E/C NO. 27523-3802

SKETCH PLAN

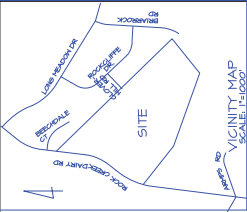
1751 ROCK CREEK DAIRY ROAD
 FRAKASH BUCHREDDY
 THE ROCK CREEK DAIRY ROAD
 GUILFORD COUNTY, NORTH CAROLINA

DATE: DEC 2, 2007 SCALE: 1" = 100' SHEET 1 OF 1
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

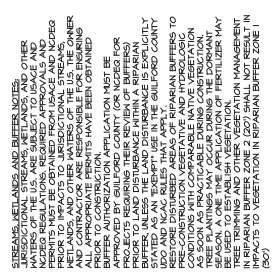


WATER QUALITY CONSERVATION ELEMENTS (WQCE)
 NO STRUCTURES OR LAND-USE CHANGES ARE ALLOWED IN THIS ZONE. THE ZONE SHALL BE MAINTAINED AS OPEN SPACE AND SHALL BE PRESERVED WITH THE FOLLOWING CONSTRAINTS:
 (A) THE CUTTING OF TREES OR OTHER VEGETATION IS PROHIBITED UNLESS NECESSARY FOR THE INSTALLATION OF UTILITIES OR THE REPAIR OF EXISTING UTILITIES.
 (B) NORMAL MAINTENANCE BY MECHANICAL MEANS IS ALLOWED FOR THE MAINTENANCE OF EXISTING UTILITIES.
 (C) VEGETATION ACCORDING TO STANARDS FOR FORESTRY MANAGEMENT SHALL BE MAINTAINED AND THE EXPANSION OF VEGETATION SHALL BE PROMOTED.
 (D) WORKING OF UTILITIES AREAS TO CONTROL GROWTH.

SEE SECTION 10.00 FOR BUFFER REQUIREMENTS.
 BUFFER REQUIREMENTS SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BUFFER. THE DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BUFFER. THE DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BUFFER.
STREAM BUFFER DETAIL
 50' BUFFER ZONE 1
 30' BUFFER ZONE 2
 20' BUFFER ZONE 3
 10' BUFFER ZONE 4



1. 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 NCEM PRIOR TO ANY WORKS TO UNDESIGNATED STREAMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS TO CONSTRUCTION. PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
2. APPROVED BY GUILFORD COUNTY (ON NCEM WORK SHEET) REGARDING THEIR REVIEW OF (BUFFERS) BUFFER, IN LESS THE LAND DISTURBANCE IS EXPLICITLY IDENTIFIED AND APPROVED BY USACE AND NCEM. USACE AND NCEM RULES THAT APPLY TO GUILFORD COUNTY PREVIOUSLY DISTURBED AREAS OF RIPARIAN BUFFERS TO BE MAINTAINED AND RESTORED TO ORIGINAL 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')
3. PROJECTS REQUIRING THEIR REVIEW OF (BUFFERS) BUFFER, IN LESS THE LAND DISTURBANCE IS EXPLICITLY IDENTIFIED AND APPROVED BY USACE AND NCEM. USACE AND NCEM RULES THAT APPLY TO GUILFORD COUNTY PREVIOUSLY DISTURBED AREAS OF RIPARIAN BUFFERS TO BE MAINTAINED AND RESTORED TO ORIGINAL 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')
4. TREE TRAINING AND OTHER VEGETATION MANAGEMENT IMPACTS TO VEGETATION IN RIPARIAN BUFFER ZONE 1 (50')



MINIMUM LOT DIMENSIONS: 50 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 DAIRY RD. A MAJOR THROUGHFARE = 50' FROM R/W OR 40' FROM CENTERLINE, WHICHEVER IS GREATER.

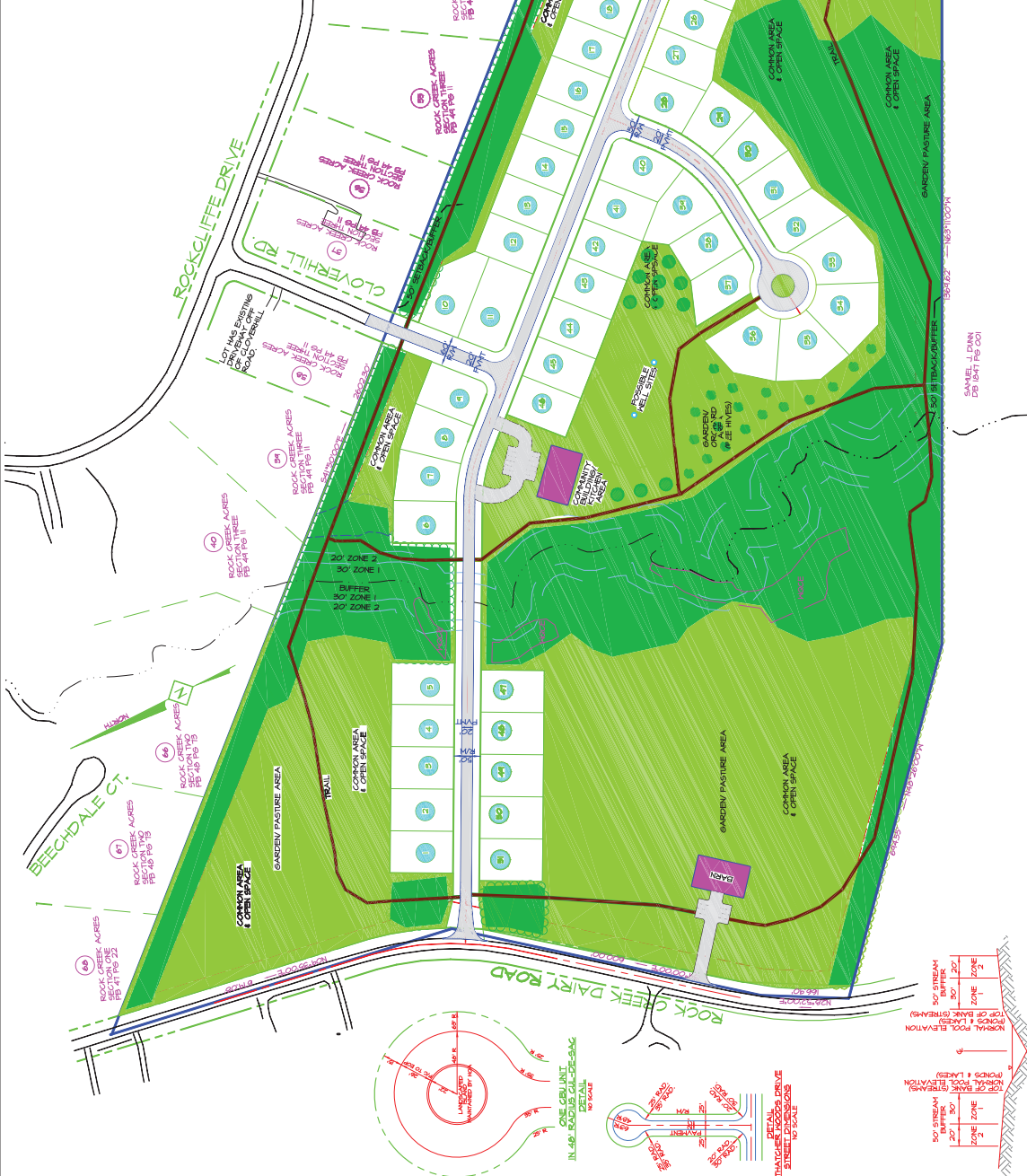
OWNER/DEVELOPER:
 GUYTON FRANKLIN BUCHIREDDY
 1751 ROCK CREEK DAIRY ROAD
 GREENSBORO, N.C. 27408
 A/E/C NO. 27523-3802

SKETCH PLAN
 1751 ROCK CREEK DAIRY ROAD
 PRAKASH BUCHIREDDY
 THE ROCK CREEK COMPANY
 GUILFORD COUNTY, NORTH CAROLINA

HUGH CREEED ASSOCIATES, INC., P.A.
 CONSULTING ENGINEERS & LAND SURVEYORS
 P.O. BOX 9833 CLOVER AVE
 GREENSBORO, N.C. 27408
 PHONE: (336) 275-9826
 FAX: (336) 275-9827
 FIRM LICENSE #C-0051
 E-MAIL: HCA@HUGHCREEDASSOCIATES.COM

DATE: 05-22-2020 SCALE: 1"=50' SHEET: 1 OF 1

1. TOTAL AREA, APPROXIMATELY 93.74 ACRES.
2. AREA IN STREETS, 4.27 ACRES.
3. OPEN SPACE REQUIRED FOR TOTAL AREA = 24.4 ACRES
4. PROPOSED ZONING: PLANNED DEVELOPMENT- RESIDENTIAL (PD-R).
5. TOTAL LOTS: 51, 18 LOCATED NEAR WATER SUPPLY WATERSHED FOR LAKE MONTGOMERY-V. AKA TIER 4 (MAX. BVA = 1.28).
6. PROJECT BUILT UPON AREA DENSITY:
 BVA IN LOTS: 91 LOTS X 3500 SF PER LOT = 318,500 SF
 64,873 SF
 10,000 SF
 10,000 SF
 10,000 SF
 BVA IN COMMONITY AREA:
 64,873 SF
 10,000 SF
 10,000 SF
 10,000 SF
7. TRAILS SHOWN ARE GENERAL LOCATION. TRAIL WIDTHS WILL BE ADJUSTED TO MINIMIZE TREE DISTURBANCE. TRAILS TO HAVE A WATER SUPPLY BY COMPANY WELL WATER SYSTEM.
8. SEWERAGE SYSTEM TO BE INSTALLED IN COMMONITY AREA.
9. REPAVEMENT 1.425 ACRES OF USABLE SOILS FOR SEPTIC SYSTEM PROVIDED IN COMMONITY AREA.
10. GRT TO BE IN COMMONITY BUILDING PARKING LOT.
11. SEWAGE TREATMENT DISPOSAL SYSTEMS, AND BMS ADDED.



1. CONDITIONAL ZONING USE CONDITIONS
2. 50 FOOT BUFFER ALONG ROCK CREEK DAIRY ROAD TO REMAIN NATURAL.
3. 50 FOOT BUFFER ALONG RIPARIAN BUFFERS TO BE INCLUDED IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.

WATER QUALITY CONSERVATION ELEMENTS (WQCE) NO STRUCTURES OR LAND-USE/COVER ACTIVITIES ARE ALLOWED IN THIS BUFFER ZONE. ALL BUFFER DISTURBANCES ARE TO BE RESTORED TO ORIGINAL CONDITIONS. TREE CANOPY MUST BE MAINTAINED AND RESTORED TO ORIGINAL CONDITIONS. AS REQUIRED (TIMBER OR LOGS FROM THE BUFFER) ARE TO BE REMOVED AND REPLANTED WITH NATIVE SPECIES.

(A) BUFFER DISTURBANCES OR ACTIVITIES CAN BE CONSTRUCTED AND MAINTAINED AND RESTORED TO ORIGINAL CONDITIONS.

(B) BUFFER MAINTENANCE BY MECHANICAL MEANS IS ALLOWED FOR THE BUFFER ZONE. BUFFER MAINTENANCE SHALL BE PERFORMED BY THE HOMEOWNERS ASSOCIATION ACCORDING TO STANDARD INDUSTRY MANAGEMENT PRACTICES AND THE EXPENSES OF VEGETATION AND BUFFER MAINTENANCE SHALL BE PAID BY THE HOMEOWNERS ASSOCIATION.

(C) BUFFER DISTURBANCES OR ACTIVITIES SHALL BE RESTORED TO ORIGINAL CONDITIONS WITH NATIVE SPECIES.

(D) BUFFER DISTURBANCES OR ACTIVITIES SHALL BE RESTORED TO ORIGINAL CONDITIONS WITH NATIVE SPECIES.



REV: 05-22-2020 21-12-GCPL-10434

CONDITIONAL ZONING CASE #CZ 22-04-GCPL-02623: 1731 ROCK CREEK DAIRY ROAD, WHITSETT. AGRICULTURAL (AG) TO CONDITIONAL ZONING - PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R) (AMENDED BY THE APPLICANT 6-6-2022)

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.

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

Nature of the Request

Consideration of this request was tabled at the May 11, 2022 Planning Board Meeting.

This 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.

Following the May 11th Planning Board public hearing at which the item was tabled, the Applicant held a community meeting on May 26th, and as a result of input, added two further proposed Development Conditions:

- 3) **Fifty (50)-foot buffer along Rock Creek Dairy Road to remain natural; and**
- 4) **the rule “No Parking on Any Subdivision Streets” to be included in Homeowners’ Association documents.**

Comments listed in the attached Technical Review Committee (TRC) Memorandum have been addressed in a re-submitted Sketch Plan included with this request.

District Descriptions

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 of this district is 40,000 square feet.

The **PD-R, Planned Unit Development-Residential (District** is intended to accommodate all uses in any Residential District, Neighborhood Business (NB) and Limited Office (LO) 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.

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 apply.

Character of the Area

This request is adjacent to RS-40-MH (Single-Family District w/Manufactured Housing Overlay) to the west and northeast. Otherwise, the area is adjacent to Agriculture (AG) zoning on the south and southeast and consists of large undeveloped or very low-density rural 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: Low density Manufactured-Housing & 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: includes nearly flat, slightly sloping, moderately sloping and steeply sloping land.

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: Agricultural - 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), Residential Single-Family RS-30 & RS-40, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) Zoning Districts.

Recommendation

Staff Recommendation: Staff recommends approval including the four proposed conditions.

The requested Conditional Zoning-PD-R 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.

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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)

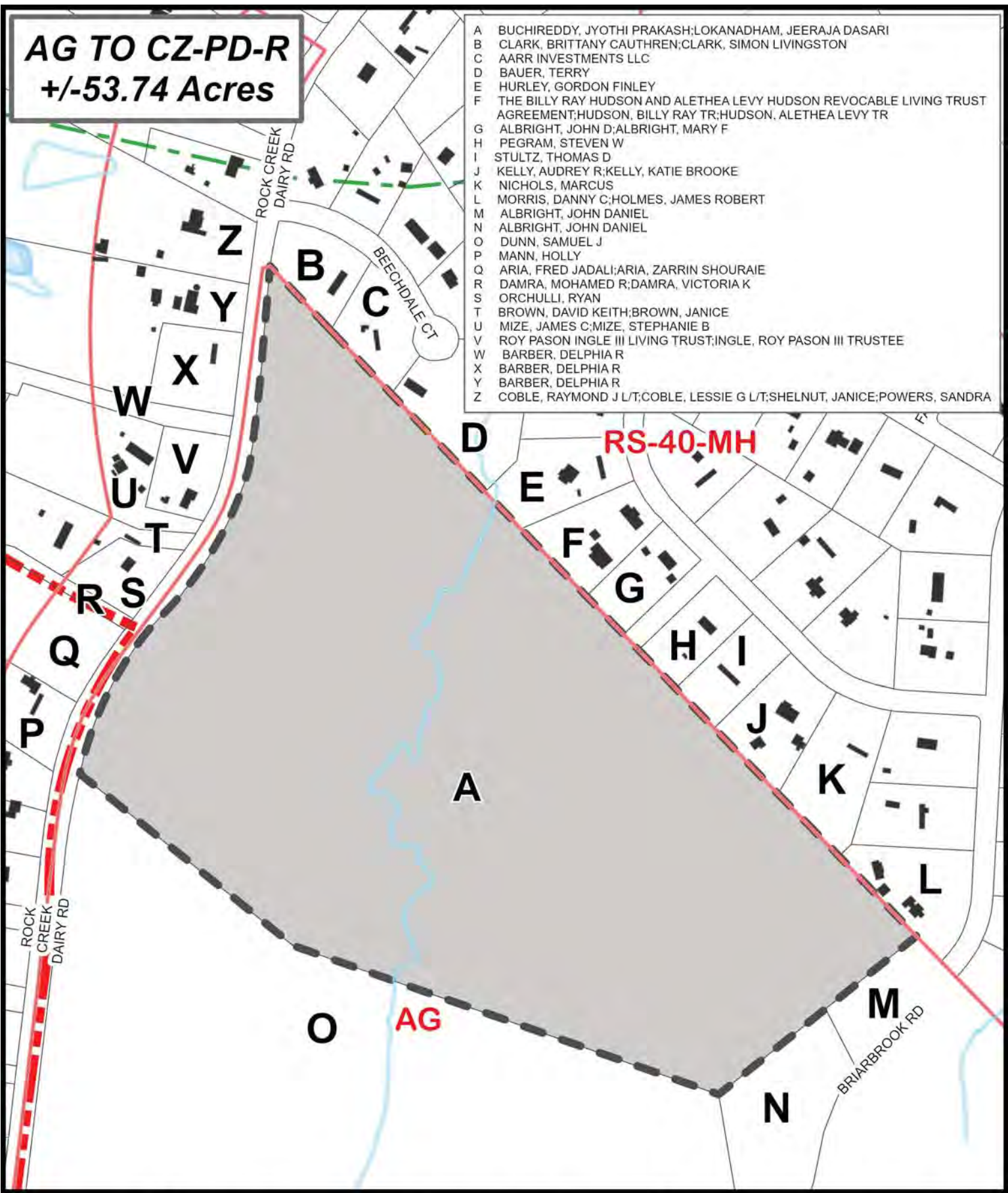
1. No comments

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;SHELNUT, JANICE;POWERS, SANDRA

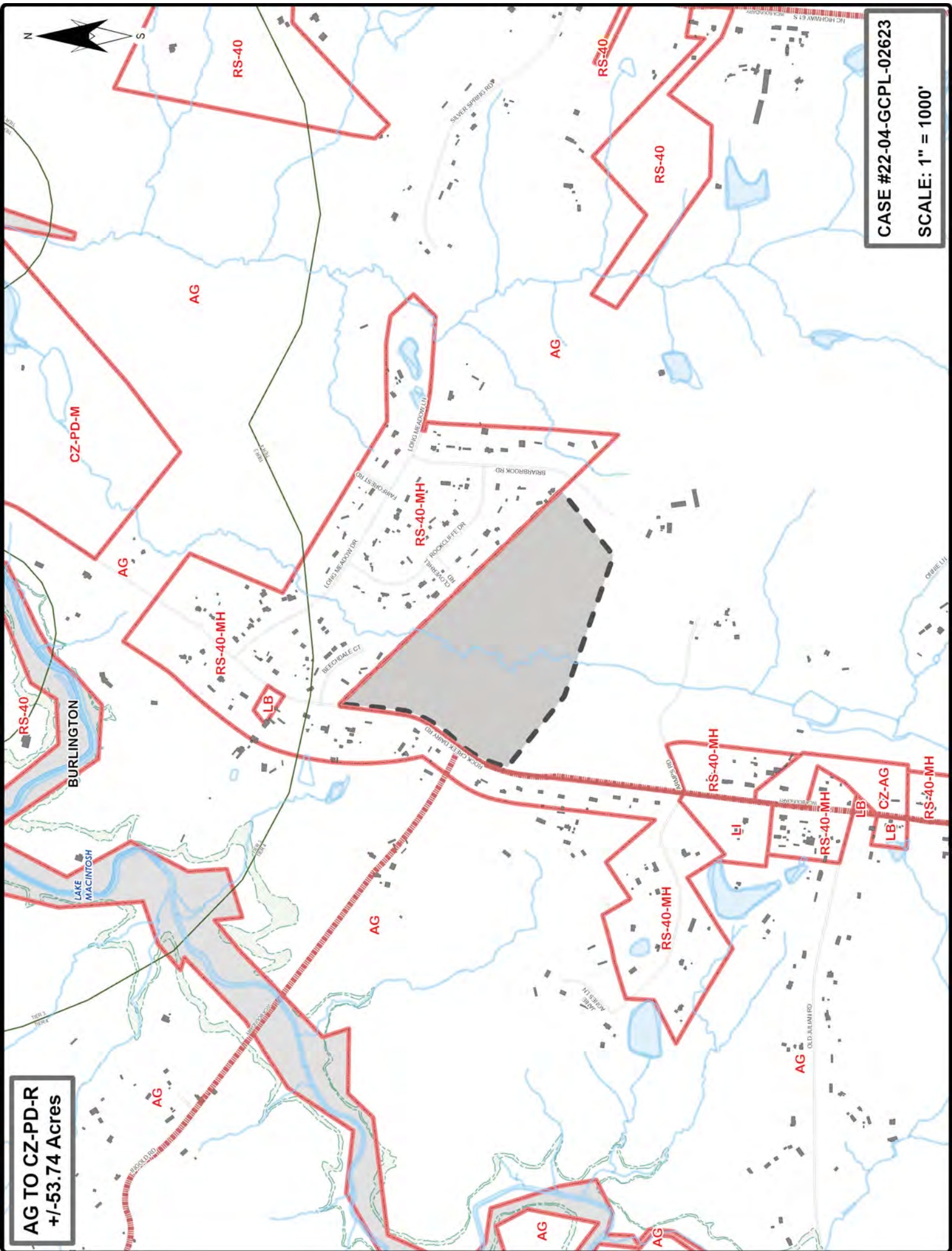


JURISDICTION:
 GUILFORD COUNTY
 Guilford County
 Planning & Development
 Department

