



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda

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

SEPTEMBER 14, 2022

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: August 10, 2022
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business
- None
- G. New Business

Non-Legislative Hearing Item(s)

RESOLUTION OF INTENT FOR ROAD CLOSING CASE #22-07-GCPL-05144:

Request adoption of Resolution of Intent and to schedule a legislative hearing for October 12, 2022 as presented herein, to close all of Water Oak Road which fronts Guilford County Tax Parcels 164922 and 164925, in Oak Ridge Township, running north of the intersection with Goodwill Church Road and terminating south of the intersection with Happy Hill Road. Information for **RESOLUTION OF INTENT FOR ROAD CLOSING CASE #22-07-GCPL-05144** can be viewed by scrolling to the September 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

Legislative Hearing Item(s)

REZONING CASE #22-07-GCPL-05652: R-3, RESIDENTIAL SINGLE-FAMILY (Greensboro)/ UNZONED AS OF AUGUST 29, 2022 to AG, AGRICULTURAL (Guilford County), 407 S. BUNKER HILL ROAD

Located at 407 S. Bunker Hill Road, on the east side of S. Bunker Hill Road approximately 1400 feet north of the overpass from Business I-40, Guilford County Tax Parcel #227941 (located in Morehead and Gilmer Townships) is 6.99 acres. This is a County-initiated rezoning due to de-annexation from the City of Greensboro under Session Law 2022-33, House Bill 995 effective June 30, 2022. The parcel was zoned R-3 by the City of Greensboro and will become unzoned on August 29, 2022, 60 days from the effective date of de-annexation. This request proposes an original zoning of AG under the Guilford County Unified Development Ordinance. The property owner may initiate a zoning map amendment (rezoning) at any time after the County establishes the original zoning. The property owners are Brian P. Dooley and Kris Dooley.

The proposed zoning is inconsistent with the recommendation of the Airport Area Plan. The subject parcel is within the Greensboro Proposed Annexation boundaries under the Airport Area Plan (revised in 2008). No land use designation was assigned to the area in the plan. The parcel is no longer located in the municipal boundary of Greensboro; therefore, if the proposed zoning is approved an amendment to Mixed Use Residential would be required. Information for **REZONING CASE #22-07-GCPL-05652** can be viewed by scrolling to the September 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

CONDITIONAL ZONING CASE #22-07-GCPL-05592 (EPL #22-08-PLBD-00014): 4321 S. ELM-EUGENE STREET; CONDITIONAL ZONING-LIGHT INDUSTRIAL (CZ-LI), CASE #90-85 TO CZ-LI AMENDED

Located at 4321 S. Elm-Eugene Street, Guilford County Parcel #135517 is on the east side of S. Elm-Eugene Street approximately 850 feet south of the intersection with Ritters Lake Road, in Fentress Township, with the rezoning request being approximately 1.45 acres of 8.926 total acres. The remaining acreage is within the town limits of Pleasant Garden. This Conditional Zoning request is to amend the use conditions from case #90-85 within the established CZ-LI district. The current allowed uses of the property are furniture manufacturing, related accessory activities, and furniture retail sales. The applicant proposes the inclusion of the following uses to be permitted within the CZ-LI district: Office-General, Building Maintenance Services, Landscape and Horticultural Services, Building Supply Sales (with Storage Yard), Equipment Rental and Repair-Light, Wholesale Trade-Light, Equipment Rental and Leasing (with Outside Storage), Warehouse (General Storage, Enclosed), Manufacturing-Light (Use Condition).

The proposed Conditional Zoning is conditionally consistent with the Southern Area Plan of Light Industrial (LI), thus if approved, no plan amendment would be required. Information for

CONDITIONAL ZONING CASE #22-07-GCPL-05592 (EPL #22-08-PLBD-00014) can be viewed by scrolling to the September 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the survey also is included under the **MEETING CASE INFORMATION** section at the link above.

REZONING CASE #22-08-GCPL-06007 (EPL #22-08-PLBD-00010): 4856 WOODY MILL ROAD; RS-40, RESIDENTIAL SINGLE-FAMILY, AND AG, AGRICULTURAL, TO RS-30, RESIDENTIAL SINGLE-FAMILY

Located at 4856 Woody Mill Road, on the south side of Woody Mill Road approximately 600 feet east of the intersection with Southstone Drive, in Clay Township, Guilford County Parcel #122264 is approximately 154.66 acres. The applicant requests to rezone said property from RS-40 and AG to RS-30. The property owner is The 2007 Mary McFarland Pegram Living Trust.

The proposed zoning is generally consistent with the Alamance Creek Area Plan of Conditional Residential Single-Family (CRSF), thus if approved, no plan amendment would be required. Information for **REZONING CASE #22-08-GCPL-06007 (EPL #22-08-PLBD-00010)** can be viewed by scrolling to the September 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

H. Other Business

COMPREHENSIVE PLAN UPDATE

I. Adjourn

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

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

August 10, 2022, 6:00 PM

A. Roll Call

Chair Donnelly called the August 10, 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; Ryan Alston; and Guy Gullick.

The following staff members were in attendance in-person for this meeting:
J. Leslie Bell, Planning Director and Aaron Calloway, Planner I.

B. Agenda Amendments

J. Leslie Bell stated that there were no agenda amendments.

C. Approval of Minutes: June 8, 2022 (re-approval) & July 13, 2022

Mr. Bell requested re-approval of the June 8, 2022 meeting minutes with the following changes for Case #CZ 22-05-GCPL-03277 413 NC Hwy 150 W.; AG and RS-40 to CZ-GB: that the 1st and 3rd paragraph be revised to remove from Use Conditions Pawn Shop and retain Used Merchandise Store.

Mr. Gullick requested to clarify his motion as he indicated that he mis-spoke when making his motion for this case when referring to the amendment being consistent with the land use plan. He wanted to clarify and revise the minutes to reflect that he intended to say inconsistent with the land use area plan [see staff report]. Mr. Gullick made a motion to approve the minutes, as revised. Seconded by Mr. Apple. Motion unanimously carried.

Chair Donnelly requested that the July 13, 2022 meeting minutes reflect that Case #22 05-GCPL-03518 Brightwood Farm UDP Modification; Plat 193, Pages 35-37; from CZ-PDR to CZ-PDR Amended, the Board received and considered five (5) e-mails received in opposition to this case. Mr. Apple made a motion to approve the minutes, as revised. Seconded by Mr. Alston. Motion unanimously carried.

D. Rules and Procedures

Chair Donnelly explained the Rules and Procedures relevant to one case on the agenda (easement closing) that would be followed by the Board during this meeting.

E. Continuance Requests

Mr. Bell stated that there were no Continuance Requests for tonight's meeting.

F. Old Business**Public Hearing Item(s)**

EASEMENT CLOSING CASE #22-05-GCPL-03393: Request approval of a Resolution to Close an Easement as presented, 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 om Guilford County Tax Parcel #128107, north of Chickasha Drive and east of Shoshone Court.

Aaron Calloway, staff Planner, made a presentation related to the subject request and stated that a petition was filed requesting that the Board close these public easements. Pursuant to a resolution of intent to close said easements adopted by this Board on July 13, 2022, pursuant to G.S. 153A-241 concerning closing of public easements.