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

Map:
 107431





CASE #22-04-GCPL-02623
SCALE: 1" = 1000'

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



BURLINGTON

LAKE MACINTOSH

RS-40

RS-40

RS-40

AG

AG

CZ-PD-M

RS-40-MH

RS-40-MH

LB

RS-40

RS-40-MH

RS-40-MH

LB

CZ-AG

RS-40-MH

RS-40-MH

AG

AG

LI

AG

AG

AG

WINDY HOLLOW RD

LAKEVIEW DR

BEECHDALE CT

LOVIO BEAUVILLE DR

FAIRCREST RD

LOVIO BEAUVILLE CT

ROCKY HILL DR

CLAYBANK DR

BEARROCK RD

SILVER SPRING RD

WINDY HOLLOW RD

WINDY HOLLOW RD

WINDY HOLLOW RD

WINDY HOLLOW RD

WINDY HOLLOW RD

WINDY HOLLOW RD

WINDY HOLLOW RD

WINDY HOLLOW RD

WINDY HOLLOW RD

OLD ALLUMBER RD

CRANE LN

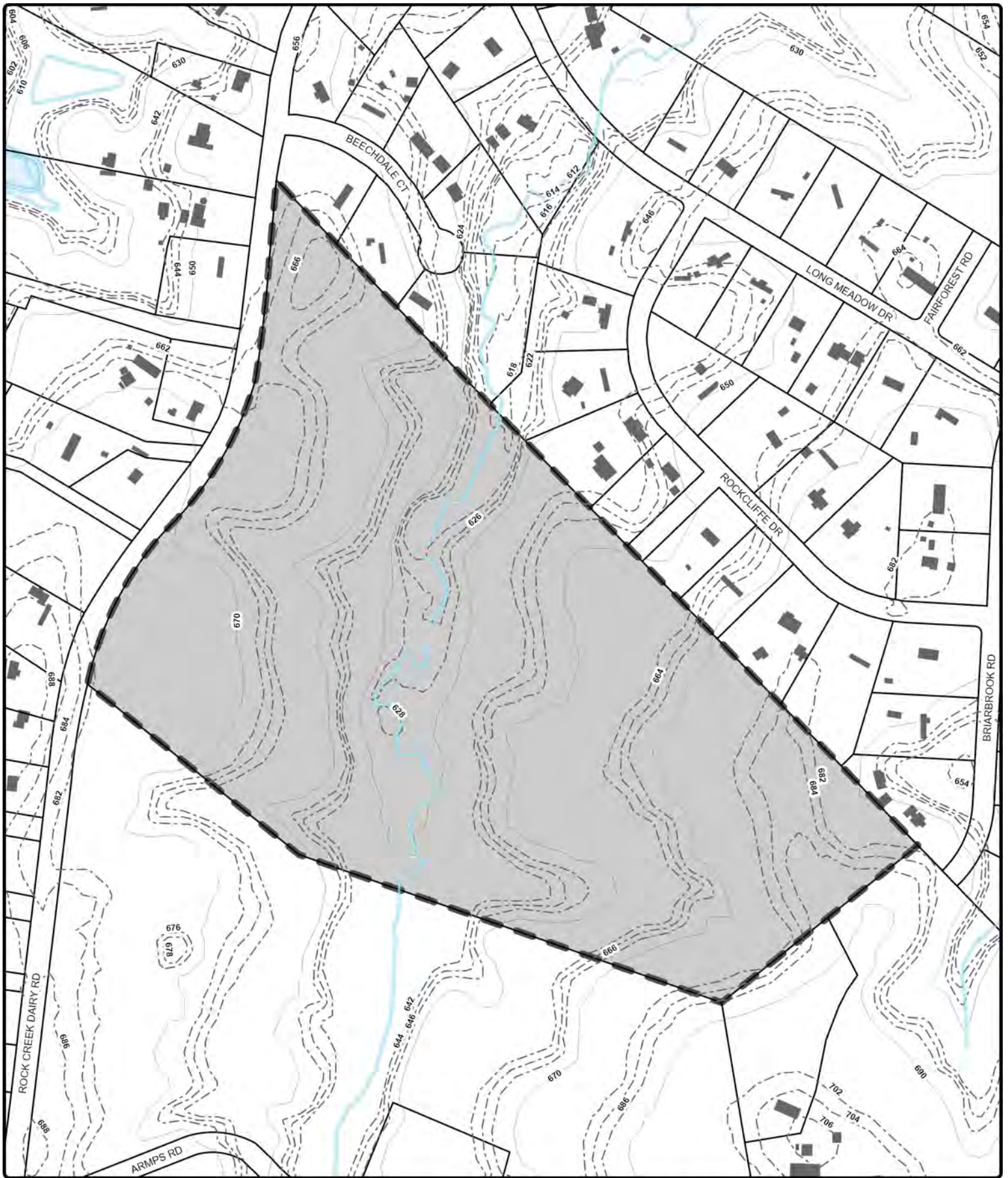
JANE ANDERSON DR



CASE #22-04-GCPL-02623

Scale: 1" = 350'





CASE #22-04-GCPL-02623

Scale: 1" = 350'



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) (AMENDED BY THE APPLICANT 6-6-2022)

**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

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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) (AMENDED BY THE APPLICANT 6-6-2022)

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) (AMENDED BY THE APPLICANT 6-6-2022)

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) (AMENDED BY THE APPLICANT 6-6-2022)

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT

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

1. This approval also amends the **Rock Creek Area Plan**. [Applicable element of Comp Plan]
2. The zoning map amendment and associated **Rock Creek Area Plan** amendment **are** based on the following change(s) in condition(s) in the **Rock Creek 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 CZ# 22-04-GCPL-02623: 1731 ROCK CREEK DAIRY ROAD, WHITSETT, NC; AGRICULTURAL (AG) TO CONDITIONAL ZONING -PLANNED DEVELOPMENT – RESIDENTIAL (CZ-PD-R) (AMENDED BY THE APPLICANT 6-6-2022)

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.]

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Easement Closing
Petition

Date Submitted: 5-11-22

Fee \$126.00 Receipt # 146415
(includes \$26 recording fee)

Case Number 22-05-GCPL-03393

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

The easement on the property located at 7119 SHOSHONE COURT, BROWNS SUMMIT, NC 27214

As recorded in Plat Book 158 Page 122 in MONROE Township. Also refer to attached map.

The following utility companies have installed facilities within the easement:

Electric _____ Natural Gas _____

Phone _____ Cable Television _____

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

Electric DUKE ENERGY Natural Gas PENDING

Phone AT&T Cable Television WOULD NOT PROVIDE (SPECTRUM)

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

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

Petitioners:

	Name	Address
1.	<u>CHAD HARRELL (charrell@precast-solutions.com)</u>	<u>7121 CHOCTAW COURT, BROWNS SUMMIT, NC 27214</u>
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____

Additional sheets for petitioners are available upon request.

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

Submitted By:

MIKE VENABLE W/ CPT ENG. & SURVEYING 440D TYNINE ST., HIGH POINT, NC 27265 (336) 812-8800 x305 / mikev@cptengineering.com
Contact Name Address Contact Phone #/Email

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May 4, 2022

Ben Lane
PRECAST SOLUTIONS
P.O. Box 127
Browns Summit, NC 27214

RE: 7116 Choctaw Ct, 7111 Shoshone Court, 7119 Shoshone Court

Dear Guilford County Planning and Development:

Ben Lane of PRECAST SOLUTIONS contacted me regarding a "release" of an existing utility easement involving addresses (lots) 7116 Choctaw Ct (lot 6), 7111 Shoshone Ct (lot 7), 7119 Shoshone Court (lot 8) as described in attached Choctaw ct.pdf. It is acceptable to "release" the above utility easement in the areas referred to.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,
Jonathan Ray
Manager Outside Planning and Engineering

336-379-5904;
jonathan.ray@att.com



2500 Fairfax Road
Greensboro, NC 27407

April 28, 2022

Mike Venable Of CPT Engineering & Surveying, Inc.
has requested Duke Energy Company to release the 10' utility easements
located between the property lines of Lots 6&7, and Lots 7&8 and the 30 foot
D.M.U.E. on Lot 8 of Brown Summit Industrial Park in Guilford County, NC.

In regard to the request to release the above referenced easements, this utility
finds:

- The easements CAN be released, it is/they are not needed for services.
- The easement CANNOT be released, it is needed for services.
- The following portion(s) of the easement CAN be reduced.

SIGNED: Denise Garland
Sr. Engineering Tech.

UTILITY: Duke Energy Carolinas, LLC

BK: R 8611
PG: 175 - 176
RECORDED:
06/03/2022
09:38:34 AM
DEPUTY-GB
BY: MARY BROWN

2022028643
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$28.00

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

INSTRUMENT OF COMBINATION

This instrument was prepared by J. Tyrone Browder, Attorney
Return to: Browder, Overby & Michaud, PA - PO Box 550, King, NC 27021

This Instrument of Combination is made this 28th day of April
2022, by Blue Ridge Land Holdings, LLC, whose mailing address is 7121 Choctaw Ct.,
Browns Summit, NC 27214.

WHEREAS, the maker of this Instrument of Combination presently owns tax parcels 128107, 128106 and 128060, located in Guilford County by virtue of Deed recorded in DB 8033, PG 2032 and in DB 8527, PG 2026 in the Guilford County Registry; and

WHEREAS, the owner wishes to consolidate Parcels 128107, 128106 and 128060 into a single lot and tax parcel for compliance with Guilford County regulations, all taxation, and assessment purposes only; and

WHEREAS this is a limited special purpose Instrument for the purpose specified above and is not a conveyance, and constitutes a re-platting of the property and does not change or modify in any manner the ownership interest in the above mentioned property. Except as set forth herein, this is not a legal binding recombination of the described parcels, but instead it is a request for the Taxing Authority to tax as a combined tract, and

WHEREAS, upon execution and recording of this Instrument of Combination of Lots 6, 7 and 8 as shown on the Plat of Redivision of Lots 4, 5 and 6, Brown Summit Industrial Park recorded in PB 158, PG 122 in the Guilford County Register of Deeds, in Guilford County are hereby combined into a single parcel of land for compliance with Guilford County regulations for taxation, assessment and health department purposes only.

Submitted electronically by "Browder, Overby, Hall & Michaud, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

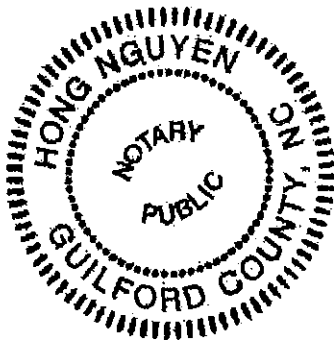
IN WITNESS WHEREOF, the maker has hereunto set his hand and seal this day and year first above written.

Blue Ridge Landing Holdings, LLC

By: [Signature]
Chad Harrell - Managing Member

SEAL-STAMP

NORTH CAROLINA, STOKES COUNTY



I, a Notary Public of the County and State aforesaid, certify that Chad Harrell, Managing Member of Blue Ridge Land Holdings, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 28 day of April, 2022.

[Signature]
7-14-2026

Notary Public

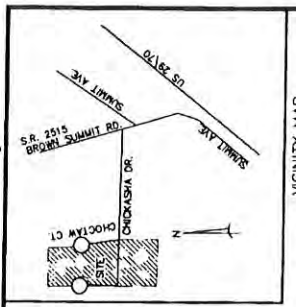
Commission Expiration Date

NOTE: INSTRUMENT OF COMBINATION FOR LOTS 6, 7 & 8 RECORDED IN DEED BOOK 8611, PAGE 175, GUILFORD CTY. REGISTER

mail to: GREAT LEAD SURVEYING, P.L.C.
 1000 S.W. 5th Street
 High Point, NC 27261

Plot Book 158 page 122

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.000'	40.7845°	69.91	N 17.04° E	372.931'
C2	70.000'	68.1638°	80.79	S 03.50° W	266.18
C3	70.000'	68.1638°	80.79	S 03.50° W	266.18
C4	70.000'	72.3610°	89.99	N 48.47° E	68.598'
C5	70.000'	54.5316°	67.058	N 19.77° W	99.867'
C6	191.198'	30.2009°	69.476	S 82.458° E	71.773'
C7	30.000'	90.0000°	47.124	S 17.24° W	332.000'
C8	30.000'	90.0000°	47.124	S 17.24° W	332.000'



CERTIFICATE OF LOCAL JURISDICTION APPROVAL FOR RECONSTRUCTION
 Approved by the Planning Department of Guilford County, North Carolina, on this 3rd day of March, 2005.
 Mayor: [Signature]

CERTIFICATE OF HEALTH DEPARTMENT APPROVAL
 Approved by the Health Department of Guilford County, North Carolina, on this 3rd day of March, 2005.
 Health Officer: [Signature]

CERTIFICATE OF SOIL SCIENTIST
 Approved by the Soil Scientist of Guilford County, North Carolina, on this 3rd day of March, 2005.
 Soil Scientist: [Signature]

CERTIFICATE OF SURVEY
 I hereby certify that the plat shown on the last page hereof was prepared in accordance with the provisions of the Surveying Act of 1979, and that the same is a true and correct copy of the original survey as shown on the last page hereof.
 Surveyor: [Signature]

CERTIFICATE OF RECORD BY LICENSED SURVEYOR
 I hereby certify that the plat shown on the last page hereof was prepared in accordance with the provisions of the Surveying Act of 1979, and that the same is a true and correct copy of the original survey as shown on the last page hereof.
 Licensed Surveyor: [Signature]



3rd March 2005 11:57:53
 158 122





**EASEMENT CLOSING
CASE #22-05-GCPL-03393**

1 inch = 250 Feet





**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

**RESOLUTION OF INTENT
TO CLOSE AN EASEMENT (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 easement(s):

EASEMENT CLOSING CASE #22-05-GCPL-03393:

All of four 10-foot utility easements and a 30-foot drainage maintenance utility easement, located on lots 6, 7, and 8 as shown on Plat Book 158 Page 122 and located in Monroe Township on Guilford County Tax Parcel #128107.

NOW, THEREFORE, BE IT RESOLVED, that it is the intent of this Board to close said easement(s) to the public use, and that a public hearing on this request will be held on the 10th day of August, 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 easements(s) shall be closed and removed from dedication.

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(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Road Renaming Petition
Initiated by Government Action

Date Submitted: 6/3/2022

Case Number 22-06-GCPL-04250

Pursuant to Section A-8 of the Guilford County Development Ordinance, the undersigned hereby request the Guilford County Planning Board to consider renaming a portion of a public road presently known as Richardsonwood Road, Secondary Road #2503 in Monroe Township, and running 0.56 miles north from the Fairgrove Church Road, Secondary Road #2504 and terminating at the southern property line of Rockingham County Tax Parcel #138635. This petition does not apply to the portion of road located in Rockingham County.

Proposed Street Name:

Name	Suffix
Maple Grove	Drive

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

400 W Market St, Greensboro, NC 27401

336-641-2337

Contact Name

Address

Contact Phone #

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GUILFORD COUNTY
GIS/ADDRESS ADMINISTRATION

INFORMATION REGARDING ROAD RENAMING/ROAD CLOSING

April 20, 2022

Dear Property Owner:

This letter is to inform you of the need to rename the portion of Richardsonwood Road located north of Fairgrove Church Road. In reviewing a rezoning sketch plan for 8424 Fairgrove Church Road, it was discovered that the two sections of Richardsonwood Road are not connected. The Guilford County Development Ordinance does not allow a road to bear the same name unless such road is connected. Renaming the northern portion of 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, April 29, 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



GUILFORD COUNTY
GIS/ADDRESS ADMINISTRATION

INFORMATION REGARDING ROAD RENAMING/ROAD CLOSING

May 5, 2022

Dear Property Owner:

We previously sent you a letter requesting your suggestions of a new road name for the portion of Richardsonwood Road located north of Fairgrove Church Road which is to be renamed to avoid creating a situation that could jeopardize the public's health, safety or general welfare by impeding timely emergency response.

The following names have been accepted based on Guilford County Street naming standards:

- Chicago Cubs Drive
- John William Starr Drive
- Maple Grove (*street type to be determined*)
- Mushroom Gorge (*street type to be determined*)
- Tulip Poplar (*street type to be determined*)

We are requesting that you choose one road name from the above list. Please submit your choice by phone, email or written letter to the contact information below by Friday, May 20, 2022.