The Planning Board must hold a public hearing before the easements can be closed. Based on the information given at the hearing, the Planning Board must find that the closing of said easements is not contrary to the public interest. Therefore, staff submits the following findings for the consideration before the Board;

- 1) The Planning Department has received a request to close the easements as described above.
- 2) At the June 7, 2022 Technical Review Committee (TRC) meeting staff reviewed the request and commented that exempt plat showing the removal of the easements will need to be recorded prior to the recordation of the Order to close the easements.
- 3) All utility companies servicing this area, except for Spectrum, have signed utility easement releases for the property. Spectrum declined to sign the utility easement as a matter of policy.

Chair Donnelly asked if there was anyone wishing to speak in favor of this request.

Chad Harold, Precast Solutions, stated that they are across the road from the subject property and they are going in and taking three (3) parcels and combining them into one (1) parcel and putting in a second plant and production facility. The area is an industrial complex.

There being no speakers in opposition to the request, the public hearing was closed by unanimous vote.

Mr. Gullick moved that in regard to **Case #22-05-GCPL-03393**, that the easements be closed, and the Resolution be adopted, seconded by Mr. Stalder. The Board voted 5-0 in favor of the motion. (Ayes: Donnelly, Alston, Stalder, Apple, Gullick. Nays: None.)

G. New Business

None

H. Other Business

Comprehensive Plan Update Status

Leslie Bell, Planning Director, stated that they have now received a draft Scope of Work and they plan to send that in for additional funding and approval in September.

For next month, right now there are three (3) rezoning requests and one (1) Resolution of Intent for a Road Closing.

Mr. Bell also updated the Board on the new Enterprise Permitting & Licensing (EPL) land management system to be implemented at 8 AM on August 22, 2022. The new system allows the public to pull and pay permit fees on-line using a credit card. Right now, one can only do single-trade permits on-line. The new system will allow more than one trade permit request on-line during a single transaction. Building plans also can be submitted on-line by creating a portal that would be specific to each person to upload plans and send them electronically. There will be public access to data as it is a citizen-based portal [Civic Access]. The system will down for three business days prior and notifications are going out. This is Phase I of a two-phase project and they will be integrating some new divisions. Another big thing he mentioned is that the current system does not have the Fire Marshal's Office integrated [only a sign-off], but the new system has the Fire Marshal's office fully integrated as of August 22, 2022. The new system also includes the Department of Public Health's Division of Environmental Health.

Chair Donnelly stated that this sounds like an awesome customer service improvement for the community and he appreciates all the very hard work that staff has put into this effort.

I. Adjourn

There being no further business before the Board, the meeting adjourned at 6:20 p.m.

The next scheduled meeting is September 14, 2022

There was a request by Mr. Apple to have a discussion with the Board members [unrelated to any specific case or business scheduled to appear before the Board], after the meeting adjourned.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Road Closing
Petition

Date Submitted: 7-11-22 Fee \$126.00 Receipt # 168175 Case Number 22-07-CCPL-05144
(includes \$26 recording fee)

Pursuant to Section 2-4 of the Unified Development Ordinance (UDO), the undersigned, being the owner(s) of property abutting said road, or a portion thereof, described below request(s) that said road be closed and removed from dedication. The road is presently known as WATER OAK ROAD Secondary Road# 2031 in OAK RIDGE Township, and running North from GOODWILL CROUCH RD Secondary Rd# 2020 and terminating at HAPPY HILL ROAD Secondary Rd# 2033. (Provide a legal description of said road or portion thereof and attach a map or sketch.)

Please check one of the following:

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

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

Petitioners:

- | Name | Address |
|---|---|
| 1. <u>Edward B. Russell</u> | <u>822 Carl Russell Ave Winston</u> |
| 2. <u>Maurice C Brown MCR</u> | <u>1820 Saffron Place W-5, NC 27127</u> |
| 3. <u>Charlene F. Russell Charlotte Russell</u> | <u>822 Carl Russell Ave. W-5, NC 27101</u> |
| 4. <u>Eric Russell</u> | <u>243 MOSSY OAK DR W-5 NC 27127</u> |
| 5. <u>Christophe W. Russell</u> | <u>791 Stephanie Wick Rural Rd NC 27045</u> |
| 6. _____ | _____ |
| 7. _____ | _____ |
| 8. _____ | _____ |
| 9. _____ | _____ |
| 10. _____ | _____ |

Additional sheets for petitioners are available upon request.

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

Submitted By: ERIC L RUSSELL 243 MOSSY OAK DRIVE 336 749 3184
Contact Name: WINSTON-SALEM, NC Contact Phone # & Email: rus@home@bellsouth.net



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

June 24, 2022

GUILFORD COUNTY:

**Cedric Russell
822 Carl Russell Ave.
Winston Salem, NC 27101**

Subject: Petition of Road Abandonment

Water Oak Road (SR 2031) 0.80 MILES

Dear Mr. Russell:

We are pleased to inform you that the subject road has been approved for abandonment from the State Highway System. The North Carolina Board of Transportation approved this abandonment at their meeting on June 8, 2022.

Division of Highways' field forces will cease maintaining this road at this time. Please advise other interested persons of this approval.