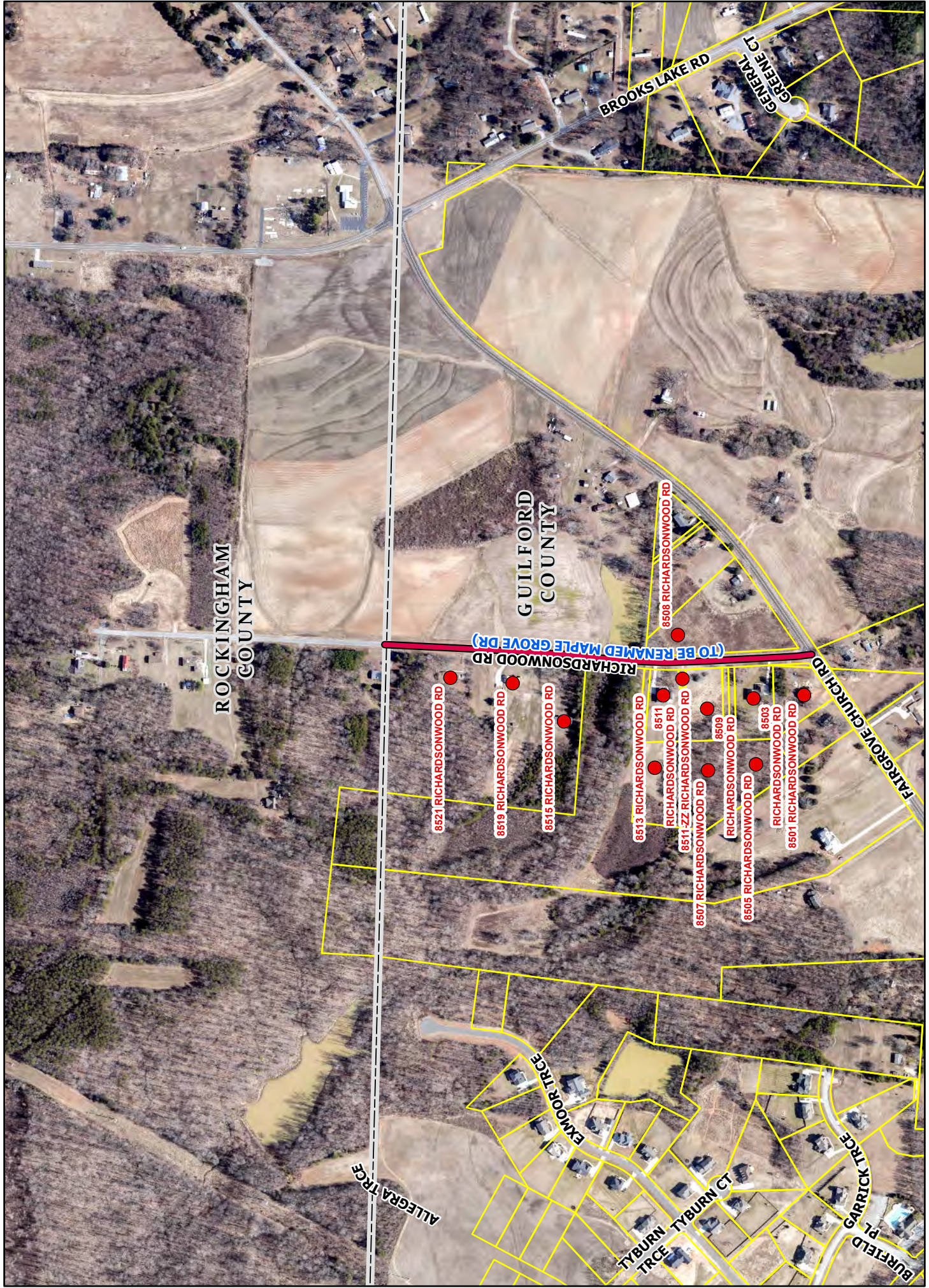
After receiving all recommendations and consulting with Guilford Metro 911, Guilford County Emergency Services, and Guilford County Sheriff Dept, we will present a recommendation of action to the Guilford County Planning Board for approval at a regularly scheduled public hearing. You will be notified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

Your attention to this matter is greatly appreciated.

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



RICHARDSONWOOD ROAD RENAMING

● Affected Addresses

1 inch = 500 feet



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

CASE #22-06-GCPL-04250

WHEREAS, pursuant to NCGS 153A-239.1, notices were posted that a public hearing would be held before this Board on July 13, 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: Richardsonwood Road (Secondary Road #2503)

PROPOSED/
ESTABLISHED NAME: Maple Grove Drive

LOCATION: Presently known as Richardsonwood Road, located in Monroe Township and running 0.56 miles north from Fairgrove Church Road and terminating to the southern property line of Rockingham County Tax Parcel #138635.

STAFF COMMENT: This renaming is in response to confusion between the locations of two disconnected segments being named Richardsonwood Road. Renaming the road is necessary to avoid creating a situation that could jeopardize the public health, safety, and general welfare.

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(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Conditional Zoning
Application

Date Submitted: 5/11/2022 Fee \$500.00 Receipt # 162442 Case Number 22-05-GCPL-03518

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-R (Case #33-02)-OJB 5/31/22 CZ-PD-R (modification to zoning district to the existing UDP) zoning district. Said property is located 6440 & 6440 ZZ Piney Rd; 433 ZZ Gantwood Ln; 567, 581 & 593 Brightwood Farm Pkwy; a portion of 6816 Preakness Pkwy (map attached) in Rock Creek Township; Being a total of: 114.01 (+/-) acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 1 0 7 6 3 7

Tax Parcel # 1 0 5 6 2 8

Tax Parcel # 1 0 5 6 0 6

Tax Parcel # 1 0 6 2 8 1

Tax Parcel # 1 0 7 8 4 3

Tax Parcel # 1 0 6 2 7 1

Additional sheets for tax parcels are available upon request.

Tax Parcel # 1 0 6 2 7 2 (a portion of - see attached map)

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. w/ respect to 106272

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:

- OJB-6/13/22 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) _____
- _____
- 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) _____ **See Attached** _____
- _____
- 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,

See Attached

Property Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

See Attached

Owner/ Representative/Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

[SIGNATURE PAGE TO GUILFORD COUNTY PLANNING BOARD CONDITIONAL ZONING APPLICATION]

Property Owner Signature:

BRIGHTWOOD FARM, INC.

By: DAVID PARDUE
DAVID PARDUE (May 11, 2012 10:14 EDT)
Name: David Pardue
Title: President

Mailing Address:
538 St. Albans Way
Henrico, VA 23229

Phone: 843-671-2400
Email Address: dpardue@dacourt.net

Signature Page - Brightwood Farm, Inc..pdf

Final Audit Report

2022-05-11

Created:	2022-05-11
By:	Marc Isaacson (marc@isaacsonsheridan.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3gXR-LFIleSOIZtBHQx-RrAkBh22dR_E

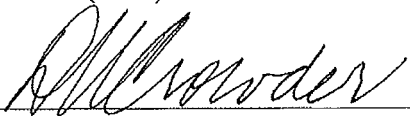
"Signature Page - Brightwood Farm, Inc..pdf" History

-  Document created by Marc Isaacson (marc@isaacsonsheridan.com)
2022-05-11 - 5:16:18 PM GMT- IP address: 107.208.174.57
-  Document emailed to DAVID PARDUE (dpardue@dacourt.net) for signature
2022-05-11 - 5:17:49 PM GMT
-  Email viewed by DAVID PARDUE (dpardue@dacourt.net)
2022-05-11 - 8:17:55 PM GMT
-  Document e-signed by DAVID PARDUE (dpardue@dacourt.net)
Signature Date: 2022-05-11 - 8:18:28 PM GMT - Time Source: server
-  Agreement completed.
2022-05-11 - 8:18:28 PM GMT

[SIGNATURE PAGE TO GUILFORD COUNTY PLANNING BOARD CONDITIONAL ZONING APPLICATION]

Applicant Signature:

FORESTAR (USA) REAL ESTATE GROUP INC.

By: 
Name: Donna M Crowder
Title: Director, Entitlements

Mailing Address:
8041 Arco Corporate Drive
#110
Raleigh, NC 27617

Phone: 919.804.7228 / 336.609.5134 (Marc L. Isaacson, Isaacson Sheridan)
Email Address: DonnaCrowder@Forestar.com / marc@isaacsonsheridan.com

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) The development standards affecting "Section A" of the Unified Development Plan as per recorded Sketch Plan, Brightwood Farm in Plat Book 193 at pages 25-27, Guilford County Registry, are hereby deleted in their entirety and replaced with the following:

SECTION A (INCLUDING SECTION A-1)

TOTAL AREA: 459.81 AC

PROPOSED LAND USE:

- Residential Density not to exceed 2,034 Units, in a combination of Detached Single Family and Attached Dwelling Units.
- (Max. Density = 4.4 Units/Acre)

DETACHED SINGLE FAMILY UNITS (maximum of 2034 units)

- Single Family Lot Size: 5,000 s.f. min.

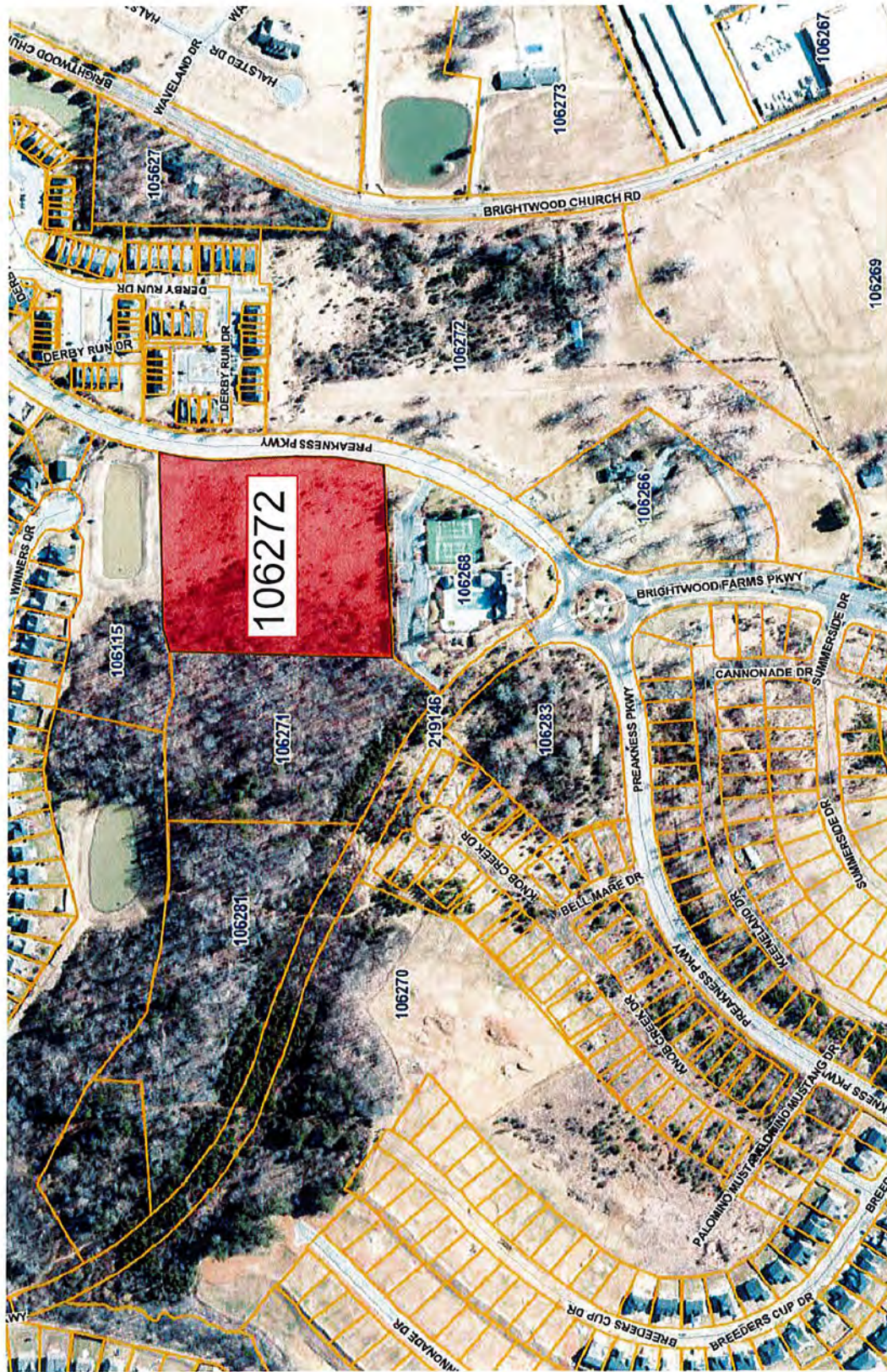
ATTACHED RESIDENTIAL DWELLING UNITS (0 – 855 units)

- Includes multi-family, condominiums, townhouses, twin homes or duplexes
- **320 Attached Residential Dwelling Units shall be reserved for Phases 3A, 3B and 5A.**

RECREATION AREAS

- 8 total acres (in 1 or 2 parcels)
- Facilities to include clubhouse, swimming pool, playground and open space. Recreation Areas to have frontage on collector road.

Map Attachment - Portion of 106272 located west of Preakness Parkway





UNIT SUMMARY	
TOUHHOMES -	134 UNITS
41' X 120' LOTS -	130 LOTS
51' X 120' LOTS -	115 LOTS
TOTAL	- 379 UNITS

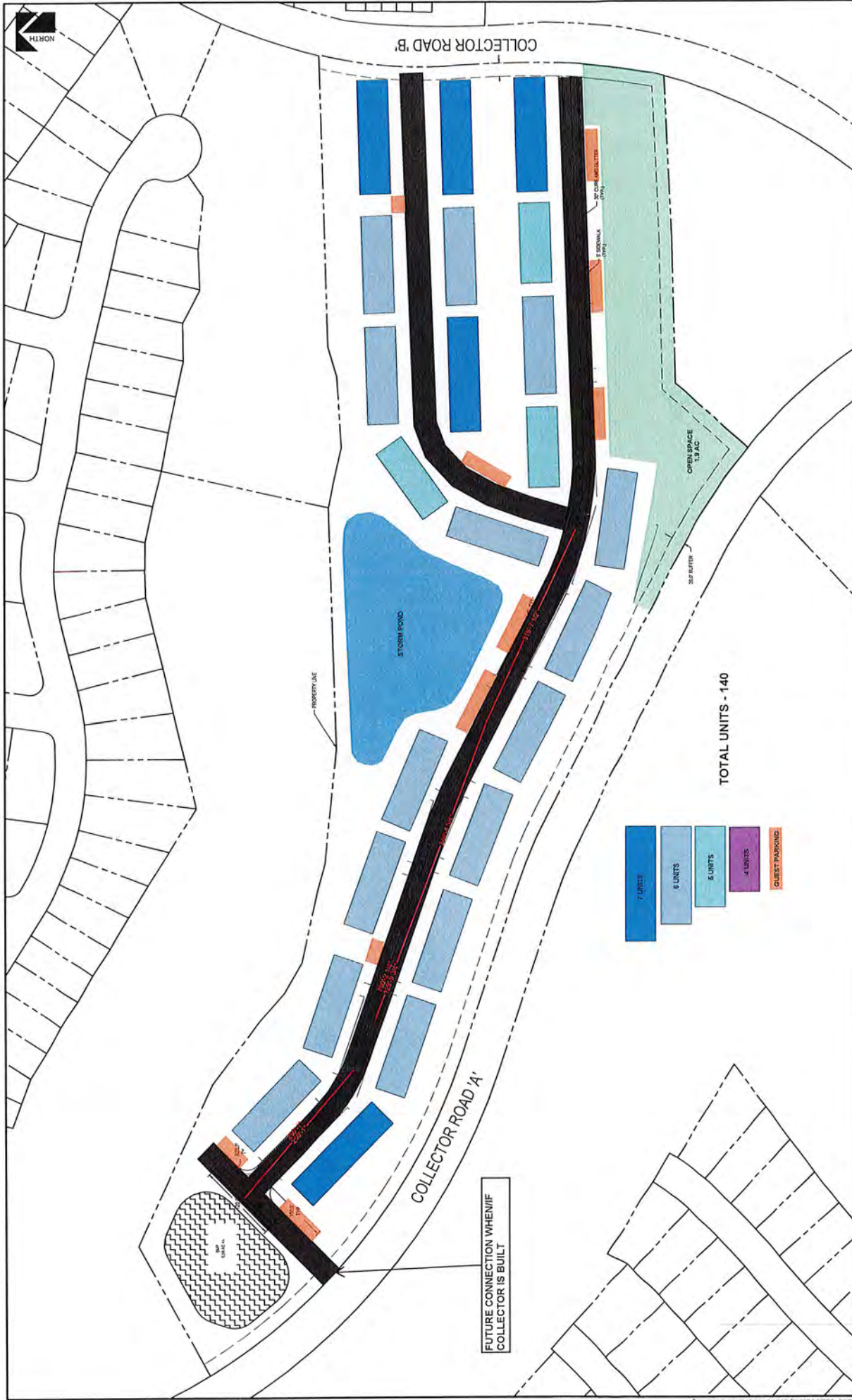
1111 METROPOLITAN AVE SUITE 200
 CHARLOTTE, NC 28204
 www.bgsinc.com
 NC LICENSE #C-4397



DATE: 12/07/21
 039 242
 SCALE: 1" = 120'
 0 50 100

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BGS, INC. SHALL BE WITHOUT LIABILITY TO BGS, INC.

C:\Users\jford\OneDrive - BGS\Documents\1111 Metropolitan Ave - 12/7/21\1111 Metropolitan Ave - 12/7/21.dwg



DATE: 01/07/2022
 SCALE: 1" = 60'
 0 60 120

BRIGHTWOOD FARMS - TOWNHOUSE DEVELOPMENT

- 7 UNITS
- 8 UNITS
- 5 UNITS
- 4 UNITS
- GUEST PARKING

TOTAL UNITS - 140

FUTURE CONNECTION WHEN/IF COLLECTOR IS BUILT

5440 WADE PARK BLVD, SUITE 102
 RALEIGH NC 27607
 www.bpcinc.com
 NC LICENSE #C-4397



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY USE INC. SHALL BE WITHOUT LIABILITY TO USE INC.

DESCRIPTION FOR
6816 PREAKNESS PARKWAY
ROCK CREEKTOWNSHIP~GUILFORD COUNTY
NORTH CAROLINA
PART OF TAX PARCEL 106272
LYING ON THE WEST OF PREAKNESS PARKWAY

BEGINNING AT AN IRON PIPE BEING THE NORTHWESTERN MOST CORNER OF PREAKNESS PARKWAY RIGHT OF WAY DEDICATION AS SHOWN RECORDED IN PLAT BOOK 158 PAGE 123 SAID IRON PIPE ALSO BEING THE SOUTHEAST CORNER OF BRIGHTWOOD FARM MASTER HOMEOWNERS ACCOCIATION, INC. AS DESCRIBED IN DEED BOOK 6135 PAGE 0984 AND SHOWN AS COMMON AREA RECORDED ON PLAT BOOK 155 PAGE 35, THENCE WITH THE WESTERN 60 FOOT WIDE RIGHT OF WAY FOR PREAKNESS PARKWAY BEING A CURVE TO THE LEFT A CHORD BEARING OF SOUTH 06 DEG. 21 MIN. 00 SEC. WEST CHORD DISTANCE BEING 222.26 FEET AND HAVING A RADIUS OF 795.00 FEET TO AN IRON PIPE, THENCE WITH THE SAME SOUTH 01 DEG. 41 MIN. 08 SEC. EAST DISTANCE BEING 66.76 FEET TO AN IRON PIPE, THENCE WITH THE SAME BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 07 DEG. 29 MIN. 27 SEC. WEST CHORD DISTANCE BEING 235.40 FEET AND HAVING A RADIUS OF 735.00 FEET TO AN IRON PIPE, THENCE WITH THE NORTHERN LINE OF LOT 1 AS SHOWN RECORDED ON PLAT BOOK 158 PAGE 123 SOUTH 89 DEG. 58 MIN. 30 SEC. WEST DISTANCE BEING 463.01 FEET TO AN IRON PIPE, THENCE WITH EASTERN LINE OF BRIGHTWOOD FARM, INC AS DESCRIBED IN DEED BOOK 2730 PAGE 505 NORTH 03 DEG. 10 MIN. 31 SEC. EAST DISTANCE BEING 508.79 FEET TO AN IRON PIPE IN THE SOUTHERN LINE OF BRIGHTWOOD FARM PHASE ONE SECTION TWO, MAP SIX AS SHOWN RECORDED IN PLAT BOOK 155 PG. 35, THENCE WITH THE SOUTHERN LINE OF BRIGHTWOOD FARM PHASE ONE SECTION TWO, MAP SIX AS SHOWN RECORDED IN PLAT BOOK 155 PG. 35 NORTH 75 DEG. 20 MIN. 52 SEC. EAST DISTANCE BEING 51.48 FEET TO AN IRON PIPE, THENCE WITH THE SAME NORTH 89 DEG. 58 MIN. 30 SEC. EAST DISTANCE BEING 438.33 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 5.701 ACRES MORE OR LESS.

SECTION A-1
 TOTAL AREA: 21.81 AC
 (All land west of Centerville Rock Creek)
 PROPOSED LAND USE:
 • Public/Institutional use (Public School)
 may be permitted in addition to residential uses allowable within Section A.

SECTION A (INCLUDING SECTION A-1)
 TOTAL AREA: 459.81 AC
 PROPOSED LAND USE:
 • Residential Density not to exceed 2,034 Units, in a combination of Detached Single Family and Attached Dwelling Units.
 (Max. Density = 4.4 Units/Acre)
 DETACHED SINGLE FAMILY UNITS (1400-2034 Units)
 Gross Area: 164,277 sq. ft. (4,803.7 Acres)
 Single Family Lot Size: 5,000 sq. ft. min.
 ATTACHED RESIDENTIAL DWELLING UNITS (0-545 Units)
 Maximum Gross Area: 35.30 Acres
 (Includes multi-family, condominiums, townhouses, town homes, or duplexes)
 • RECREATION AREAS:
 8 Total Acres (In 1 or 2 Parcels)
 Facilities to include clubhouse, swimming pool, playground, and open space. Recreational areas to have signage on collector road.



VICINITY MAP
 SCALE: 1" = 3000'

THIS PLAN HAS NOT BEEN PREPARED IN ACCORDANCE WITH G.S. 170-200. IT IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY. ALL AREAS SHOWN ARE UNDEVELOPED. THIS PLAN SHALL NOT BE USED TO CONVEY OR DEFINE SPECIFIC PROPERTY LINES OR BOUNDS.

THIS DRAWING IS NOT A SUBDIVISION AS DEFINED BY THE GUILFORD COUNTY DEVELOPMENT ORDINANCE.

DATE: 11/28/16

SECTION C
 TOTAL AREA: 2.43 AC
 PROPOSED LAND USE:
 • NON-RESIDENTIAL USES:
 Maximum 12,000 sq. ft. (Gross Floor Area)
 May include uses allowable within neighborhood business or limited office zoning districts, including business offices, service, retail, child day care (max. 8,000 sq. ft. per site), etc.

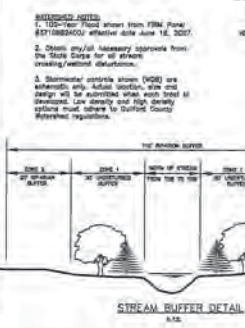
AND/OR A COMBINATION OF:
 • RESIDENTIAL USES:
 May include a maximum of 20 total residential units in a combination of attached single family and attached residential development in the following mix:
 DETACHED SINGLE FAMILY UNITS (0-12 Units)
 Single Family Lot Size: 5,000 sq. ft. min.
 ATTACHED RESIDENTIAL DWELLING UNITS (0-25 Units)
 (Includes multi-family, condominiums, townhouses, town homes, or duplexes)

SECTION E
 TOTAL AREA: 3 AC (APPROXIMATE)
 PROPOSED LAND USE:
 • Existing parking lots to be used as one (1) single family residence only.

SECTION D
 TOTAL AREA: 8.81 AC
 PROPOSED LAND USE:
 • NON-RESIDENTIAL USES:
 Maximum 100,000 sq. ft. (Gross Floor Area)
 May include uses allowable within neighborhood business or limited office zoning districts, including business offices, service, retail, child day care (max. 8,000 sq. ft. per site), etc.

AND/OR A COMBINATION OF:
 • RESIDENTIAL USES:
 May include a maximum of 80 total residential units in a combination of attached single family and attached residential development in the following mix:
 DETACHED SINGLE FAMILY UNITS (0-48 Units)
 Single Family Lot Size: 5,000 sq. ft. min.
 ATTACHED RESIDENTIAL DWELLING UNITS (0-80 Units)
 (Includes multi-family, condominiums, townhouses, town homes, or duplexes)

SECTION B
 TOTAL LAND AREA: 37.41 AC
 PROPOSED LAND USE:
 • ATTACHED RESIDENTIAL DWELLINGS:
 Density not to exceed 200 Units.
 May include a maximum of 200 apartment units. The remainder to be multi-family, condominiums, townhomes, town homes, or duplexes.
 (Maximum Density = 5.4 Units/Ac. Max.)



Review Officer's Corrigendum
 3. Obtain a copy of necessary paperwork from the State Dept for all stream crossing structures.
 4. Stream bank erosion control (SBC) will be submitted with all other site plan information. Low density and high density erosion control shall adhere to Guilford County Departmental requirements.

Task # 11-28-2016
 Review Officer

DIMENSIONAL REQUIREMENTS

Single Family Detached	None	None	None	None
Min. Lot Size	10,000	7,800	6,800	5,000
Min. Lot Width (ft)	30	30	30	20
Min. Street Frontage	25	25	25	20
Min. Street Setback (ft)	5	5	5	5
Min. Collector Street	25	25	25	20
Min. Residential Road	20	20	20	15
Min. Utility Setback (ft)	5	5	5	5
Max. Building Coverage (%) of lot	35	30	25	20

SHEET 1 OF 3
 UNIFIED DEVELOPMENT PLAN
 SKETCH PLAN

Brightwood Farm
 Rock Creek Township, Guilford County, NC
 SEPTEMBER 13, 2002

15-04-qcPL-01622

REVISED UDF APPROVED 10-15-2002 (Case # 15-04-qcPL-01622)
 REVISED UDF APPROVED 9-20-2016 (Case # 15-04-qcPL-01622)
 REVISED UDF APPROVED 11-15-2016 (Case # 15-04-qcPL-01622)

ATTACHED RESIDENTIAL DEVELOPMENT
 Attached Residential, Duplexes, Two Stories, Townhomes and Residential Condominiums shall have dimensional requirements same as 200-22 (Single A-4), Guilford County Development Ordinance. However, front setback shall be 10 feet from public right-of-way.

Approximate shall have dimensional requirements same as 150-15 (Single A-4), Guilford County Development Ordinance. However, front setback shall be 10 feet from public right-of-way.

NON-RESIDENTIAL
 Possible Public/Institutional use (Public School) allowed within Section A-1 shall meet dimensional and other development requirements set forth in the Guilford County Development Ordinance and as determined by the Guilford County Technical Review Committee.

Child day care center, retail and office uses allowed within Sections C and D and permitted under retail and neighborhood business zoning districts, shall meet dimensional requirements set forth in Article 4-4.3 of the Guilford County Development Ordinance.

Permitted retail/public/institutional uses allowed within Sections C and D shall meet dimensional and other requirements to be determined upon further development of plans and as approved by the Guilford County Technical Review Committee. All buildings within sections C and D shall be limited to a maximum of 30 feet from public right-of-way.

Signs and other structures for necessary buildings shall meet the requirements of Article 4-5.1 of Guilford County Development Ordinance. Industry structures are prohibited.

PROPERTY OWNERS
 B.A. Horton Regal, LLC
 302 W. Wood Street
 Winston-Salem, NC 27157
 Phone: 703-438-4311

Edgewood Farm, Inc.
 P.O. Box 939
 Burlington, NC 27215
 Phone: 336-336-0543

Plowman Associates, Inc. (Proposed)
 2417-0 West Wendover Avenue
 Greensboro, NC 27407
 Phone: 336-846-1131

Guilford County James Lindberg, LLC
 P.O. Box 1972
 Burlington, NC 27215
 Phone: 336-336-0510

GENERAL NOTES

- This is a Conceptual Plan for the proposed future development of this property, and is subject to change upon approval by the Guilford County Technical Review Committee.
- The Unified Development Plan was prepared in accordance with Article 4-10 of the Guilford County Development Ordinance and is for illustrative purposes only. All areas and boundaries shown are approximate. This map shall not be used to convey or define specific property lines or corners of lots.
- zoning is C1-10R Conditional Use Permit Local Development Residential, the Unified Development Plan shall not be used as a primary reference in the C1-10R "Special Plan".
- The number of residential dwelling units shall not exceed a total of 2,034 units in a mix of single family detached and attached residential development.
- Section A shall not exceed a total of 2,034 units, with a possible maximum of 500 detached residential dwelling units. The remainder will be single family detached lots. Section A-1 (West of Rock Creek) shall comply with applicable dimensional requirements of the Unified Development Plan, Section A. Section B shall not exceed a total of 200 units, all of which will be attached dwelling units. Within the 200 allowed units, a maximum of 200 units may be permitted.
- Section C shall allow a child day care center (maximum 8,000 gross square feet) in area serving a maximum of 200 students, or a maximum of 12,000 gross square feet of area allowed within neighborhood business or limited office zoning districts and/or a maximum of 80 total residential units.
- Section D shall allow a child day care center (maximum 100,000 gross square feet) in area serving a maximum of 200 students and/or a maximum of 100,000 gross square feet of area allowed within neighborhood business or limited office zoning districts and/or a maximum of 80 total residential units.
- Section E shall consist of an approximately 3-acre tract along the intersection of the existing hunting lodge on one (1) single family dwelling unit.
- Private common areas and open space (including stream bank areas) to be developed and maintained by Homeowners Association. Recreational areas shall be constructed through the use of a maximum of 8 acres, may be developed by 2 parcels, or consolidated into one parcel with the ability to be subdivided in the future.
- Extent of private and public common areas and open space to be determined as such areas developed.
- Public common areas and detached open spaces to be located in Guilford County generally and maintenance, improvements by Guilford County to be determined through the use of a maximum of 8 acres and required open space shall not exceed 10% of the total area and shall be maintained by a Homeowners Association.

TOTAL SITE
 • Recreation: 22.45 Ac
 • Stream Buffer: 45.49 Ac (All estimated within (42 Ac) river/riparian stream buffer)
 • Detached: 486.58 Units
 • Attached: 377.82 Units
 • Detached Office: 200 Units
 • Detached Office: 200 Units
 • Stream Buffer: 2.37 Ac
 • Detached Office: 2.36 Ac

- Building and placement of structures are preliminary in nature and subject to refinement as plans are further developed. Number of stream crossings shall be as shown.
- All roads shall be public and constructed in accordance with North Carolina Department of Transportation standards, dedicated to and maintained by NCDOT. Placement and R/W limits are subject to NCDOT and City of Burlington review and approval. Subsequent grading shall adhere to the public R/W as established by Homeowners Association.
- Owner/developer reserves the right to revise this Unified Development Plan upon approval by the Guilford County Technical Review Committee.

BK: P 193
 PG: 25-27
 REVISIONS
 11-25-2016
 03/02/18 PM
 BY: DORIS/DAUGHT
 GSH/TT/08

2016050504
GUILFORD COUNTY, NC
 JEFF L. THOMPSON
 REGISTERED SURVEYOR

402 693 8800

PHASE 2

TOTAL ACRES = 19.70
TOTAL OPEN SPACE = 14.21
(EXCLUDES RECREATION AREA)
PARCEL 2A = 84.74 AC
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL (MAX OF 10000, 7000, 8000, 5000 SF LOTS), AND MAX 2.10 ACRES RECREATION AREA
PARCEL 2B = 3.88 AC
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL (1 LOT FORMER)

INTEREST NOTES:
1. 100-Year Flood shown from FEMA Flood #271502403A effective date June 18, 2007.
2. Obtain any/all necessary approvals from the State Corps for all stream crossing/bedrock obstructions.
3. Stormwater control plans (SCPs) are submitted only. Actual designs will only be submitted when work has been initiated. Low density and high quality solutions must adhere to Guilford County Watershed regulations.

BRIGHTWOOD FARM PARKWAY CONSTRUCTION NOTE:

FOR GENERAL NOTE #9 ON THE UNIFIED DEVELOPMENT PLAN SHEET PLAN FOR BRIGHTWOOD FARM DATED SEPTEMBER 13, 2002, THE PORTION OF COLLETON ROAD W/ BRIGHTWOOD FARM PARKWAY TO BE CONSTRUCTED CONCURRENT WITH THE FIRST PORTION OF PHASE 2B AS SHOWN ON THE APPROVED U.D.P. SECTION PLAN.

PHASE 3

TOTAL ACRES = 108.88
TOTAL OPEN SPACE = 20.07
PARCEL 3A = 22.17 AC
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL (MAX OF 10000, 7000, 8000, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS) OR PUBLIC/INSTITUTIONAL USE (PUBLIC SCHOOLS).
PARCEL 3B = 84.28 AC (INCLUDES ROAD AREA)
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL (MAX OF 10000, 7000, 8000, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)



VICINITY MAP SCALE: 1" = 200'
THIS PLAN HAS NOT PREPARED IN ACCORDANCE WITH G.S. 17-30 SINCE IT IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY. ALL JURISDICTIONS ARE APPROXIMATE. THIS MAP SHALL NOT BE USED TO CONVEY OR DEFINE BOUNDING PROPERTY LINES OF ANY KIND.
PLANNING DIRECTOR
DATE: 11/20/16

PHASE 1

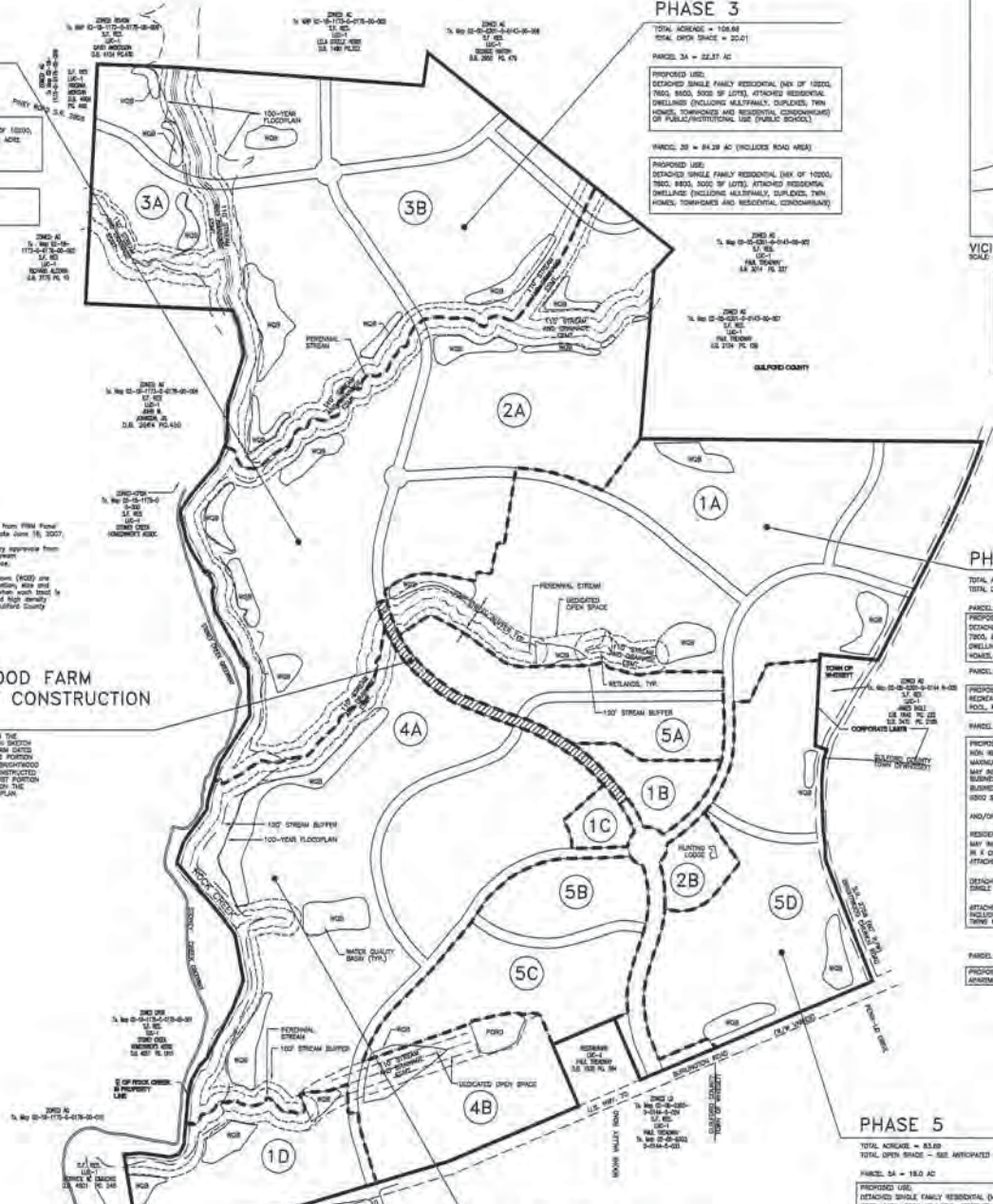
TOTAL ACRES = 117.18
TOTAL OPEN SPACE = 13.38
PARCEL 1A = 89.46 AC
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL (MAX OF 10000, 7000, 8000, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)
PARCEL 1B = 4.89 AC
PROPOSED USE: RECREATION AREA (INCLUDING ELLIPSE, SWIMMING POOL, PLAYGROUND AND OPEN SPACE)
PARCEL 1C = 2.43 AC
PROPOSED USE: HIGH RESIDENTIAL MAXIMUM FLOOR 5' (GROSS FLOOR AREA) MAY INCLUDE USES ALLOWABLE WITHIN MEDIUM-DENSITY BUSINESS, OFFICE SERVICE, RETAIL, CHILD DAY CARE (MAX. 800 SF OR 200 STUDENTS) AND/OR COMBINATION OF RESIDENTIAL MAY INCLUDE A MAXIMUM OF 20 TOTAL RESIDENTIAL UNITS IN A COMBINATION OF DETACHED SINGLE FAMILY AND ATTACHED RESIDENTIAL DEVELOPMENT IN THE FOLLOWING MANNER:
DETACHED SINGLE FAMILY UNITS (2-13 UNITS) SINGLE FAMILY LOT SIZE: 5,000 SF MIN.
ATTACHED RESIDENTIAL DWELLING UNITS (2-20 UNITS) INCLUDES MULTIFAMILY, CONDOMINIUM, TOWNHOME, TWIN HOMES OR DUPLEXES.
PARCEL 1D = 26.84 AC
PROPOSED USE: APARTMENTS (MAX 300 UNITS)

PHASE 5

TOTAL ACRES = 83.89
TOTAL OPEN SPACE - SEE ATTACHED PHASING NOTE #2
PARCEL 5A = 18.0 AC
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL (MAX OF 10000, 7000, 8000, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)
PARCEL 5B = 8.81 AC
PROPOSED USE: HIGH RESIDENTIAL MAXIMUM FLOOR 5' (GROSS FLOOR AREA) MAY INCLUDE USES ALLOWABLE WITHIN MEDIUM-DENSITY BUSINESS OR LIMITED OFFICE SERVICE, INCLUDING BUSINESS, OFFICE SERVICE, RETAIL, CHILD DAY CARE (MAX. 800 SF OR 200 STUDENTS) AND/OR COMBINATION OF RESIDENTIAL MAY INCLUDE A MAXIMUM OF 20 TOTAL RESIDENTIAL UNITS IN A COMBINATION OF DETACHED SINGLE FAMILY AND ATTACHED RESIDENTIAL DEVELOPMENT IN THE FOLLOWING MANNER:
DETACHED SINGLE FAMILY UNITS (2-13 UNITS) SINGLE FAMILY LOT SIZE: 5,000 SF MIN.
ATTACHED RESIDENTIAL DWELLING UNITS (2-20 UNITS) INCLUDES MULTIFAMILY, CONDOMINIUM, TOWNHOME, TWIN HOMES OR DUPLEXES.
PARCEL 5C = 18.38 AC (INCLUDES ROAD)
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL (MAX OF 10000, 7000, 8000, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)
PARCEL 5D = 28.71 AC
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL (MAX OF 10000, 7000, 8000, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)

PHASE 4

TOTAL ACRES = 102.62
TOTAL OPEN SPACE = 13.28
PARCEL 4A = 4.89 AC
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL (MAX OF 10000, 7000, 8000, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)
PARCEL 4B = 23.44 AC
PROPOSED USE: ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)



PROPERTY OWNERS
S.S. Horton Regal, LLC
8001 Armeting Boulevard
Charlotte, NC 28273
Tel: 704-536-8800

Brightwood Farm, Inc.
P.O. Box 19972
Durham, NC 27719
Tel: 919-286-0440

Pharis Associates & Brightwood, Inc.
3411-D Reed Mountain Ave
Greensboro, NC 27407
Burry Stage: 336-299-0710

Stifford Consulting & James Landry, Inc.
P.O. Box 19972
Durham, NC 27719
Burry Stage: 336-299-0490

THE ABOVE PROPERTY OWNERS OF BRIGHTWOOD FARM, AGREE TO THE FOLLOWING NOTICE: BRIGHTWOOD FARM PARKWAY WILL BE CONSTRUCTED CONCURRENT WITH THE FIRST PORTION OF PHASE 2B AS SHOWN ON THE APPROVED U.D.P. SECTION PLAN.