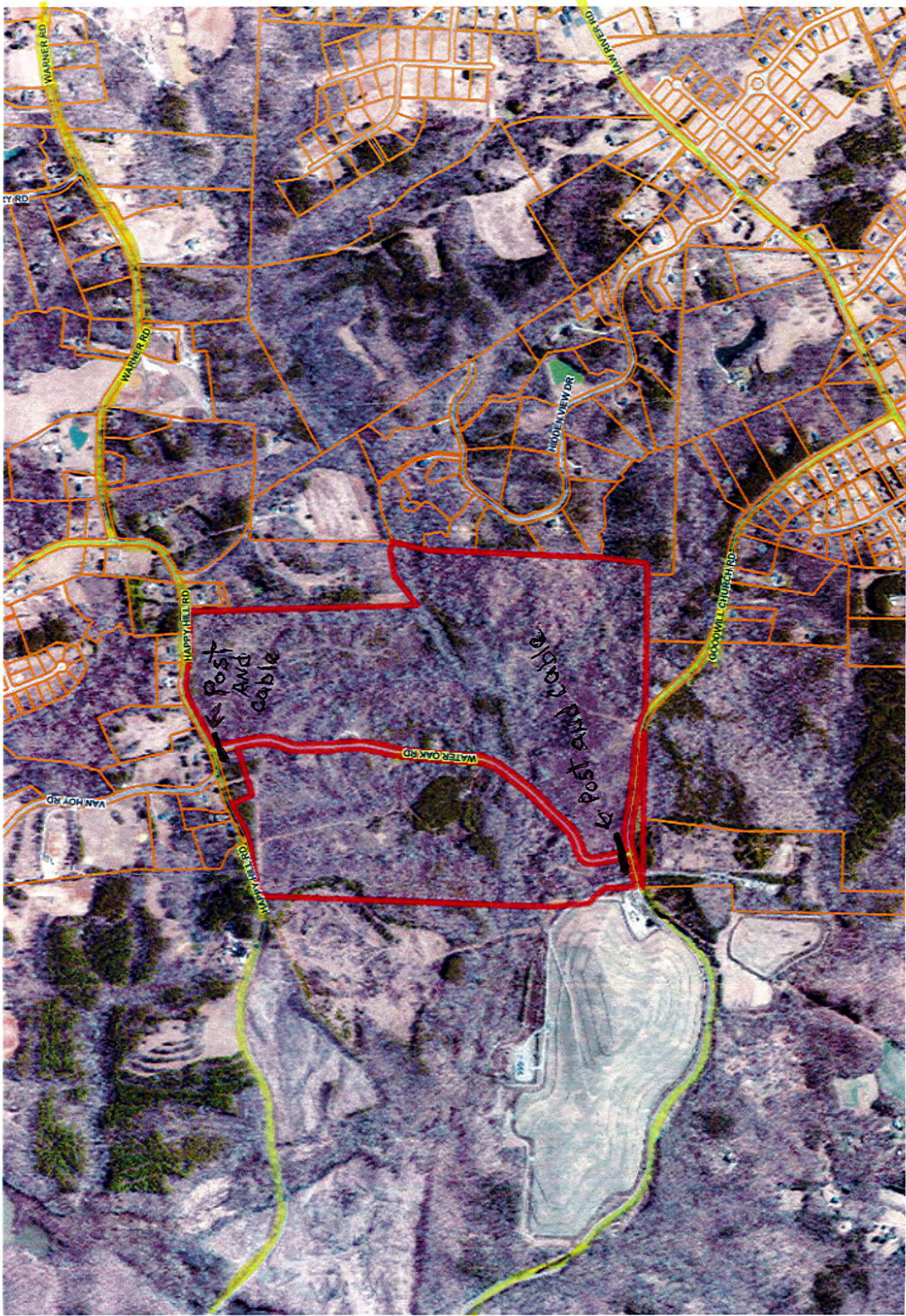
Sincerely,

A handwritten signature in black ink that reads "Bobby L. Norris Jr. P.E.".

Bobby L. Norris Jr., P.E.

BLN/cwr

cc: W. R. Archer III, P.E., Division Engineer
Dawn McPherson, Division Traffic Engineer
Antoine White, County Maintenance Engineer
Toya Smith, County Maintenance Engineer
Tim Pruitt, Traffic Services Supervisor



7390 Goodwill Church Rd.

To:

TRE Committee

Regarding the Closure of Water Oak Rd.

Due to the dumping, Vandalism, Theft
Drug use and storing stolen goods in woods.

There is very few vehicles that use this
Cut through Rd, Except to dump trash.

There are no Transmission lines on Water
Oak Rd. according to the power Co. They have
already allowed us to cable off power line
access, they supplied locks. And said if allowed
to close rd. they would supply locks for that
as well. There are very few vehicles that use
the rd. I had cameras up to verify this
but when the brush dumping got heavy
they stole \$700.00 worth of camera's.

I have communicated with Dot, EPA, Sheriff Dept.
and anyone who would listen. They are all in
agreement, Close if Allowed.

Mr. Cedric Russell owns Corner lot and
Mr. Cedric Russell and family own all Road
frontage on Water Oak Rd. Closing this
road doesn't affect anyone but the people
doing wrong. Thank you for looking over
Mr. Russells Application. and I hope we can come
up with a closure plan.

Be Blessed and safe

Keith Parrish



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

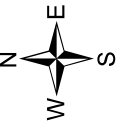
**RESOLUTION OF INTENT
TO CLOSE A PUBLIC ROAD (S)**

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

ROAD CLOSING CASE #22-07-GCPL-05144:

Request adoption of Resolution of Intent to schedule a public hearing for October 12, 2022 as presented herein to close all of Water Oak Road (no maintenance from NCDOT due to the approved abandonment as of June 8, 2022) which fronts Guilford County Tax Parcels 164922 and 164925, in Oak Ridge Township, running north of the intersection with Goodwill Church Road and terminating south of the intersection with Happy Hill Road.

NOW, THEREFORE, BE IT RESOLVED, that it is the intent of this Board to close said public road(s) to the public use, and that a public hearing on this request will be held on the 12th day of October, 2022, at 6:00 PM at the North Carolina Cooperative Extension-Agricultural Center, 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 public road(s) shall be closed and removed from dedication.



WATER OAK RD TO BE CLOSED

Scale: 1" = 650'



(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Rezoning
Application**

Date Submitted: August 5, 2022 Fee **\$500.00** Receipt # N/A Case Number 22-07-GCPL-05652

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the R-3 (Greensboro)/Unzoned as of Aug. 29, 2022 zoning district to the AG (Guilford County) zoning district. Said property is located on the east side of S. Bunker Hill Road approximately 1400 feet north of the overpass from Business I-40, Guilford County Tax Parcel 227941, owned by Brian P. Dooley and Kris Dooley in Morehead/Gilmer Township; Being a total of: 6.99 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 227941 Tax Parcel # _____
Tax Parcel # _____ Tax Parcel # _____

Check One:

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

Check One:

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

Check One:

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

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

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

Submitted by

County-initiated due to de-annexation from Greensboro by
Session Law 2022-33, HB 995

Property Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number Email Address

Representative/Applicant Signature (if applicable)
J. Leslie Bell, Planning Director, Guilford County
Name
PO Box 3427
Mailing Address
Greensboro, NC 27402
City, State and Zip Code
336-641-4406 Lbell@guilfordcountync.gov
Phone Number Email Address

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REZONING CASE #22-07-GCPL-05652: R-3, RESIDENTIAL SINGLE-FAMILY (Greensboro)/UNZONED AS OF AUGUST 29, 2022 to AG, AGRICULTURAL (Guilford County), 407 S. BUNKER HILL ROAD

Property Information

Located at 407 S. Bunker Hill Road, on the east side of S. Bunker Hill Road approximately 1400 feet north of the overpass from Business I-40, Guilford County Tax Parcel #227941 (located in Morehead and Gilmer Townships) is 6.99 acres. The parcel is owned by Brian P. Dooley and Kris Dooley.

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

Nature of the Request

This is a County-initiated rezoning due to de-annexation from the City of Greensboro under Session Law 2022-33, House Bill 995 effective June 30, 2022. The parcel was zoned R-3 by the City of Greensboro and will become unzoned on August 29, 2022, 60 days from the effective date of de-annexation. This request proposes an original zoning of AG under the Guilford County Unified Development Ordinance. The property owner may initiate a zoning map amendment (rezoning) at any time after the County establishes the original zoning.

District Descriptions

R-3, Residential Single-family District (Greensboro)

The R-3 district is primarily intended to accommodate low density single-family detached residential development. The overall gross density in R-3 will typically be 3 units per acre or less.

AG, Agricultural District (Guilford County)

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

Character of the Area

The subject parcel is bound on all sides by the city limits of Greensboro and Kernersville. The general area is predominantly low-density single-family residential area. Lots immediately adjacent to the parcel consist largely of single-family dwellings on large tract of land of more than 2 acres.

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

North: Single-family or undeveloped in Greensboro
South: Single-family in Greensboro
East: Single-family or undeveloped in Greensboro
West: Large-acre single-family residential in Kernersville

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: No expected impact.

Emergency Response:

Fire Protection District: Colfax Fire Department
Miles from Fire Station: Approximately 1.1 miles.

Water and Sewer Services:

Provider: Private Septic Systems and Wells. No longer eligible for Greensboro Water and Sewer service.
Within Service Area: No
Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: S. Bunker Hill Road is a major thoroughfare; AADT of 2700 vehicles, NCDOT 2019 traffic count
Proposed Improvements: None proposed
Projected Traffic Generation: No data available

Environmental Assessment

Topography: Gently sloping and moderately sloping.

Regulated Floodplain/Wetlands:

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

Streams and Watershed:

This property is in the High Point WS-IV Watershed in the General Watershed Area. There is one mapped stream on the property near the center of the lot, running north to south.