REVISED MARCH 11, 2011
REVISED MAY 23, 2014
REVISED AUGUST 28, 2014
REVISED SEPTEMBER 25, 2014
REVISED OCTOBER 11, 2014
REVISED OCTOBER 24, 2014 BY:
Evans Engineering, Inc.
P.O. Box 10255
Greensboro, NC 27404
336-854-8877

LAND PLANNER:
Lillian & Harrison, PA
300 Fuller Street
Durham, NC 27701
919-419-1199

PROJECT ENGINEER:
Alloy Williams Green
and King, Inc.
P.O. Box 1179
Burlington, NC 27216
336-226-5534

CONSULTANTS:
Environmental: Engineering Consulting Services, Ltd.
6000 International Drive - Suite 107, Greensboro, NC 27409, Tel: 336-854-7100
Traffic: Bittney Kemp & Associates
408 Wood Hill Court - Suite A, Raleigh, NC 27608, Tel: 919-872-1113

SHEET 2 OF 3
UNIFIED DEVELOPMENT PLAN
ANTICIPATED
PHASING PLAN

Brightwood Farm
Rock Creek Township, Guilford County, NC
SEPTEMBER 13, 2002

BK: P 193
PG: 25-27
11-20-2016
2016060664
GUILFORD COUNTY, NC
JEFF L. THOMPEN
REGISTERED PROFESSIONAL ENGINEER

ORIGINAL UDP APPROVED 10-15-2002 (CASE #2002-129)
REVISED UDP APPROVED 9-20-2016 (CASE #15-04-047L-01622)
#15-04-047L-01622 REVISED UDP APPROVED 11-15-2016 (CASE #15-04-047L-01622)

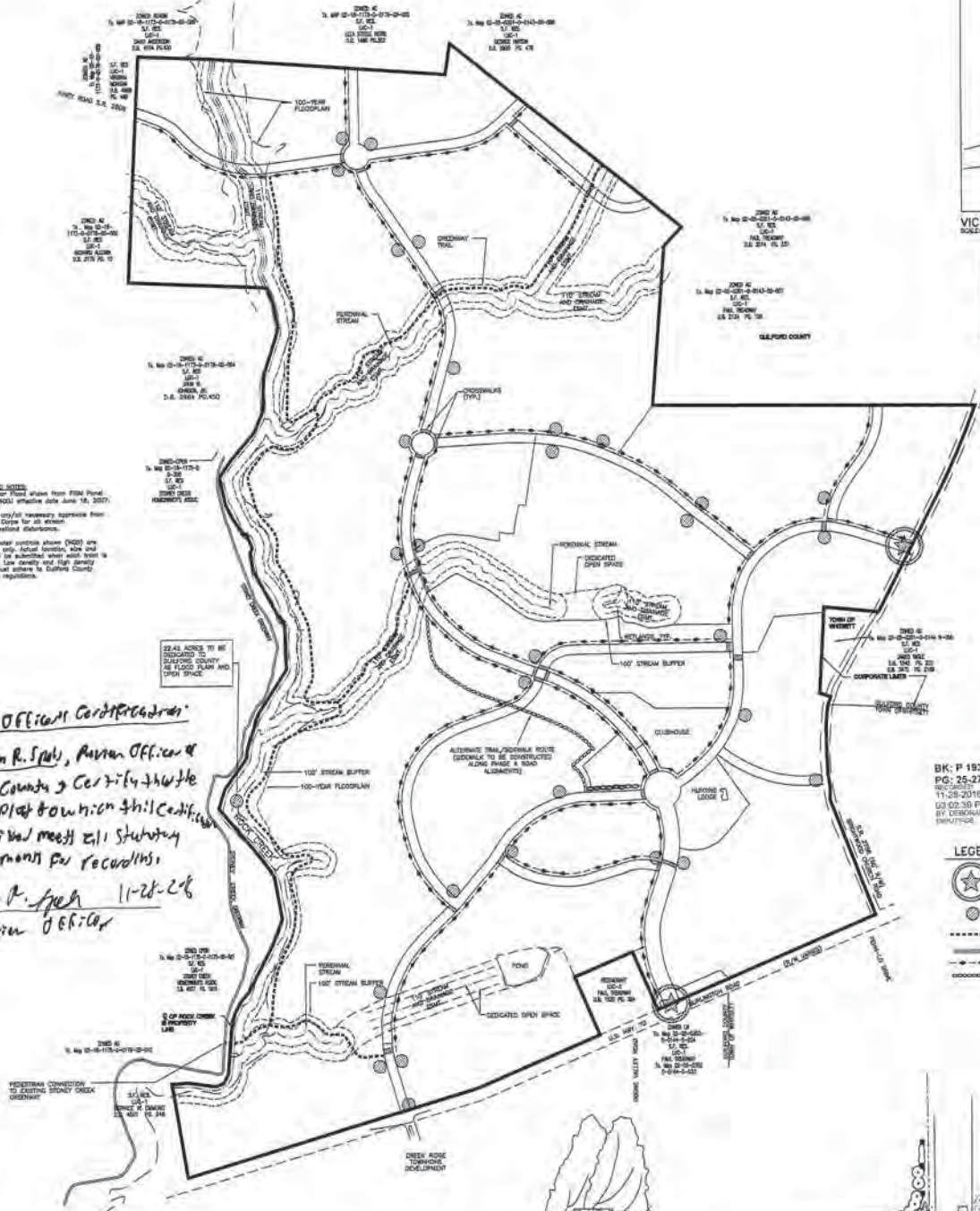


VICINITY MAP
SCALE: 1" = 200'

THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH G.S. 17-26 WHICH IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY. ALL AREAS SHOWN ARE APPROXIMATE. THIS MAP SHALL NOT BE USED TO CONVEY OR DEFINE SPECIFIC PROPERTY LINES OR BOUNDARIES.

THIS DRAWING IS NOT A SUBDIVISION AS DEFINED BY THE GUILFORD COUNTY DEVELOPMENT ORDINANCE.

Jeff L. Thopen
REGISTERED ENGINEER
DATE: 11/20/16



BK: P 193
PG: 25-27
RECORDED
11-29-2016
10:02:38 PM
BY: GERRARD/LIGHT
DEPUTY/DR

2016050604
GUILFORD COUNTY, NC
JEFF L. THOPEN
REGISTERED ENGINEER

LEGEND

- PRIMARY ENTRANCE
- SECONDARY ENTRANCE
- SIDEWALK
- CROSSWALK
- SIDEWALK
- ALTERNATE SIDEWALK/TRAIL

Review Official Certificate

Carvin R. Spaly, Review Officer of Guilford County and City of Burlington map or plat to which this certificate is a final meeting all statutory requirements for recordings.

Carvin R. Spaly 11-28-2016
Review Officer

PEDESTRIAN PLAN NOTES

1. EXTENT AND ALIGNMENT OF SIDEWALKS SUBJECT TO REVIEW AND APPROVAL BY NCDCI, GUILFORD COUNTY AND CITY OF BURLINGTON. SIDEWALK AND GREENWAY TRAIL EXTENSIONS WITHIN EACH PHASE TO BE DETERMINED AT TIME OF TRC REVIEW.
2. ALL SIDEWALKS TO BE LOCATED WITHIN PUBLIC RIGHTS OF WAY WITH EXCEPTION OF THOSE ALONG PROJECT COLLECTOR ROADS WHICH MAY MEANDER BETWEEN RIGHT OF WAY AND THE ADJACENT 10' OPEN SPACE OR 20' LANDSCAPE/SIDEWALK/UTILITY EASEMENT SHOWN ON UDP SECTION PLAN.
3. ALL SIDEWALKS HAVE BEEN INDICATED ON THIS PLAN OUTSIDE THE RIGHT OF WAY FOR PURPOSES OF GRAPHIC CLARITY ONLY.
4. LOCATION AND ALIGNMENT OF GREENWAY TRAILS ARE CONCEPTUAL IN NATURE AND SUBJECT TO REFINEMENT. SURFACE MATERIAL AND WIDTHS TO BE DETERMINED BY DEVELOPER AND GUILFORD COUNTY.

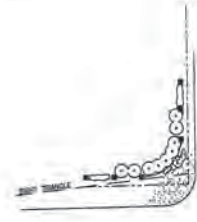
COMMON SIGN PLAN NOTES

1. SPECIFICATIONS OF SIZE, TYPE, HEIGHT, COPY AREA, SETBACK, LOCATION, AND ILLUMINATION, SHALL BE ACCORDING TO ARTICLE 6-1.8 OF THE GUILFORD COUNTY DEVELOPMENT ORDINANCE.
2. THE SIGNAGE COLOR, STYLE, AND LOGO/LETTERING SCHEMES WILL BE COORDINATED THROUGHOUT THE DEVELOPMENT.
3. LOCATIONS, LAYOUT, DESIGN AND MATERIALS INDICATED FOR SIGNAGE IS CONCEPTUAL IN NATURE AND SUBJECT TO REFINEMENT.
4. THIS PLAN DOES NOT LIMIT THE QUANTITY OF SIGNS FOR THIS DEVELOPMENT. ADDITIONAL SIGNS TO BE LOCATED AT RESIDENTIAL ROADS, ATTACHED RESIDENTIAL PARCELS AND NON-RESIDENTIAL PARCELS NOT SPECIFICALLY INDICATED ON THIS PLAN SHALL BE ALLOWED.

TYPICAL SECONDARY ENTRANCE



TYPICAL SECONDARY ENTRANCE



TYPICAL PRIMARY ENTRANCE

SHEET 3 OF 3
UNIFIED DEVELOPMENT PLAN
COMMON SIGN & PEDESTRIAN PLAN

Brightwood Farm
Rock Creek Township, Guilford County, NC
SEPTEMBER 13, 2002

REVISED MARCH 11, 2013
REVISED MAY 28, 2014
REVISED AUGUST 20, 2016
REVISED SEPTEMBER 28, 2016
REVISED OCTOBER 11, 2016
REVISED OCTOBER 14, 2016
EVANS ENGINEERING, INC.
P.O. Box 10285
Greensboro, NC 27404
336-854-8877

LAND PLANNER:
Lappas + Havener, PA
300 Fuller Street
Durham, NC 27701
919-419-1199

PROJECT ENGINEER:
Alley Williams Cannon
and King, Inc.
P.O. Box 1179
Raleigh, NC 27611
336-226-5581

CONSULTANTS:
Engineered Firm, Inc.
P.O. Box 628
Burlington, NC 27216
800-779-3333
336-229-0343

Burlington Consulting & James Landry, LLC
P.O. Box 18977
Durham, NC 27418
919-486-0300-8000

Environmental Engineering Consulting Services, Ltd.
6079 Armonwood Drive - Suite 103, Greensboro, NC 27409 Tel: 336.854.7126

Traffic: Ramsey Kemp & Associates
1000 Woodley Drive - Suite A, Raleigh, NC 27605 Tel: 919.872.1115

THE PURPOSE OF THIS REVISION (11-15-16) IS TO ADD THE ALTERNATIVE ROUTE FOR SIDEWALKS (0000) ALONG B.F.P. ADJACENT TO PHASE 4A.

ORIGINAL UDP APPROVED 10-15-2002 (CASE # 2002-129)
REVISED UDP APPROVED 7-20-2016 (CASE # 15-04-00PL-01622)
REVISED UDP APPROVED 11-15-2016 (CASE # 15-04-00PL-01622)

PHASE 2

TOTAL ACRES = 98.70
TOTAL OPEN SPACE = 16.71
(INCLUDES RECREATION AREA)
PARCEL 2A = 94.74 AC
PROPOSED USE:
DETACHED SINGLE FAMILY RESIDENTIAL (MAX OF 10200, 7800, 6600, 5000 SF LOTS), AND MIN. 3.15 ACRE RECREATION AREA

PARCEL 2B = 3.96 AC
PROPOSED USE:
DETACHED SINGLE FAMILY RESIDENTIAL (1 LOT PERMITTED)

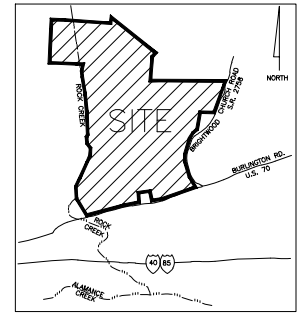
PHASE 3

TOTAL ACRES = 108.68
TOTAL OPEN SPACE = 22.01

PARCEL 3A = 22.37 AC
PROPOSED USE:
DETACHED SINGLE FAMILY RESIDENTIAL (MIX OF 10200, 7800, 6600, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS) OR PUBLIC/INSTITUTIONAL USE (PUBLIC SCHOOLS)

PARCEL 3B = 84.29 AC (INCLUDES ROAD AREA)

PROPOSED USE:
DETACHED SINGLE FAMILY RESIDENTIAL (MIX OF 10200, 7800, 6600, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)



VICINITY MAP
SCALE: 1" = 3000'

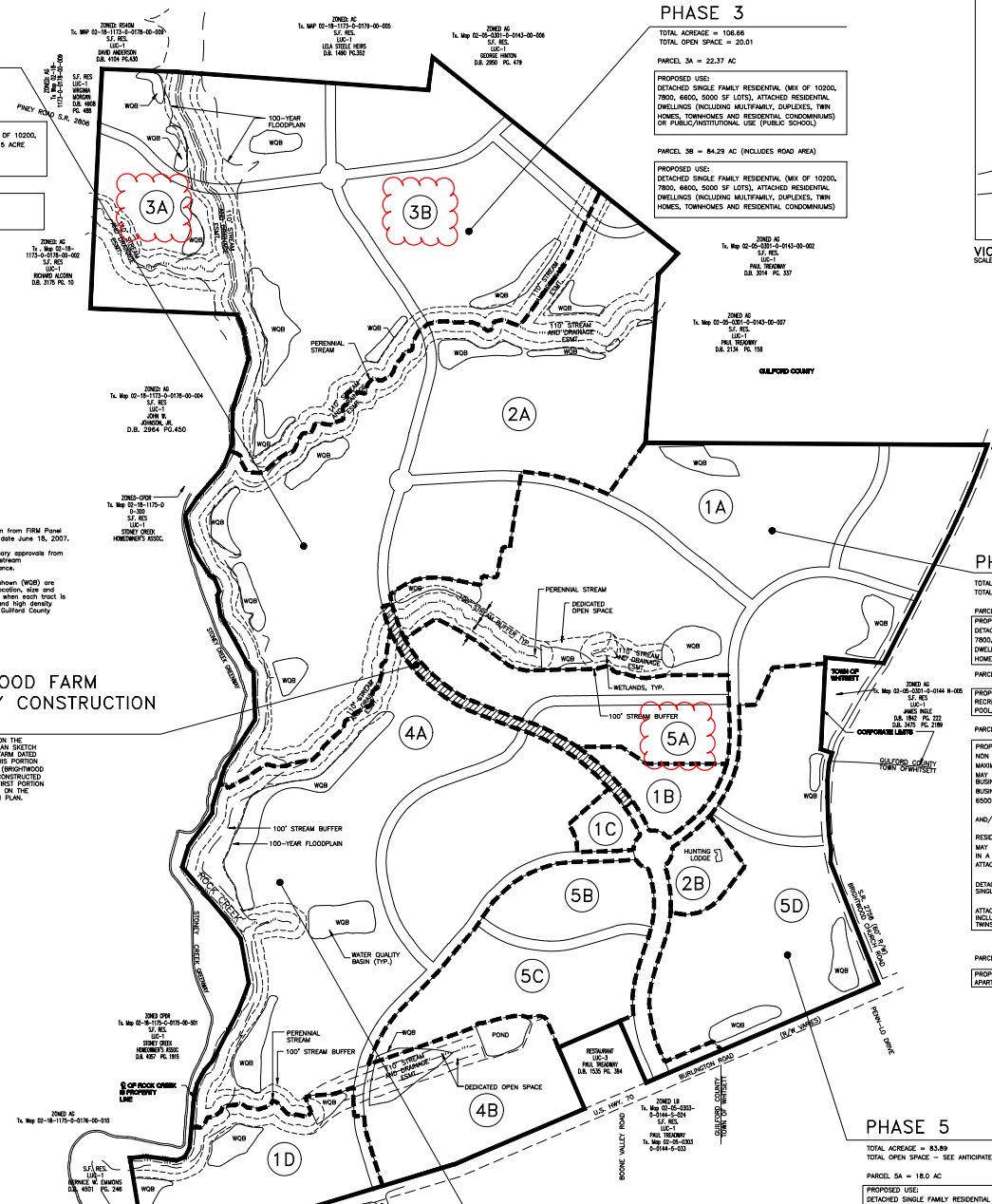
THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH G.S. 170-20 SINCE IT IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY. ALL AREAS SHOWN ARE APPROXIMATE. THIS MAP SHALL NOT BE USED TO CONVEY OR DEFINE SPECIFIC PROPERTY LINES OR AREAS.
THIS DRAWING IS NOT A SUBDIVISION AS DEFINED BY THE GUILFORD COUNTY DEVELOPMENT ORDINANCE.

PLANNING DIRECTOR DATE

BRIGHTWOOD FARM PARKWAY CONSTRUCTION NOTE:

PER GENERAL NOTE #8 ON THE UNITED DEVELOPMENT PLAN SKETCH PLAN FOR BRIGHTWOOD FARM DATED SEPTEMBER 13, 2000, THIS PORTION OF COLLECTOR ROAD 'A' (BRIGHTWOOD FARM PARKWAY) TO BE CONSTRUCTED CONCURRENT WITH THE FIRST PORTION OF PHASE 3B AS SHOWN ON THE APPROVED U.D.P. SKETCH PLAN.

- WATERSHED NOTES:
1. 100-Year Flood shown from FIRM Panel #3710882400 effective date June 18, 2007.
2. Obtain any/all necessary approvals from the State Corps for all stream crossing/wetland disturbance.
3. Stormwater controls shown (WOB) are schematic only. Actual location, size and design will be submitted when each tract is developed. Low density, low high density stipple must adhere to Guilford County Watershed regulations.



PHASE 1

TOTAL ACRES = 117.18
TOTAL OPEN SPACE = 15.38

PARCEL 1A = 85.46 AC
PROPOSED USE:
DETACHED SINGLE FAMILY RESIDENTIAL (MIX OF 10200, 7800, 6600, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)

PARCEL 1B = 4.85 AC

PROPOSED USE:
RECREATION AREA (INCLUDING CLUBHOUSE, SWIMMING POOL, PLAYGROUND AND OPEN SPACE)

PARCEL 1C = 2.43 AC

PROPOSED USE:
NON RESIDENTIAL:
MAXIMUM 12,000 SF (GROSS FLOOR AREA)
MAY INCLUDE USES ALLOWABLE WITH NEIGHBORHOOD BUSINESS OR LIMITED OFFICE ZONING DISTRICTS, INCLUDING BUSINESS, OFFICE, SERVICE, RETAIL, CHILD DAY CARE (MAX. 6000 SF OR 200 STUDENTS)

AND/OR COMBINATION OF RESIDENTIAL:
MAY INCLUDE A MAXIMUM OF 25 TOTAL RESIDENTIAL UNITS IN A COMBINATION OF DETACHED SINGLE FAMILY AND ATTACHED RESIDENTIAL DEVELOPMENT IN THE FOLLOWING MIX:

DETACHED SINGLE FAMILY UNITS (0-12 UNITS)
SINGLE FAMILY LOT SIZE: 6,000 SF MIN

ATTACHED RESIDENTIAL DWELLING UNITS (0-25 UNITS)
INCLUDES MULTIFAMILY, CONDOMINIUMS, TOWNHOMES, TWIN HOMES OR DUPLEXES.

PARCEL 1D = 20.44 AC

PROPOSED USE:
APARTMENTS (MAX 250 UNITS)

PHASE 5

TOTAL ACRES = 83.89
TOTAL OPEN SPACE - SEE ANTICIPATED PHASING NOTE #2

PARCEL 5A = 18.0 AC

PROPOSED USE:
DETACHED SINGLE FAMILY RESIDENTIAL (MIX OF 10200, 7800, 6600, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)

PARCEL 5B = 8.81 AC

PROPOSED USE:
NON RESIDENTIAL:
MAXIMUM 100,000 SF (GROSS FLOOR AREA)
MAY INCLUDE USES ALLOWABLE WITH NEIGHBORHOOD BUSINESS OR LIMITED OFFICE ZONING DISTRICTS, INCLUDING BUSINESS, OFFICE, SERVICE, RETAIL, CHILD DAY CARE (MAX. 6000 SF OR 200 STUDENTS)

AND/OR COMBINATION OF RESIDENTIAL:
MAY INCLUDE A MAXIMUM OF 90 TOTAL RESIDENTIAL UNITS IN A COMBINATION OF DETACHED SINGLE FAMILY AND ATTACHED RESIDENTIAL DEVELOPMENT IN THE FOLLOWING MIX:

DETACHED SINGLE FAMILY UNITS (0-48 UNITS)
SINGLE FAMILY LOT SIZE: 5,000 SF MIN

ATTACHED RESIDENTIAL DWELLING UNITS (0-90 UNITS)
INCLUDES MULTIFAMILY, CONDOMINIUMS, TOWNHOMES, TWIN HOMES OR DUPLEXES.

PARCEL 5C = 18.38 AC (INCLUDES ROAD)

PROPOSED USE:
DETACHED SINGLE FAMILY RESIDENTIAL (MIX OF 10200, 7800, 6600, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)

PARCEL 5D = 38.7 AC

PROPOSED USE:
DETACHED SINGLE FAMILY RESIDENTIAL (MIX OF 10200, 7800, 6600, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)

PHASE 4

TOTAL ACRES = 105.03
TOTAL OPEN SPACE = 13.26

PARCEL 4A = 4.59 AC

PROPOSED USE:
DETACHED SINGLE FAMILY RESIDENTIAL (MAX OF 10200, 7800, 6600, 5000 SF LOTS), ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)

PARCEL 4B = 20.44 AC

PROPOSED USE:
ATTACHED RESIDENTIAL DWELLINGS (INCLUDING MULTIFAMILY, DUPLEXES, TWIN HOMES, TOWNHOMES AND RESIDENTIAL CONDOMINIUMS)

SHEET 2 OF 3
UNIFIED DEVELOPMENT PLAN
ANTICIPATED PHASING PLAN

Brightwood Farm
Rock Creek Township, Guilford County, NC
SEPTEMBER 13, 2002

REVISED MARCH 11, 2015
REVISED MAY 20, 2016
REVISED MARCH 29, 2016
REVISED SEPTEMBER 26, 2016
REVISED OCTOBER 11, 2016
REVISED OCTOBER 24, 2016 BY:
REVISED MAY 16, 2022

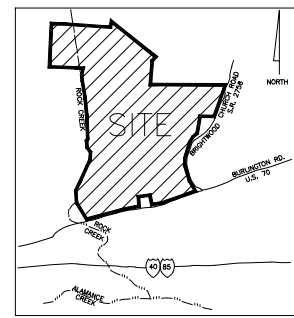
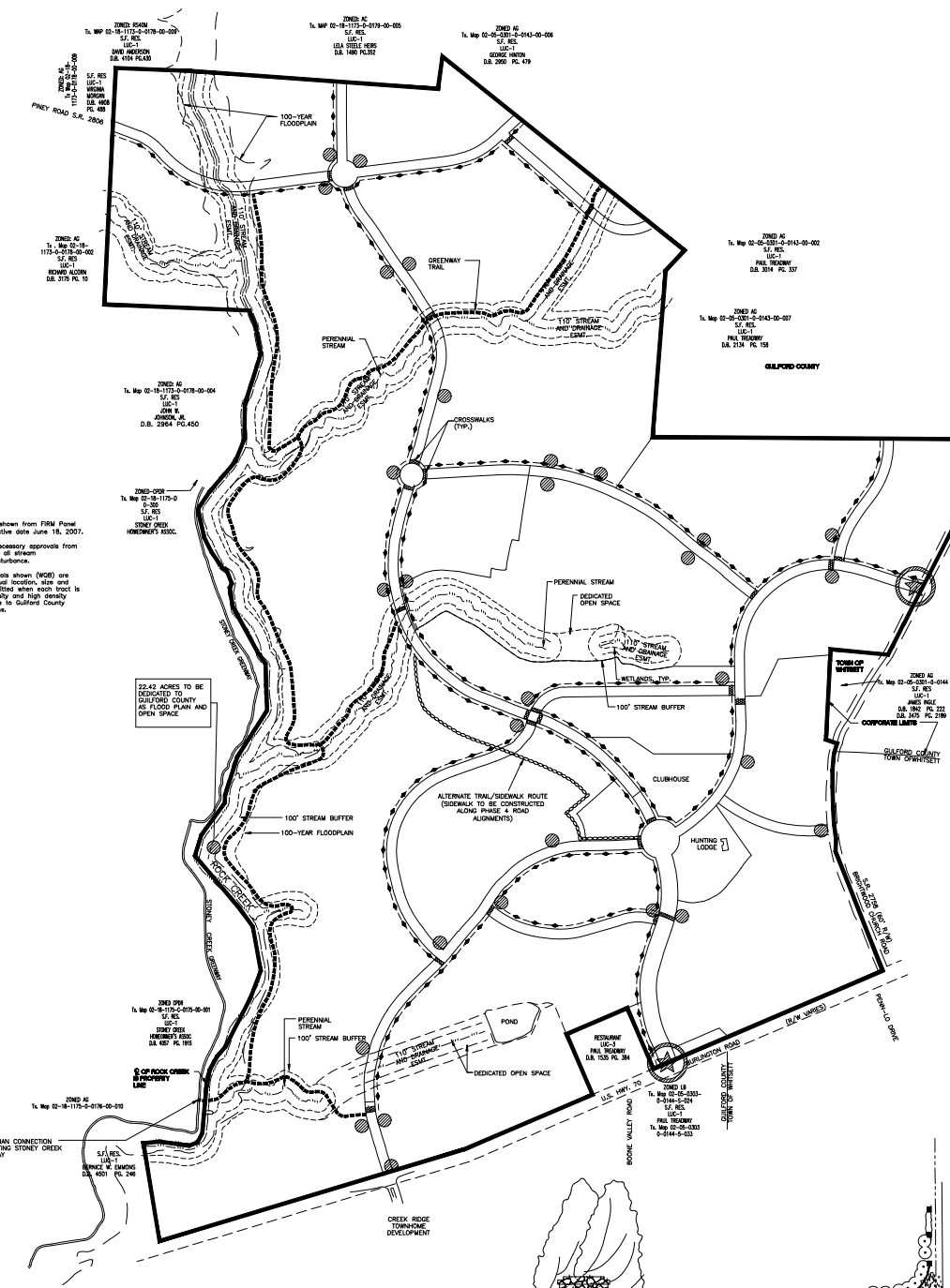
Evans Engineering, Inc.
P.O. Box 10285
Greensboro, NC 27404
336-854-8877

LAND PLANNER:
Lappas & Havener, PA
300 Fuller Street
Durham, NC 27701
919-419-1199

PROJECT ENGINEER:
Alley Williams Carmen
and King, Inc.
P.O. Box 1179
Burlington, NC 27216
336-226-5534

CONSULTANTS:
Environmental: Engineering Consulting Services, Ltd.
1949 International Drive - Suite 105, Greensboro, NC 27409; Tel: 336-356-1150
Traffic: Ranney Kamp & Associates
4923 Wialy Hill Drive - Suite A, Raleigh, NC 27609; Tel: 919-872-5115

ORIGINAL UDP APPROVED 10-15-2002 (CASE #2002-123)
REVISED UDP APPROVED 9-29-2016 (CASE #15-04-GDPL-01622)
REVISED UDP APPROVED 11-15-2016 (CASE #15-04-GDPL-01622)



VICINITY MAP
SCALE: 1" = 3000'

THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH G.S. 171-20 SINCE IT IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY. ALL AREAS SHOWN ARE APPROXIMATE. THIS MAP SHALL NOT BE USED TO CONVEY OR DEFINE SPECIFIC PROPERTY LINES OR AREAS.

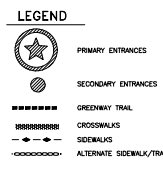
THIS DRAWING IS NOT A SUBDIVISION AS DEFINED BY THE GULFORD COUNTY DEVELOPMENT ORDINANCE.

PLANNING DIRECTOR _____ DATE _____

WATERSHED NOTES

1. 100-Year Flood shown from FIRM Panel #3710882400 effective date June 18, 2007.
2. Obtain any/all necessary approvals from the State Corps for all stream crossing/wetland disturbance.
3. Stormwater controls shown (WDB) are schematic only. Actual location, size and design will be submitted when each tract is developed. Low density, low high density spots must adhere to Guilford County Watershed regulations.

22.42 ACRES TO BE GULFORD COUNTY FLOOD PLAN AND OPEN SPACE

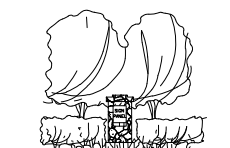
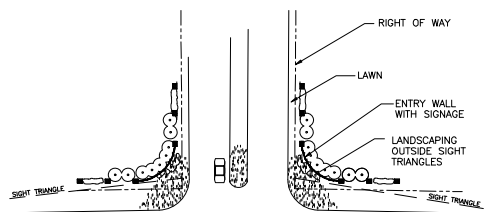


PEDESTRIAN PLAN NOTES

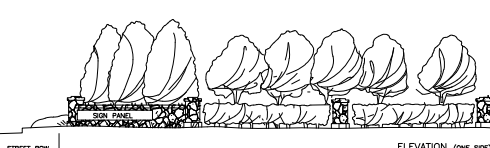
1. EXTENT AND ALIGNMENT OF SIDEWALKS SUBJECT TO REVIEW AND APPROVAL BY NCDOT, GULFORD COUNTY AND CITY OF BURLINGTON. SIDEWALK AND GREENWAY TRAIL EXTENSIONS WITHIN EACH PHASE TO BE DETERMINED AT TIME OF TRC REVIEW.
2. ALL SIDEWALKS TO BE LOCATED WITHIN PUBLIC RIGHTS OF WAY WITH EXCEPTION OF THOSE ALONG PROJECT COLLECTOR ROADS WHICH MAY MEANDER BETWEEN RIGHT OF WAY AND THE ADJACENT 10' OPEN SPACE OR 20' LANDSCAPE/SIDEWALK/UTILITY EASEMENT SHOWN ON UDF SKETCH PLAN.
3. ALL SIDEWALKS HAVE BEEN INDICATED ON THIS PLAN OUTSIDE THE RIGHT OF WAY FOR PURPOSES OF GRAPHIC CLARITY ONLY.
4. LOCATION AND ALIGNMENT OF GREENWAY TRAILS ARE CONCEPTUAL IN NATURE AND SUBJECT TO REFINEMENT, SURFACE MATERIAL AND WIDTHS TO BE DETERMINED BY DEVELOPER AND GULFORD COUNTY.



TYPICAL SECONDARY ENTRANCE



TYPICAL SECONDARY ENTRANCE



TYPICAL PRIMARY ENTRANCE

COMMON SIGN PLAN NOTES

1. SPECIFICATIONS OF SIZE, TYPE, HEIGHT, COPY AREA, SETBACK, LOCATION, AND ILLUMINATION, SHALL BE ACCORDING TO ARTICLE 6-1.8 OF THE GULFORD COUNTY DEVELOPMENT ORDINANCE.
2. THE SIGNAGE COLOR, STYLE, AND LOGO/LETTERING SCHEMES WILL BE COORDINATED THROUGHOUT THE DEVELOPMENT.
3. LOCATIONS, LAYOUT, DESIGN AND MATERIALS INDICATED FOR SIGNAGE IS CONCEPTUAL IN NATURE AND SUBJECT TO REFINEMENT.
4. THIS PLAN DOES NOT LIMIT THE QUANTITY OF SIGNS FOR THIS DEVELOPMENT. ADDITIONAL SIGNS TO BE LOCATED AT RESIDENTIAL ROADS, ATTACHED RESIDENTIAL PARCELS AND NON-RESIDENTIAL PARCELS NOT SPECIFICALLY INDICATED ON THIS PLAN SHALL BE ALLOWED.

SHEET 3 OF 3
UNIFIED DEVELOPMENT PLAN
COMMON SIGN & PEDESTRIAN PLAN

Brightwood Farm
Rock Creek Township, Guilford County, NC
SEPTEMBER 13, 2002

REVISED MARCH 11, 2015
REVISED MAY 20, 2016
REVISED AUGUST 29, 2016
REVISED SEPTEMBER 26, 2016
REVISED OCTOBER 11, 2016
REVISED OCTOBER 26, 2016 (R)
REVISED MAY 16, 2022

LAND PLANNER:
Lappas + Havener, PA
360 Ruffer Street
Durham, NC 27701
919-419-1199

PROJECT ENGINEER:
Alley Williams Carmen
and King, Inc.
P.O. Box 1179
Burlington, NC 27216
336-226-5534

CONSULTANTS:
Environmental: Engineering Consulting Services, Ltd.
6900 International Drive - Suite 103, Greensboro, NC 27409; Tel: 336.856.7150
Traffic: Ramey Kemp & Associates
9828 Windy Hill Drive - Suite A, Raleigh, NC 27609; Tel: 919.872.5115

THE PURPOSE OF THIS REVISION (11-15-16) IS TO ADD THE ALTERNATE ROUTE FOR SIDEWALKS (-----) ALONG B.F.P. ADJACENT TO PHASE 4A.

#18-04-GCPL-01822

ORIGINAL UDF APPROVED 10-15-2002 (CASE #2002-123)
REVISED UDF APPROVED 9-20-2016 (CASE #18-04-GCPL-01822)
REVISED UDF APPROVED 11-15-2016 (CASE #18-04-GCPL-01822)

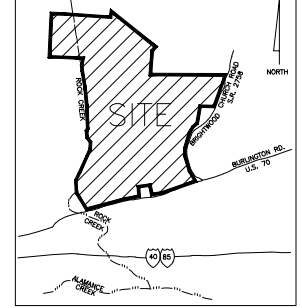
Evans Engineering, Inc.
P.O. Box 10285
Greensboro, NC 27404
336-854-8877

SECTION A-1

TOTAL AREA: 21.61 AC (All land west of centerline Rock Creek)
PROPOSED LAND USE:
Public/Institutional use (Public School) may be permitted in addition to residential uses allowable within Section A.

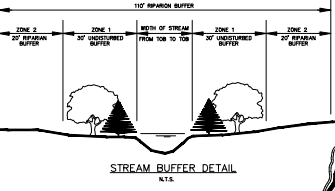
SECTION A (INCLUDING SECTION A-1)

TOTAL AREA: 450.81 AC
PROPOSED LAND USE:
Residential Density not to exceed 2,034 Units, in a combination of Detached single Family and Attached Dwelling Units.
(Density = 4.4 Units/Acre)
DETACHED SINGLE FAMILY UNITS (Maximum of 2034 Units)
Single Family Lot Size: 5,000 s.f. min.
ATTACHED RESIDENTIAL DWELLING UNITS (0-855 Units)
Includes multi-family, condominiums, townhouses, twin homes, or duplexes.
320 Attached Residential Dwelling Units shall be reserved for Phases 3A, 3B and 5A.
RECREATION AREAS:
8 Total Acres (1/1 or 2 Parcels)
Facilities to include clubhouse, swimming pool, playground, and open space. Recreation areas to have frontage on collector road.



VICINITY MAP SCALE: 1" = 3000'
THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH G.S. 17-29 SINCE IT IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY. ALL AREAS SHOWN ARE APPROXIMATE. THIS MAP SHALL NOT BE USED TO CONVEY OR DEFINE SPECIFIC PROPERTY LINES OR AREAS.
THIS DRAWING IS NOT A SUBDIVISION AS DEFINED BY THE GUILFORD COUNTY DEVELOPMENT ORDINANCE.
PLANNING DIRECTOR DATE

- RESIDENTIAL NOTES:
1. 100-Year Flood shown from FIRM Panel 8311062400Z effective date June 16, 2007.
2. Obtain any/all necessary approvals from the State Corps for all stream crossing/retention structures.
3. Streamwater controls shown (WOB) are schematic only. Actual location, size and design will be submitted when each tract is developed. Low density and high density options must adhere to Guilford County Watershed regulations.



SECTION B

TOTAL LAND AREA: 37.41 AC
PROPOSED LAND USE:
ATTACHED RESIDENTIAL DWELLINGS
Density not to exceed 350 Units, including a possible maximum of 250 Apartment Units, townhouses, twin homes or duplex dwelling. (Residential Density = 9.4 Units/AC, Max.)