Land Use Analysis

Land Use Plan: Airport Area Plan (2008)

Plan Recommendation: Greensboro Proposed Annexation

Consistency:

The proposed rezoning is inconsistent with the recommendation of the Airport Area Plan. The subject parcel is within the Greensboro Proposed Annexation boundary of the Airport Area Plan (revised in 2008). No land use designation was assigned to the area in the plan. The parcel is no longer in the municipal boundary of Greensboro.

Recommendation

Staff Recommendation: Staff recommends approval.

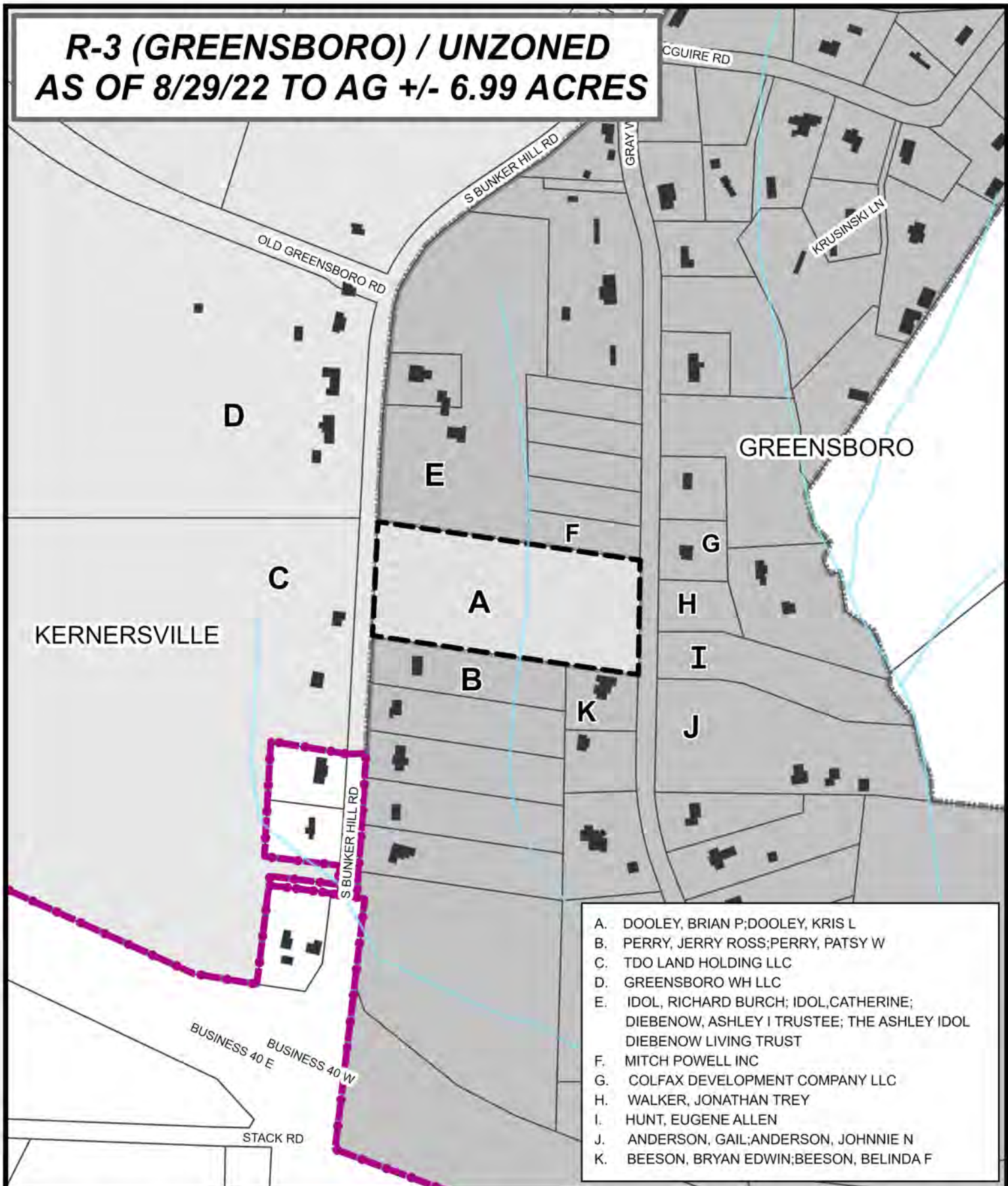
The request is reasonable and in the public interest because it is consistent with development patterns in the immediate vicinity. Additionally, the parcel is no longer eligible for public water and sewer service required to support high-density residential development as a result of de-annexation from the City of Greensboro.

Area Plan Amendment Recommendation:

The proposed zoning is inconsistent with the recommendation of the Airport Area Plan. The subject parcel is within the Greensboro Proposed Annexation boundary under the Airport Area Plan (revised in 2008). No land use designation was assigned to the area in the plan. The parcel is no longer in the municipal boundary of Greensboro; therefore, if the proposed zoning is approved an amendment to Mixed Use Residential would be required.

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R-3 (GREENSBORO) / UNZONED AS OF 8/29/22 TO AG +/- 6.99 ACRES



- A. DOOLEY, BRIAN P;DOOLEY, KRIS L
- B. PERRY, JERRY ROSS;PERRY, PATSY W
- C. TDO LAND HOLDING LLC
- D. GREENSBORO WH LLC
- E. IDOL, RICHARD BURCH; IDOL,CATHERINE;
DIEBENOW, ASHLEY I TRUSTEE; THE ASHLEY IDOL
DIEBENOW LIVING TRUST
- F. MITCH POWELL INC
- G. COLFAX DEVELOPMENT COMPANY LLC
- H. WALKER, JONATHAN TREY
- I. HUNT, EUGENE ALLEN
- J. ANDERSON, GAIL;ANDERSON, JOHNNIE N
- K. BEESON, BRYAN EDWIN;BEESON, BELINDA F



JURISDICTION:
GUILFORD COUNTY
 Guilford County
 Planning & Development
 Department