SECTION C

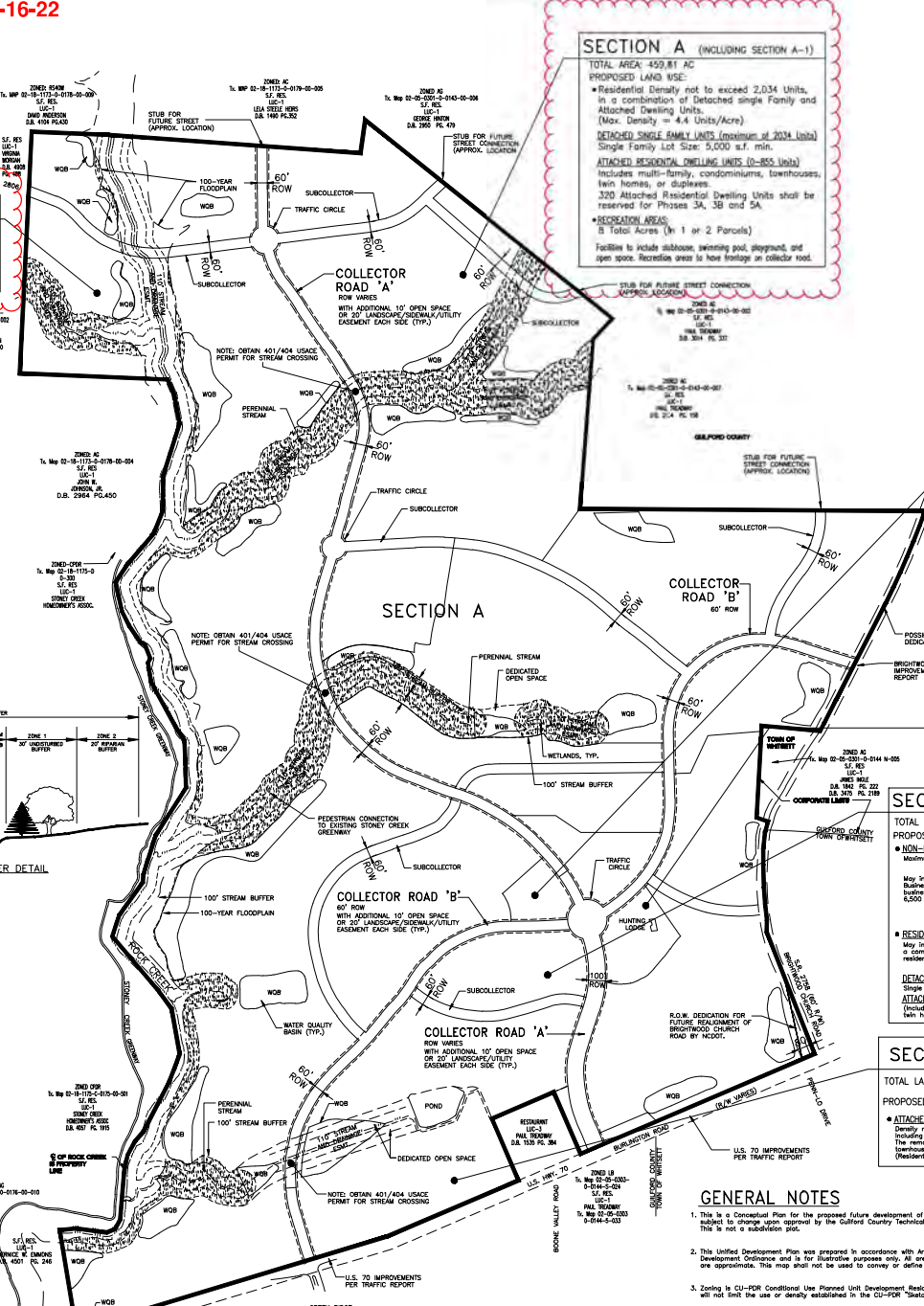
TOTAL AREA: 2.43 AC
PROPOSED LAND USE:
NON-RESIDENTIAL USES
Maximum 12,500 s.f. (Gross Floor Area)
May include uses allowable within Neighborhood Business or Limited Office zoning districts, including business, office, service, retail, child day care (max. 6,500 s.f. or 200 students).

SECTION D

TOTAL AREA: 8.81 AC
PROPOSED LAND USE:
NON-RESIDENTIAL USES
Maximum 100,000 s.f. (Gross Floor Area)
May include uses allowable within Neighborhood Business or Limited Office zoning districts, including business, office, service, retail, child day care (max. 6,500 s.f. or 200 students).

SECTION E

TOTAL AREA: 3 AC (APPROXIMATE)
PROPOSED LAND USE:
Existing hunting lodge to be used on one (1) single family residence only.



ATTACHED RESIDENTIAL DWELLINGS

Multifamily development, Duplexes, Twin Homes, Townhouses and Residential Condominiums shall have dimensional requirements same as RM-12 (Article 4-4.2), Guilford County Development Ordinance. However, yard space requirements shall not be implemented.

NON-RESIDENTIAL

Possible Public/Institutional use (public school) allowed within Section A-1 shall meet dimensional and other development requirements set forth in the Guilford County Development Ordinance and as determined by the Guilford County Technical Review Committee.

Child day care center, retail and office uses allowed within Sections C and D and permitted under Limited Office and Neighborhood Business zoning districts, shall meet dimensional requirements set forth in Article 4-4.2 of the Guilford County Development Ordinance.

Possible mixed retail/office/residential uses allowed within Sections C and D shall meet dimensional and other requirements to be determined upon further development of plans and approved by the Guilford County Technical Review Committee. All buildings within sections C and D shall be located a minimum of 20 feet from public rights of way.

Rear and side setbacks for accessory buildings shall meet the requirements of Article 4-5.1 of the Guilford County Development Ordinance. All accessory buildings shall be located in the rear yard. Street setbacks for accessory buildings shall meet setbacks established in the table above.

Table with 4 columns: Use, Min. Lot Area, Min. Lot Width, and Max. Building Coverage. Rows include Single Family Detached, Street Frontage, and various road setbacks.

Notes:
1. Lot frontage of right angle intersection into or out-of-lot may be reduced to 15'
2. Setbacks are measured from public ROW.
3. Zero side setback is permitted as long as one side has double the allowed side yard.
4. The rear yard can be reduced to 15' or 0' in its entirety, corner yard or detached open space.
5. No more than three (3) of parties' stories within same grade. Maximum building height 30'.

GENERAL NOTES

- 1. This is a Conceptual Plan for the proposed future development of this property, and is subject to change upon approval by the Guilford County Technical Review Committee.
2. This is not a subdivision plat.
3. Zoning is CU-PDR Conditional Use Planned Unit Development Residential. The Unified Development Plan will not limit the use or density established in the CU-PDR "Sketch Plan".
4. The number of residential dwelling units will not exceed a total of 2,500 units, in a mix of single family detached and attached residential development.
Section A shall not exceed a total of 2,034 units, with a possible maximum of 855 attached residential dwelling units. The remainder will be single family detached units. Section A-1 (land west of Rock Creek) shall remain a possible Public/Institutional use (public school) or the residential use allowed within Section A.
Section B shall not exceed a total of 350 units, all of which will be attached dwelling units. Within the 350 allowed units, a maximum of 250 units may be apartments.
Section C shall allow a child day care center (maximum 6,500 gross square feet in size serving a maximum of 200 students) or a maximum of 12,500 gross square feet of uses allowed within Neighborhood Business or Limited Office zoning districts and/or a maximum of 25 total residential units.
Section D shall allow a child day care center (maximum 6,500 gross square feet in size serving a maximum of 200 students) and/or a maximum of 100,000 gross square feet of uses allowed within Neighborhood Business or Limited Office zoning districts and/or a maximum of 90 total residential units.
Section E shall consist of an approximate 3 acre tract allowing the preservation of the existing hunting lodge as one (1) single family dwelling unit.
5. Private common areas and open space including Reservation Areas to be depicted and maintained by Homeowners Association. Reservation Areas whose combined acreage is to be a minimum 5 acres, may be developed in 2 parcels or consolidated into one parcel with the ability to be constructed in any phase.
6. Extent of private and public common areas and open space to be determined as each phase develops.
7. Public common areas and dedicated open space to be located in Guilford County for ownership and maintenance. Acceptance by Guilford County to be determined with approval of each phase and required open space areas not accepted shall be constructed and maintained by a homeowners association.
8. Routing and alignment of roads are preliminary in nature and subject to refinement as plans are further developed. Number of stream crossings subject to revision.
9. All roads shall be public and constructed in accordance with North Carolina Department of Transportation standards, dedicated to and maintained by NCDOT. Pavement and ROW widths are subject to NCDOT and City of Burlington review and approval. Stormwater and drainage located within the public ROW will be maintained by Homeowners Association.
10. Owner/developer reserves the right to revise this Unified Development Plan upon approval by the Guilford County Technical Review Committee.

SHEET 1 OF 3 UNIFIED DEVELOPMENT PLAN SKETCH PLAN

Brightwood Farm Rock Creek Township, Guilford County, NC

SEPTEMBER 13, 2002

REVISED MARCH 31, 2015
REVISED MAY 20, 2016
REVISED AUGUST 29, 2016
REVISED SEPTEMBER 28, 2016
REVISED OCTOBER 11, 2016
REVISED OCTOBER 24, 2016
REVISED MAY 16, 2022 (revised section A per G.C. Zoning Ordinance)
Evans Engineering, Inc.
P.O. Box 10285
Greensboro, NC 27404
336-854-8877

LAND PLANNER:
Lappes + Haver, PA
300 Fuller Street
P.O. Box 1179
Durham, NC 27701
919-419-1199

PROJECT ENGINEER:
Ailey Williams Carmon
and King, Inc.
P.O. Box 1179
Burlington, NC 27216
336-226-5534

CONSULTANTS:
Environmental: Engineering Consulting Services, Ltd.
6000 International Drive - Suite 101, Greensboro, NC 27409 Tel: 336-858-7100
Traffic: Ramey Kemp & Associates
9028 Winty Hill Drive - Suite A, Raleigh, NC 27609 Tel: 919-872-5115

CONDITIONAL ZONING CASE #22-05-GCPL-03518: BRIGHTWOOD FARM (BWF) UNIFIED DEVELOPMENT PLAN (UDP) MODIFICATION, PLAT BOOK 193, PAGES 25-27; FROM CONDITIONAL ZONING-PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R) TO CONDITIONAL ZONING-PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R), AMENDED

Property Information

The impacted parcels within Section A (see Sheet 1 of the attached UDP) of the Brightwood Farms Planned Development are located at 6440 and 6440 ZZ Piney Rd, 433 ZZ Gantwood Ln, 567, 581, 593 Brightwood Farm Pkwy, and a portion of 6818 Preakness Pkwy; being Guilford County Tax Parcels 107637, 105606, 107843, 105628, 106281, 106271, and part of 106272 respectively, totaling approximately 114 acres. These parcels are within Phases 3A, 3B, and 5A of the attached UDP as shown in Plat Book 193, Page 26, Phasing Plan.

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

Nature of the Request

This is a request to amend **Conditional Zoning Case # 33-02** (approved on July 10, 2002), which established conditional zoning for the Brightwood Farm Planned Development located at the northwest intersection of Brightwood Church Road and Burlington Road containing 512 acres. The proposed amendment provides that the maximum number of total dwelling units in Section A of the UDP (Plat Book 193, Page 25) will remain at 2,034 on 459.81 acres; however, the maximum number of attached dwelling units, including multi-family (apartments), condominiums, townhouses, twin homes, and duplexes, would increase from 535 to 855 dwelling units. The additional 320 attached dwelling units would be reserved for Phases 3A, 3B, and 5A (shown on Sheet 2 of the UDP Phasing Plan), which contains approximately 114 acres. All other conditions for the current UDP will remain unchanged. The proposed modification to the current UDP was presented to the TRC and was granted conditional approval (see attached TRC decision letter) contingent on the approval of this rezoning request.

Although the additional attached units will be contained within specific phases, a mailed notice of the hearing was sent to the owners of all properties adjacent to and within the Brightwood Farm community.

District Descriptions

The **PD-R, Planned Unit Development-Residential District** is intended to accommodate all uses in any Residential District, Neighborhood Business (NB) and Limited Office (LO) 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.

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 apply.

Character of the Area

This request is within the Brightwood Farm Planned Development located at the northeast intersection of Brightwood Church Road and Burlington Road. The development, as permitted in a PD-R district and consistent with the approved UDP, includes a mix of residential detached and attached dwellings, including single-family homes, multi-family (apartments), townhouses, and twin homes.

Existing Land Use(s) on the Property: Phases 3A, 3B, and 5A are currently undeveloped.

Surrounding Uses:

North: Large-acre residential parcels adjacent to Phases 3A and 3B; Single-family lots adjacent to Phase 5A

South: Single-family homes (developed or approved)

East: Townhomes and undeveloped land adjacent to Phase 5A; Single-family lots, developed or approved, adjacent to Phase 3B

West: Unimproved section of Brightwood Farm Pkwy, single-family lots adjacent to Phase 5A; An approved single-family subdivision adjacent to Phase 3A

Historic Properties: Inventoried historic structures, the Shepherd Log House and Smokehouse dating to the late 1800s, are listed as being located at 6432 (end of) Piney Road near the property. However, this request will not impact those properties if approved.

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:

No net increase in total number of dwelling units than what is currently approved, therefore, no anticipated impact.

Emergency Response:

Fire Protection District: Whitsett FPSD

Miles from Fire Station: Approximately 1.9 miles

Water and Sewer Services:

Provider: Burlington Public Water and Sewer

Within Service Area: No

Feasibility Study or Service Commitment: Yes

Transportation:

Existing Conditions: Roads must be improved during development process.

Proposed Improvements: Developer must design and improve public streets, to NCDOT standards consistent with an approved site plan or subdivision.

Projected Traffic Generation: Not available

Environmental Assessment

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

Regulated Floodplain/Wetlands:

There is regulated floodplain on parcels 107637 and 107843. There are mapped wetlands on the site according to the US Army Corps of Engineers determination.

Streams and Watershed:

There are mapped streams on some of the properties. The properties are all in the Lake Mackintosh Water Supply Watershed in the General Watershed Area.

Land Use Analysis

Land Use Plan: Northeast Area Plan, Updated 2016

Plan Recommendation: Land classification of Residential Single-Family

Consistency: The request is inconsistent with the Northeast Area Plan land classification of Residential Single-Family. This classification is Intended to accommodate low- to moderate-density major Residential Single-Family (RS) subdivisions, with higher-density developments served by public water and sewer utilities. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, RS-20 Residential Single-Family, RS-12 Residential Single-Family, and RS-9 Residential Single-Family zoning districts but does not include multi-family or attached housing types.

Recommendation

Staff Recommendation: Staff recommends approval.

Although the request is inconsistent with the adopted Northeast Area Plan recommendation, it is reasonable and in the public interest because Brightwood Farm is currently zoned CZ-PD-R with an approved mix of detached and attached residential dwelling units and the total number of dwelling units allowed will remain at 2034. If approved, it will provide current and future residents of Guilford County with a greater variety of housing options and opportunities, which is supported by Goal #1 under the Housing Element of the Guilford County Comprehensive Plan: Goals, Objectives, and Policies document adopted September 21, 2006.

Area Plan Amendment Recommendation:

The request is inconsistent with the Northeast Area Plan land classification of Residential Single-Family, thus if approved, a plan amendment to Mixed Use land classification description to accommodate mixed use PD-R developments on public water and sewer.



GUILFORD COUNTY

MEMORANDUM

TO: Bob Dischinger, P.E, Evans Engineering

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

DATE: June 10, 2022

SUBJECT: Major Subdivision Case 22-05-GCPL-03923: Brightwood Farm
Unified Development Plan (UDP) Modification

On June 7, 2022, the Technical Review Committee voted Conditional Approval your proposed modifications to the Brightwood Farm Unified Development Plan recorded in Plat Book 193, Pages 25-27, subject to zoning approval of Conditional Zoning Case CZ 22-05-GCPL-03518 and the comments listed below. A revised copy of the UDP shall be submitted within 60 days of this decision for final staff level review and approval.

Planning Comments: (Oliver Bass, 641-3578)

1. Contingent on approval of CZ Case #22-05-GCPL-03518
2. This TRC review is not a recommendation for zoning approval.
3. Review timing of unimproved portion of Brightwood Farm Parkway construction. Should be complete prior to or in conjunction with Phase 3A.
4. Retain zoning conditions approved under CZ Case #33-02 except as would be required with rezoning as approved. If rezoning is approved, modify UDP accordingly. Add note that the revised UDP is an amendment to current UDP recorded in PB 193, PG 25-27.
5. Official dwelling unit count will be reserved at conditional approval or approval of a preliminary plat or site plan unless specified otherwise on UDO.
6. Update nomenclature for Conditional Zoning district designation from "CU" to "CZ"
7. Clearly delineate boundary of Section A.

Building Comments: (Jim Lankford, 641-3321)

No comments provided

Watershed Comments: (Brent Gatlin, 641-3753)

1. Stream buffers shall be 50' measured from top of stream bank per Jordan Lake Riparian Buffer Rules (110' overall width assuming 10' stream width). Notes & linework for 110' Stream & Drainage Easement is OK. Notes and linework for 100' Buffer

(200 or 210' overall width) should be deleted or revised to 110' overall width as appropriate.

- a. Reason/Backgroud: Though Water Supply Watershed Rules indicate 100' vegetated buffer for high density projects, this property is located in the Jordan Lake Watershed where Jordan Lake Riparian Buffer Rules apply (50' buffer). Per NCDEQ direction regarding Session Law 2015-246 Section 13, the 50' buffer applies and the 100' vegetated buffer does not apply in Jordan Lake Watershed. However, the 100' vegetated buffer still applies for high density projects in WSW outside of Jordan Lake, including the Randleman Lake Watershed.