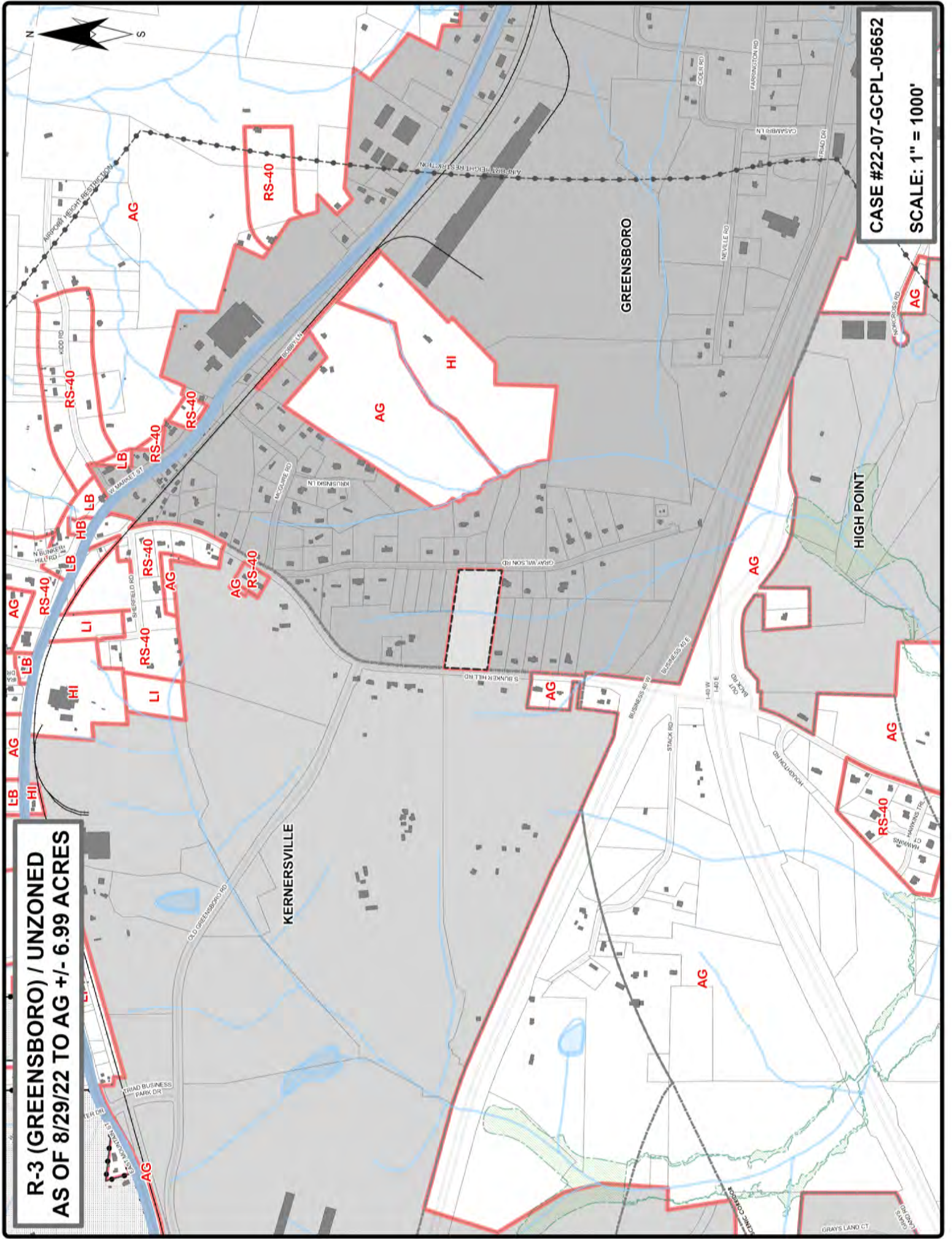
Rezoning Case #
RZ-22-07-GCPL-05652
 Scale: 1" = 400'

Map:
 227941



**R-3 (GREENSBORO) / UNZONED
AS OF 8/29/22 TO AG +/- 6.99 ACRES**

**CASE #22-07-GCPL-05652
SCALE: 1" = 1000'**





KERNERSVILLE

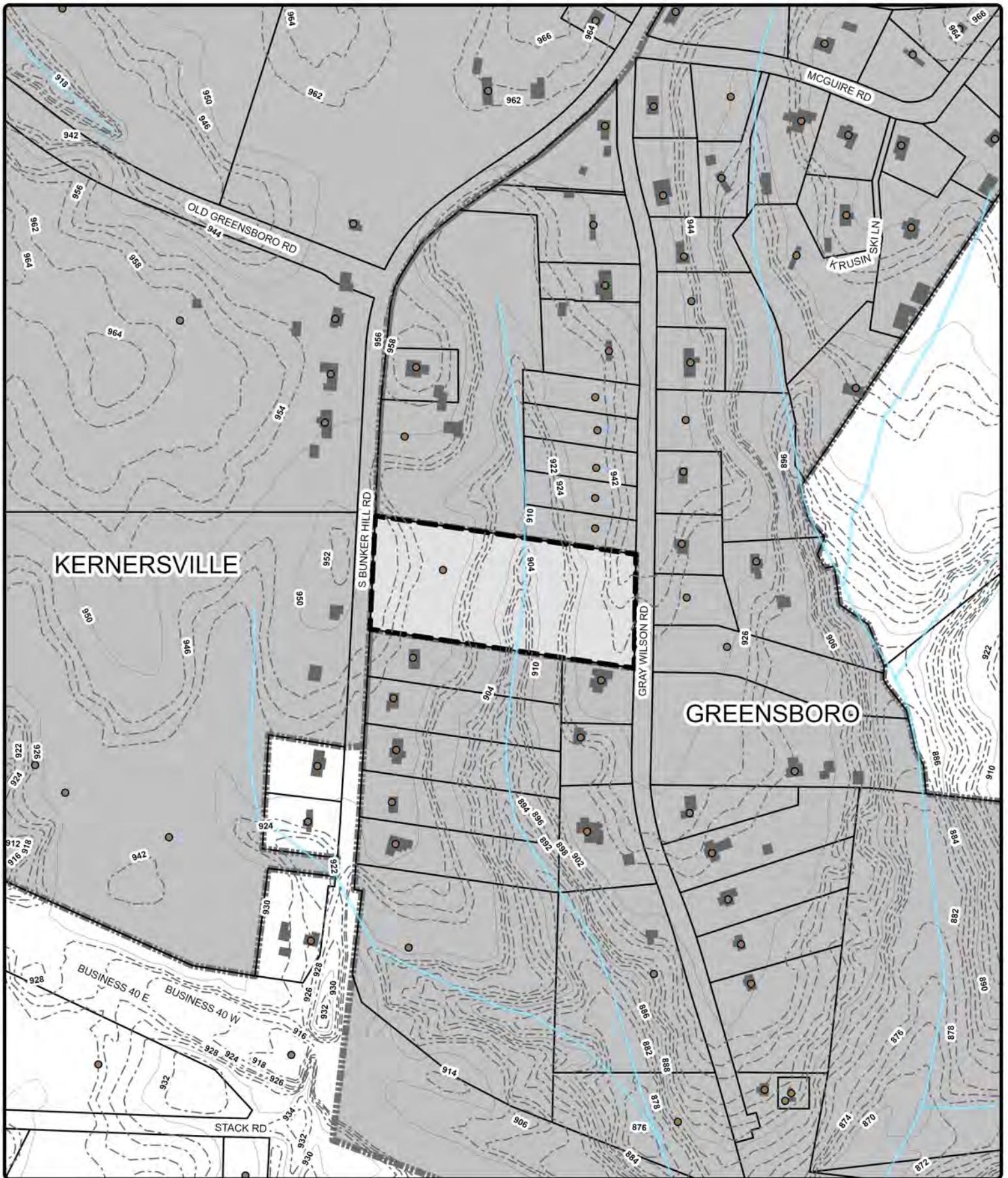
GREENSBORO



CASE #22-07-GCPL-05652

Scale: 1" = 400'





CASE #22-07-GCPL-05652

Scale: 1" = 400'



**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2021**

**SESSION LAW 2022-33
HOUSE BILL 995**

AN ACT TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE CITY OF GREENSBORO, TO INCREASE THE COMPENSATION OF THE CHAIR AND THE MEMBERS OF THE WELDON CITY BOARD OF EDUCATION, AND TO ALLOW THE WELDON CITY BOARD OF EDUCATION TO INCREASE THE MONTHLY COMPENSATION OF ITS MEMBERS AND ESTABLISH AN EXPENSE ALLOWANCE FOR ITS MEMBERS.

The General Assembly of North Carolina enacts:

SECTION 1.(a) The following described property is removed from the corporate limits of the City of Greensboro:

Being a 6.991 acre, more or less, tract or parcel of real property which is more particularly described as follows: BEGINNING as an existing iron stake lying at the southeast corner of the old Clyde O. Sapp property (hereinafter the "Sapp Property") which is more particularly described in the conveyances recorded in Deed Book 867 at Page 351 and in Deed Book 3170 at Page 867 in the Office of the Register of Deeds of Guilford County, North Carolina, reference to which is hereby made for a more particular description thereof, said existing iron stake further lying in the western margin of the right-of-way of Gary Wilson Road (State Road number 1909) and the northeast corner of the Bryan Edwin Beeson, et ux. property (See Deed Book 4891 at Page 1368); thence with Sapp's southern boundary line North 81 degrees 27 minutes 04 seconds West 230.99 feet to a stone lying in Sapp's southern boundary line, Beeson's northwest corner which is also Jerry Ross Perry, et ux. property (See Deed Book 2801 at Page 370) northeast corner; thence continuing North 81 degrees 27 minutes 04 seconds West 621.12 feet to an existing iron stake lying in Sapp's southern boundary line and in the eastern margin of the right-of-way of Bunker Hill Road (State Road number 2007), Perry's northwest corner; thence on a line through the Sapp Property and with the eastern margin of the right of way of Bunker Hill Road North 02 degrees 56 minutes 01 seconds East 361.63 feet to a new iron stake, an old Sapp Property corner lying within the eastern margin of the right-of-way of Bunker Hill Road, Homer B. Idol, et ux. southwest corner (See Deed Book 1694 at Page 555); thence with Sapp's northern boundary line South 81 degrees 27 minutes 04 seconds East 840.11 feet to a new iron stake (formerly a stone), the northeast corner of the Sapp Property which is also located South 31 degrees 57 minutes 16 seconds East 1,449.69 feet from geodetic survey point NAD83 (CORS96.2002) having coordinates of N=859,364.960 and E=1,699,472.986, said new iron stake further lying in the western margin of Gary Wilson Road; thence South 01 degrees 02 minutes 57 seconds West 363.00 feet to the point and place of BEGINNING; containing 6.991 acres, more or less, according to a survey entitled "Boundary Survey – Bunker Hill Road – Estate of: Sapp Heirs," dated July 28, 2005, drawn from a survey by Regional Land Surveyors, Inc., bearing Job No. 705.00. The above-described property is known on the County Maps as a portion of Tax Lot 013, Block 1191-00, on Map C 94-6946-0 and is further the eastern portion of the property described in Book 867 at Page 351 and Book 3170 at Page 861 of the Guilford County, North Carolina, Registry.



SECTION 1.(b) This section has no effect upon the validity of any liens of the City of Greensboro for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the City of Greensboro.

SECTION 1.(c) This section becomes effective June 30, 2022. Property in the territory described in subsection (a) of this section as of January 1, 2022, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2022.

SECTION 2. Section 5 of Chapter 984 of the 1983 Session Laws reads as rewritten:

"Sec. 5. The compensation of the chair of the Weldon City Board of Education shall be six hundred fifty dollars (\$650.00) per month, and the compensation of the members of the Weldon City Board of Education shall receive the same compensation and expense allowances as are allowed to the members of the Halifax County Board of Education pursuant to G.S. 115C-38; be five hundred fifty dollars (\$550.00) per month. Beginning July 1, 2025, the amount of monthly compensation for the chair and members of the Weldon City Board of Education may be increased by majority vote of the Weldon City Board of Education in an amount not to exceed four percent (4%) in any four-year period. Beginning July 1, 2021, an expense allowance for the chair and members of the Weldon City Board of Education may be established by majority vote of the Weldon City Board of Education."

SECTION 3. Except as otherwise provided, this act is effective when it becomes law.

In the General Assembly read three times and ratified this the 1st day of July, 2022.

s/ Phil Berger
President Pro Tempore of the Senate

s/ Tim Moore
Speaker of the House of Representatives

REZONING CASE #22-07-GCPL-05652: R-3, RESIDENTIAL SINGLE-FAMILY
(Greensboro)/UNZONED AS OF AUGUST 29, 2022, to AG, AGRICULTURAL (Guilford
County), 407 S. BUNKER HILL ROAD

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

DECISION MATRIX

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

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REZONING CASE #22-07-GCPL-05652: R-3, RESIDENTIAL SINGLE-FAMILY (Greensboro)/UNZONED AS OF AUGUST 29, 2022, to AG, AGRICULTURAL (Guilford County), 407 S. BUNKER HILL ROAD

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

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

I move to **Approve** this zoning amendment located on Guilford County Tax Parcel #227941, from R-3, Residential Single-Family (Greensboro)/Unzoned as of August 29, 2022, to AG, Agricultural (Guilford County) because:

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

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

REZONING CASE #22-07-GCPL-05652: R-3, RESIDENTIAL SINGLE-FAMILY (Greensboro)/UNZONED AS OF AUGUST 29, 2022, to AG, AGRICULTURAL (Guilford County), 407 S. BUNKER HILL ROAD

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

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

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #227941, from R-3, Residential Single-Family (Greensboro)/Unzoned as of August 29, 2022, to AG, Agricultural (Guilford County) because:

- 1. The amendment **is not** consistent with applicable plans because:
[Describe elements of controlling land use plans and how the amendment is not consistent.]

- 2. The amendment **is not** reasonable and in the public interest because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

REZONING CASE #22-07-GCPL-05652: R-3, RESIDENTIAL SINGLE-FAMILY (Greensboro)/UNZONED AS OF AUGUST 29, 2022, to AG, AGRICULTURAL (Guilford County), 407 S. BUNKER HILL ROAD

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

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

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #227941, from R-3, Residential Single-Family (Greensboro)/Unzoned as of August 29, 2022, to AG, Agricultural (Guilford County) because:

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

2. The amendment **is** consistent but not in the public interest because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Date Submitted: 7/26/22 Fee **\$500.00** Receipt # 22-07-6A-15592 Case Number
168598

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.

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 CZLI zoning district to the CZLI zoning district. Said property is located 4321 S Elm - Eugene St, Greensboro, NC 27406 in Fentress Township; Being a total of: approximately 1.45 acres. **portion of 8.926 Acres**

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 135517 ----- 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) INDUSTRIAL - LI
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES: OFFICE - GENERAL
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES: BUILDING MAINTENANCE SERVICES
- 2) BUSINESS, PROFESSIONAL AND PERSONAL SERVICES: LANDSCAPE AND HORTICULTURAL SERVICES
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES: BUILDING SUPPLY SALES (WITH STORAGE YARD)
- 3) BUSINESS, PROFESSIONAL AND PERSONAL SERVICES: EQUIPMENT RENTAL AND REPAIR, LIGHT
WHOLESALE TRADE: LIGHT
WHOLESALE TRADE; EQUIPMENT RENTAL AND LEASING (WITH OUTSIDE STROAGE)
- 4) GENERAL INDUSTRIAL: WAREHOUSE (GENERAL STORAGE ENCLOSED)
MANUFACTURING: MANUFACTURING LIGHT

Development Conditions

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

- 1) _____
- 2) _____
- 3) _____
- 4) _____

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

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

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

Respectfully Submitted,

James F Sheppard *Manager* *Member*

Property Owner Signature

Elms End, LLC
 Name
4915 Piedmont Pkwy Ste 108
 Mailing Address
Jamestown, NC 27282
 City, State and Zip Code
336-580-4024 frosty@candotaxes.com
 Phone Number Email Address

James F Sheppard

Owner / Representative / Applicant Signature (if applicable)

James F Sheppard
 Name
4915 Piedmont Pkwy Ste 108
 Mailing Address
Jamestown, NC 27282
 City, State and Zip Code
336-580-4024 frosty@candotaxes.com
 Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

NOTES:

1. THE SURVEY IS BASED ON THE RECORD PLANS AND INSTRUMENTS OF RECORD.
2. ALL DISTANCES ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
3. ALL CORNERS ARE TO BE SET AND MARKED.
4. PROPERTY LINES MAY BE IN A BOUNDARY FLOOD HAZARD AREA AS PER FLOOD MAP.
5. INSTRUMENTAL MAP NUMBER IS 14-152.