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

1. No comments

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

1. No comments

Fire Marshal Comments: (Michael Townsend, 641-6541)

1. No comments

NCDOT Comments: (Bobby Norris, 487-0100)

1. No comments

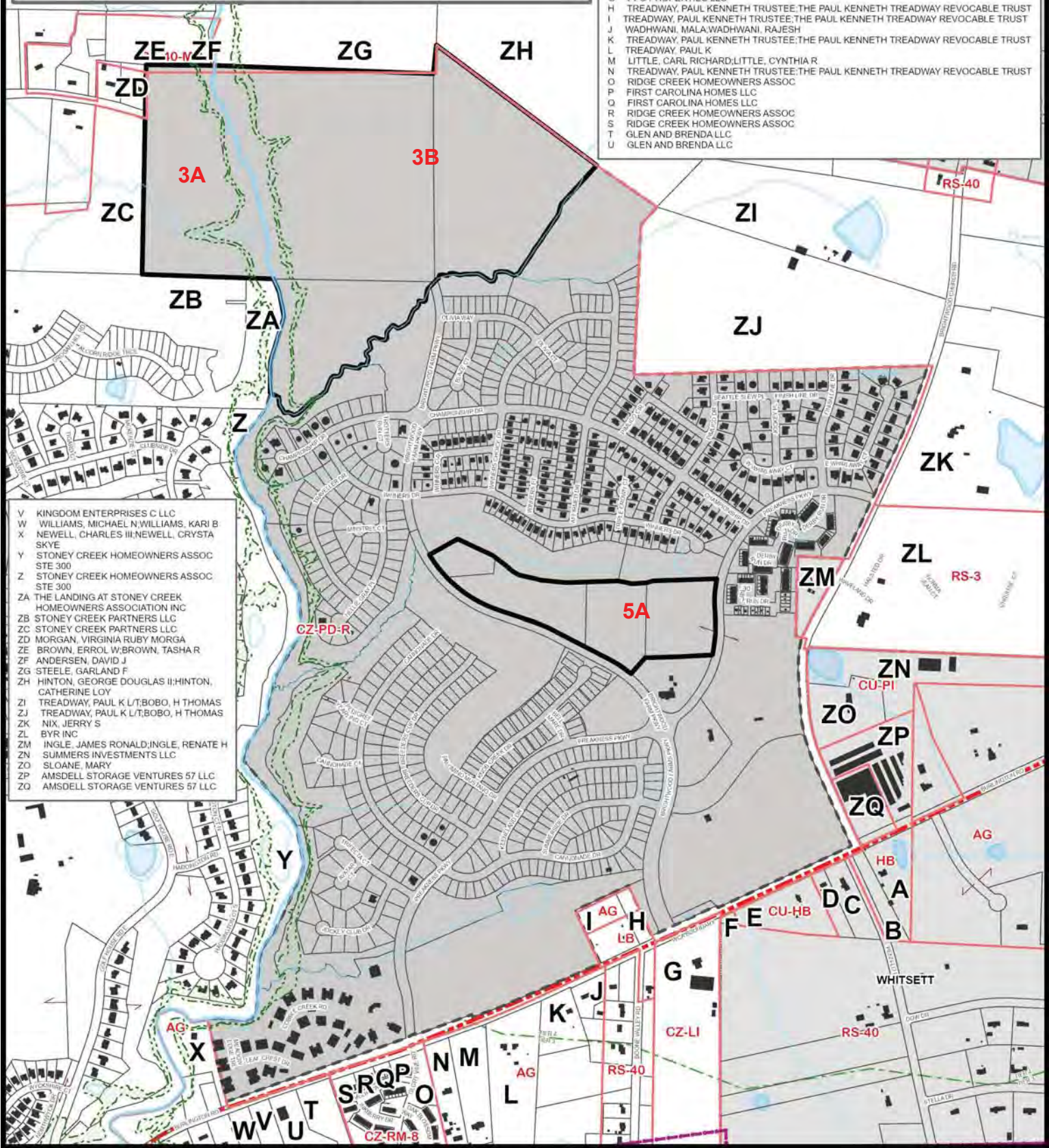
Addressing Comments: Martine Kamabu, 641-2337)

1. No comments

NOTE: This Unified Development Plan will receive approval for recordation in the Guilford County Register of Deeds provided all revisions are made and corrected copies are submitted to the Planning and Development Department and contingent on approval of the rezoning application.

CZ-PD-R (CASE #33-02) TO CZ-PD-R (AMENDED)
+/-114.01 Acres

- A BURGESS, JOSEPH MICHEL;BURGESS, DONNA C
- B BURGESS, JOSEPH MICHEL;BURGESS, DONNA C
- C MITCHELL, GLORIA REESE;MITCHELL, JASON AARON;HACKETT, AMANDA REESE MITCHELL
- D TREADWAY, PAUL KENNETH TRUSTEE;THE PAUL KENNETH TREADWAY REVOCABLE TRUST
- E FIEDMONT NATURAL GAS CO INC
- F PFC PROPERTIES LLC
- G TREADWAY, PAUL KENNETH TRUSTEE;THE PAUL KENNETH TREADWAY REVOCABLE TRUST
- H TREADWAY, PAUL KENNETH TRUSTEE;THE PAUL KENNETH TREADWAY REVOCABLE TRUST
- I TREADWAY, PAUL KENNETH TRUSTEE;THE PAUL KENNETH TREADWAY REVOCABLE TRUST
- J WADHWANI, MALA;WADHWANI, RAJESH
- K TREADWAY, PAUL KENNETH TRUSTEE;THE PAUL KENNETH TREADWAY REVOCABLE TRUST
- L TREADWAY, PAUL K
- M LITTLE, CARL RICHARD;LITTLE, CYNTHIA R
- N TREADWAY, PAUL KENNETH TRUSTEE;THE PAUL KENNETH TREADWAY REVOCABLE TRUST
- O RIDGE CREEK HOMEOWNERS ASSOC
- P FIRST CAROLINA HOMES LLC
- Q FIRST CAROLINA HOMES LLC
- R RIDGE CREEK HOMEOWNERS ASSOC
- S RIDGE CREEK HOMEOWNERS ASSOC
- T GLEN AND BRENDA LLC
- U GLEN AND BRENDA LLC



- V KINGDOM ENTERPRISES C LLC
- W WILLIAMS, MICHAEL N;WILLIAMS, KARI B
- X NEWELL, CHARLES III;NEWELL, CRYSTA SKYE
- Y STONEY CREEK HOMEOWNERS ASSOC STE 300
- Z STONEY CREEK HOMEOWNERS ASSOC STE 300
- ZA THE LANDING AT STONEY CREEK HOMEOWNERS ASSOCIATION INC
- ZB STONEY CREEK PARTNERS LLC
- ZC STONEY CREEK PARTNERS LLC
- ZD MORGAN, VIRGINIA RUBY;MORGA
- ZE BROWN, ERROL W.;BROWN, TASHA R
- ZF ANDERSEN, DAVID J
- ZG STEELE, GARLAND F
- ZH HINTON, GEORGE DOUGLAS II;HINTON, CATHERINE LOY
- ZI TREADWAY, PAUL K L/T;BOBO, H THOMAS
- ZJ TREADWAY, PAUL K L/T;BOBO, H THOMAS
- ZK NIX, JERRY S
- ZL BYR INC
- ZM INGLE, JAMES RONALD;INGLE, RENATE H
- ZN SUMMERS INVESTMENTS LLC
- ZO SLOANE, MARY
- ZP AMSDELL STORAGE VENTURES 57 LLC
- ZQ AMSDELL STORAGE VENTURES 57 LLC



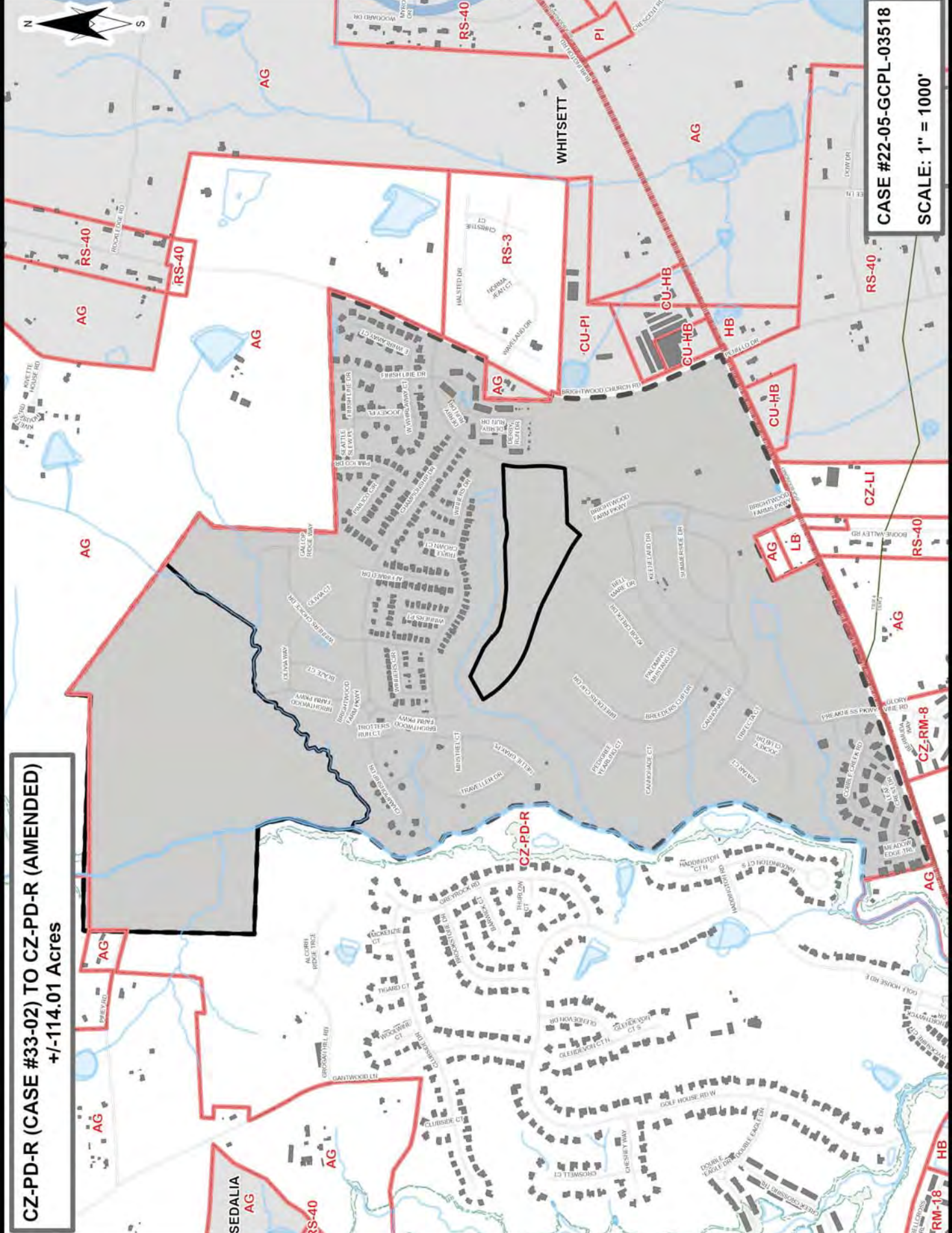
JURISDICTION:
 GUILFORD COUNTY
 Guilford County
 Planning & Development
 Department

Rezoning Case #
 22-05-GCPL-03518
Scale: 1" = 900'

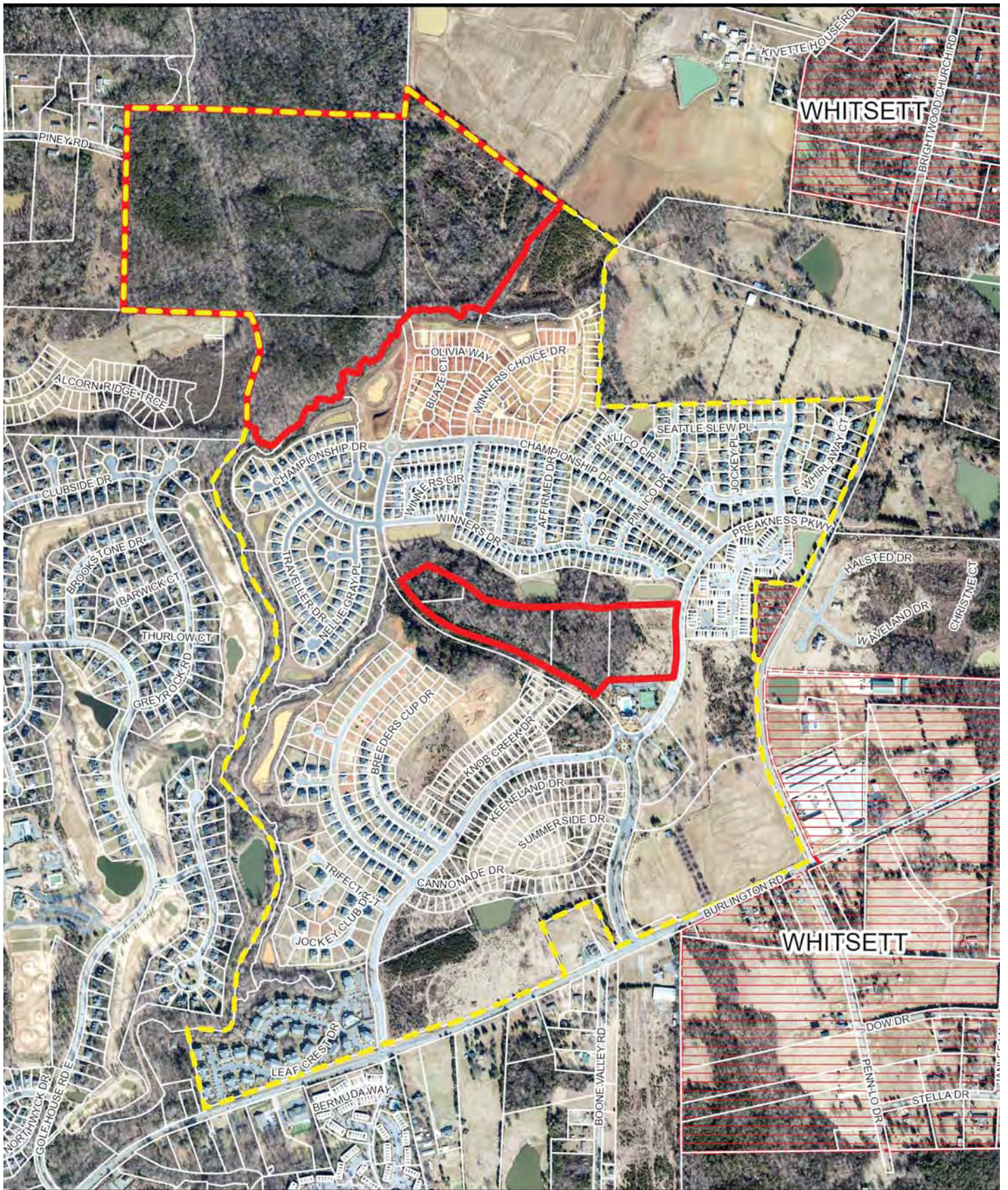
Map:
 105628
 107637
 105606
 107843
 106281
 106271
 106272



**CZ-PD-R (CASE #33-02) TO CZ-PD-R (AMENDED)
+/-114.01 Acres**



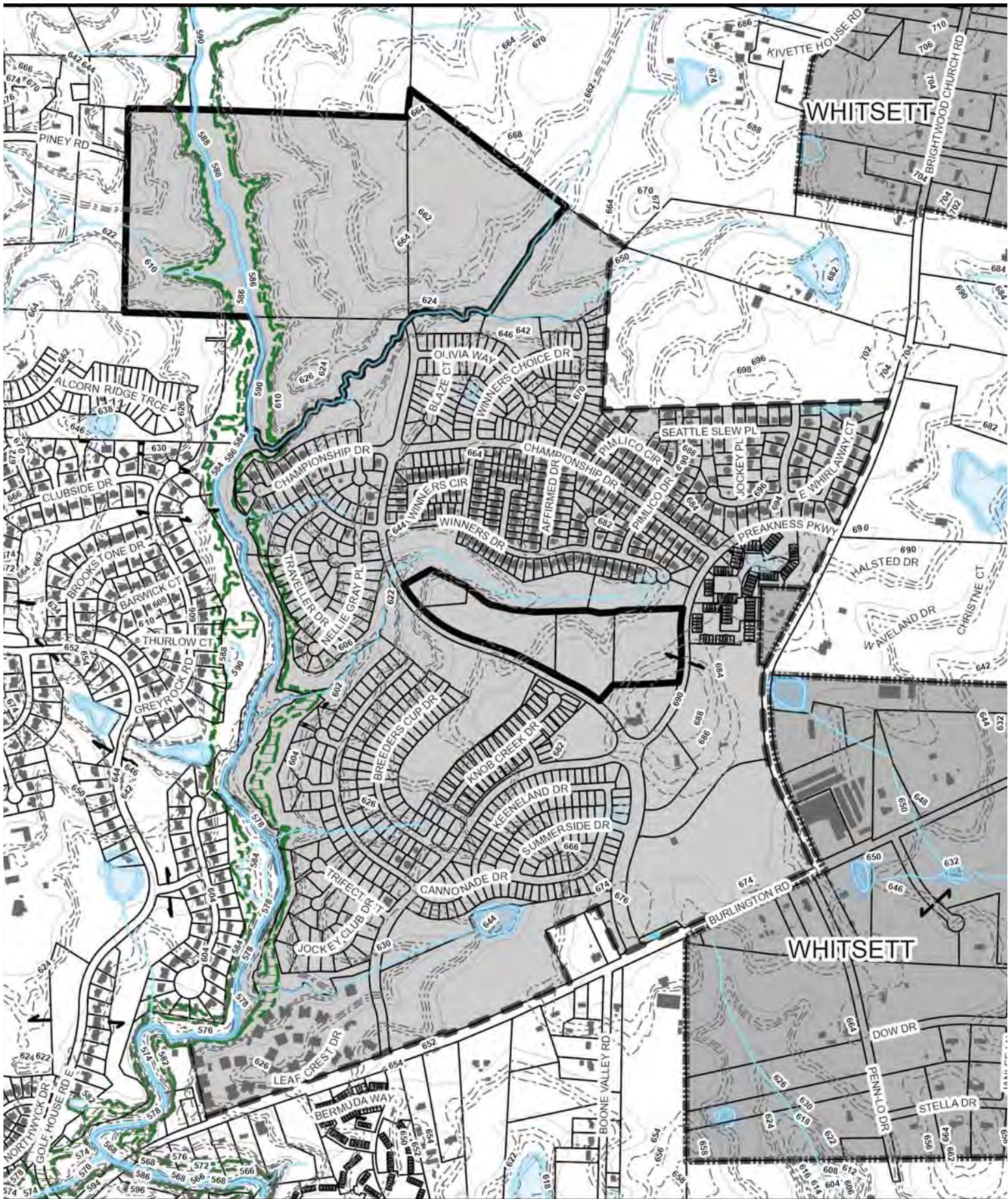
**CASE #22-05-GCPL-03518
SCALE: 1" = 1000'**



CASE #22-05-GCPL-03518

Scale: 1" = 900'





CASE #22-05-GCPL-03518

Scale: 1" = 900'



CONDITIONAL ZONING CASE #22-05-GCPL-03518: BRIGHTWOOD FARM (BWF) UNIFIED DEVELOPMENT PLAN (UDP) MODIFICATION, PLAT BOOK 193, PAGES 25-27; FROM CONDITIONAL ZONING-PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R) TO CONDITIONAL ZONING-PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R), AMENDED

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

DECISION MATRIX

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

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CONDITIONAL ZONING CASE #22-05-GCPL-03518: BRIGHTWOOD FARM (BWF) UNIFIED DEVELOPMENT PLAN (UDP) MODIFICATION, PLAT BOOK 193, PAGES 25-27; FROM CONDITIONAL ZONING-PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R) TO CONDITIONAL ZONING-PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R), AMENDED

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

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

I move to **Approve** this zoning amendment located on Guilford County Tax Parcel #s 107637, 105606, 107843, 105628, 106281, 106271, and part of 106272 from CZ-PDR to CZ-PDR, Amended 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 #22-05-GCPL-03518: BRIGHTWOOD FARM (BWF) UNIFIED DEVELOPMENT PLAN (UDP) MODIFICATION, PLAT BOOK 193, PAGES 25-27; FROM CONDITIONAL ZONING-PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R) TO CONDITIONAL ZONING-PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R), AMENDED

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

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

I move to **Approve** this zoning amendment located on Guilford County Tax Parcel #s 107637, 105606, 107843, 105628, 106281, 106271, and part of 106272 from CZ-PDR to CZ-PDR, Amended.

1. This approval also amends the **Northeast Area Plan**. [Applicable element of Comp Plan]

2. The zoning map amendment and associated **Northeast Area Plan** amendment are based on the following change(s) in condition(s) in the **Northeast Area Plan**:
[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

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

(Insert Color Paper)