SURVEYORS CERTIFICATION

I, the undersigned, do hereby certify that I am a duly licensed Professional Surveyor in the State of North Carolina, and that I have personally supervised the making of the foregoing survey, and that the same is true and correct in accordance with the provisions of the laws of this State.

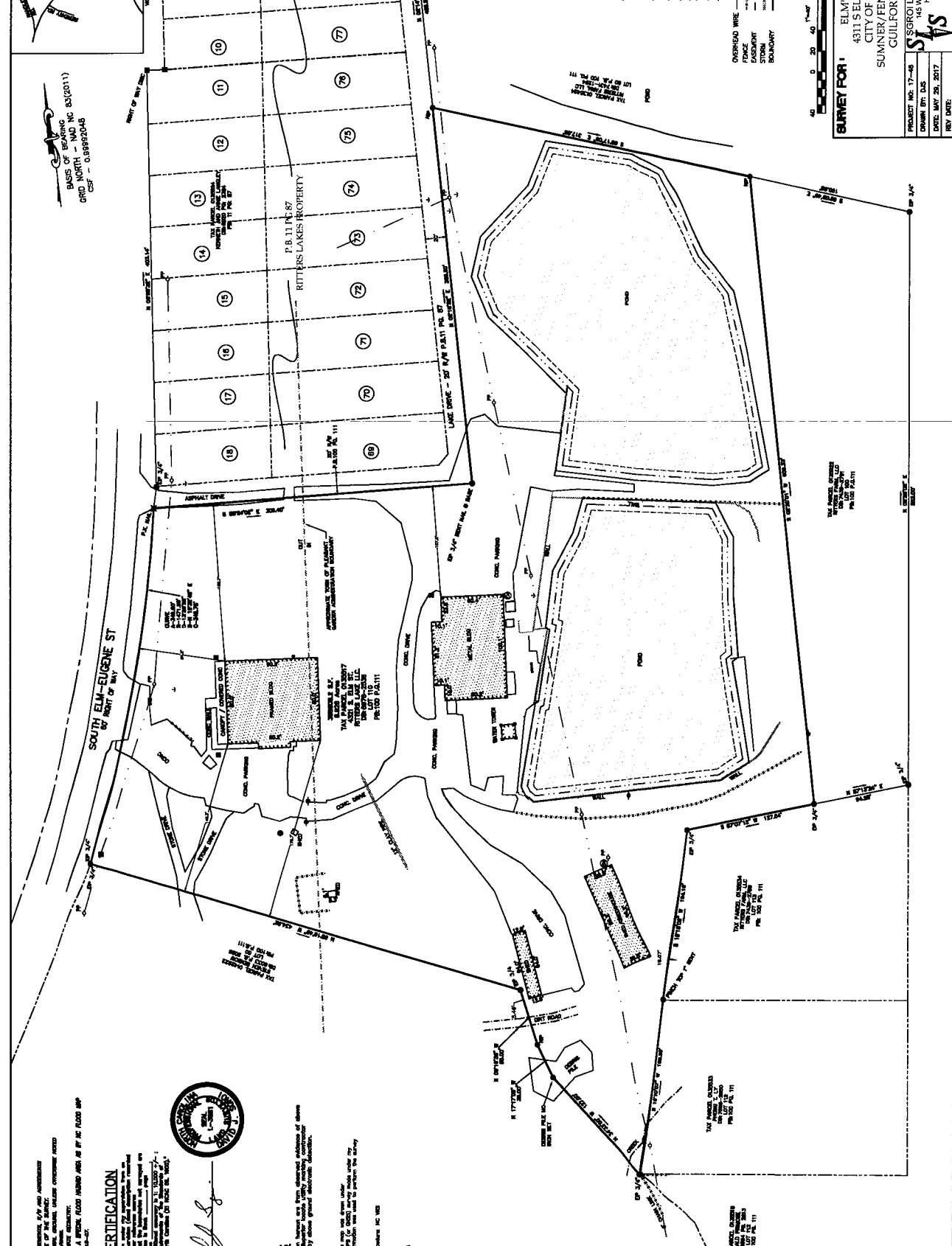
Signature: *D. J. ...*
 Professional Seal:

UTILITY NOTES

The location of utilities shown hereon are based on the information of the owner and other sources. The surveyor is not responsible for the accuracy of this information. The utility locations shown hereon are for informational purposes only and do not constitute a warranty or guarantee of accuracy.

NC GRID TIE

The location of the survey is tied to the North Carolina State Plane Grid System. The tie point is located at the intersection of the survey lines and the grid lines. The tie distance is 1.234 feet.



LEGEND

- SURVEY LINE
- ADJACENT PROPERTY LINE
- UTILITY LINE
- FENCE
- OVERHEAD WIRE
- POWER POLE
- TELEPHONE POLE
- TELEPHONE WIRE
- CONCRETE FOUNDATION
- BRICK FOUNDATION
- MASONRY FOUNDATION
- STONE FOUNDATION
- CEMENT CONCRETE
- ASPHALT DRIVE
- GRAVEL DRIVE
- GRASS
- WOOD
- SAND
- ROCK
- BOUNDARY

SURVEY FOR:
 ELM'S END LLC
 4311 S ELM-EUGENE ST
 CITY OF GREENSBORO
 SUMNER/FENTRESS TOWNSHIP
 GUILFORD COUNTY, NC

PROJECT NO. 17-46
 DRAWN BY: DJS
 DATE: MAY 29, 2017
 REV. DATE:

SCALE: 1" = 40'

S&S
 SARGRO LAND SURVEYING, PLLC
 140 HIGH POINT RD., SUITE 101
 HIGH POINT, N.C. 27282
 336-885-1368
 COMPANY REGISTRATION #21038

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GUILFORD COUNTY
Board of County Commissioners

P. O. Box 3427
GREENSBORO, NORTH CAROLINA 27402

November 19, 1985

Ms. Thelma Benbow
3918 Friendly Road
Greensboro, NC 27410

Mr. Charles Melvin, Jr.
P.O. Box 21927
Greensboro, NC 27420

RE: Rezoning Case Number 90-85

Gentlemen:

Following a public hearing held on November 18, 1985, on request for rezoning of your property, the Board of County Commissioners amended the Guilford County Zoning Ordinance by rezoning the following described property from A-1 to CU-M-4,

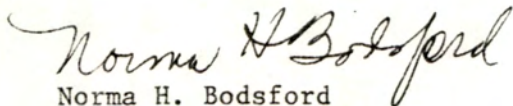
On the east side of South Elm Street (SR 3300) approximately 850 feet south of its intersection with Ritters Lake Road (SR 3325) and being a part of parcel 3 of block 622 of the Guilford County Tax Map 9-633 in Fentress Township, owned by Thelma R. Benbow, and more particularly described as follows:

BEGINNING at a point in the Eastern margin of South Elm-Eugene Street, said point also being the Northwest corner of Lot 19, Ritters Lake Subdivision as recorded in Plat Book 11, Page 87, Guilford County Registry; thence along said Eastern margin of South Elm-Eugene Street 351.0 feet in a northerly direction to the Southern margin of an unnamed street; thence along said Southern margin in an Easterly direction 289.0 feet to the Western margin in a Southerly direction 280.0 feet to a point of intersection with the Northern Boundary of Ritter's Drive to the Northeast corner of Lot 68, Ritters Lake Subdivision; thence with the Northern lines of lots 68 and 19 257.0 feet to the point and place of BEGINNING, containing 2.7 acres more or less.

with the following conditions and uses:

1. A buffer of trees shall be planted and maintained along the northern boundry of the property.
2. Restricted for furniture manufacture and related accessory activities and furniture and accessory retail sales.

Sincerely yours,



Norma H. Bodsford
Clerk to Board

NHB:slt

cc: James D. Elza, Jr., Planning Director
Marvin R. Pridgen, Inspections Director

CONDITIONAL ZONING CASE #22-07-GCPL-05592 (EPL #22-08-PLBD-00014): 4321 S. ELM-EUGENE STREET; CONDITIONAL ZONING-LIGHT INDUSTRIAL (CZ-LI), CASE #90-85 TO CZ-LI AMENDED

Property Information

Located at 4321 S. Elm-Eugene Street, Guilford County Parcel #135517 is on the east side of S. Elm-Eugene Street approximately 850 feet south of the intersection with Ritters Lake Road and comprises approximately 1.45 acres of 8.926 total acres. The remaining acreage is within the town limits of Pleasant Garden.

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

Nature of the Request

This proposed request is to Conditionally Zone property from CZ-LI to CZ-LI Amended with the following conditions:

- 1) The current allowed uses of the property are furniture manufacturing, related accessory activities, and furniture retail sales.
- 2) Proposed 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): Office-General, Building Maintenance Services, Landscape and Horticultural Services, Building Supply Sales (with Storage Yard), Equipment Rental and Repair-Light, Wholesale Trade-Light, Equipment Rental and Leasing (with Outside Storage), Warehouse (General Storage, Enclosed), Manufacturing-Light.

District Descriptions

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

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

All properties adjacent to this request are zoned AG (Agricultural). The property to the north is occupied by a single-family residence. Otherwise, all other adjacent properties are undeveloped.

Existing Land Use(s) on the Property: The subject portion of the parcel, approximately 1.45 acres, is within the jurisdiction of Guilford County. The remaining eastern portion is within the jurisdiction of Pleasant Garden. Each side of the property is occupied by a shell structure within the CZ-LI districts for both jurisdictions that are subject to the same conditions. Approximately 5 acres of the eastern half of the property is zoned AG with several structures used for storage.

Surrounding Uses:

- North: Residential
- South: Undeveloped and wooded
- East: Undeveloped and wooded
- West: Undeveloped and wooded

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: No anticipated impact.

Emergency Response:

- Fire Protection District: Pleasant Garden
- Miles from Fire Station: Approximately 2.5 miles

Water and Sewer Services:

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

Transportation:

- Existing Conditions: The section of South Elm-Eugene Street that provides access to the subject property is classified as a Minor Arterial with an AADT of 3,300 per the 2020 NCDOT traffic count.
- Proposed Improvements: Subject to NCDOT Driveway permit.
- Projected Traffic Generation: Undetermined.

Environmental Assessment

Topography:

Nearly flat, slightly sloping, and moderately sloping

Regulated Floodplain/Wetlands:

There is no mapped floodplain on the property, and there are no mapped wetlands on the property.

Streams and Watershed:

This property is in the Polecat Creek WS-III Water Supply Watershed in the General Watershed Area. There are multiple mapped streams and ponds on the property.

Land Use Analysis

Land Use Plan: Southern Area Plan (2016)

Plan Recommendation: Light Industrial (LI)

Consistency: The requested conditional zoning to amend the existing CZ-LI district is conditionally consistent with the Southern Area Plan.

The Light Industrial (LI) designation is intended to recognize land depicted as industrial on the original Plan or land currently zoned Light Industrial (LI) that is or could be developed under the LI standards of the Guilford County Development Ordinance.

Recommendation

Staff Recommendation: Staff recommends approval of the conditional zoning with the proposed use conditions.

The requested Conditional Zoning-LI is reasonable and in the public interest because the property is already Conditionally Zoned Light Industrial to permit furniture manufacturing and associated retail activities. The proposed uses are selections from the permitted uses within a conventional LI district that are of similar intensity as the allowed activities of the property. Furthermore, it provides opportunities for economic development.

Area Plan Amendment Recommendation:

The proposed Conditional Zoning-LI is conditionally consistent with the Southern Area Plan land use classification of Light Industrial (LI) and thus, if approved, no plan amendment would be required.

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TABLE OF PERMITTED USES FOR LI ZONING DISTRICT

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

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

**Strikethrough text = Uses proposed by the Applicant to be excluded under Conditional Zoning
Case CZ 22-07-GCPL-05592 (EPL #22-08-PLBD-00014)**

Use Category	Use Type	WCA Prohibited Use	LI
Agriculture/Animal Services	Animal Services (Livestock)		P
	Animal Services (Other)		P
	Horticultural Specialties		P
Group Living/Social Service	Homeless Shelter		D
Recreation and Entertainment	Outdoor Recreation		D
	Amusement or Water Parks, Fairgrounds		D
	Athletic Fields		P
	Auditorium, Coliseum or Stadium		P
	Country Club with Golf Course		D
	Go-cart Raceway		P
	Golf Course		D
	Physical Fitness Center		P
	Public Park (including Public Recreation Facility)		D
	Shooting Range, Indoor		D
	Swim and Tennis Club		D
Civic, Educational, and Institutional	Place of Worship		P
	Vocational, Business or Secretarial School		P
	Daycare Centers in Residence (In Home) (12 or Less)		D
	Daycare Center (Not In Home)		D
	Emergency Services		P
	Fraternity or Sorority (University or College Related)		P
	Government Office		P
	Post Office		P
Business, Professional, and Personal Services	Office (General)		P
	Medical or Professional Office		P
	Personal Service		P
	Advertising, Outdoor Services		P
	Bank or Finance without Drive-through		P
	Bank or Finance with Drive-through		P
	Boat Repair	X	P
	Building Maintenance Services		P
	Furniture Stripping or Refinishing (including Secondary or Accessory-Operations)	X	P
	Insurance Agency (Carriers and On-Site Claims Inspections)		P
	Kennels or Pet Grooming		P
	Landscape and Horticultural Services	X	P
	Motion Picture Production		P
	Pest or Termite Control Services	X	P
	Research, Development or Testing Services		P
	Studios Artists and Recording		P
	Automobile Rental or Leasing	X	P
	Automobile Repair Services	X	P
	Car Wash	X	P
	Building Supply Sales (with Storage Yard)		P
	Convenience Store (with Gasoline Pumps)	X	P
	Equipment Rental and Repair, Light		P
	Fuel Oil Sales	X	P
Garden Center or Retail Nursery		P	
Manufactured Home Sales		P	
Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X	P	
Service Station, Gasoline	X	P	
Retail Trade	Fire Sales		P
Food Service	Restaurant (Without Drive thru)		P

TABLE OF PERMITTED USES FOR LI ZONING DISTRICT

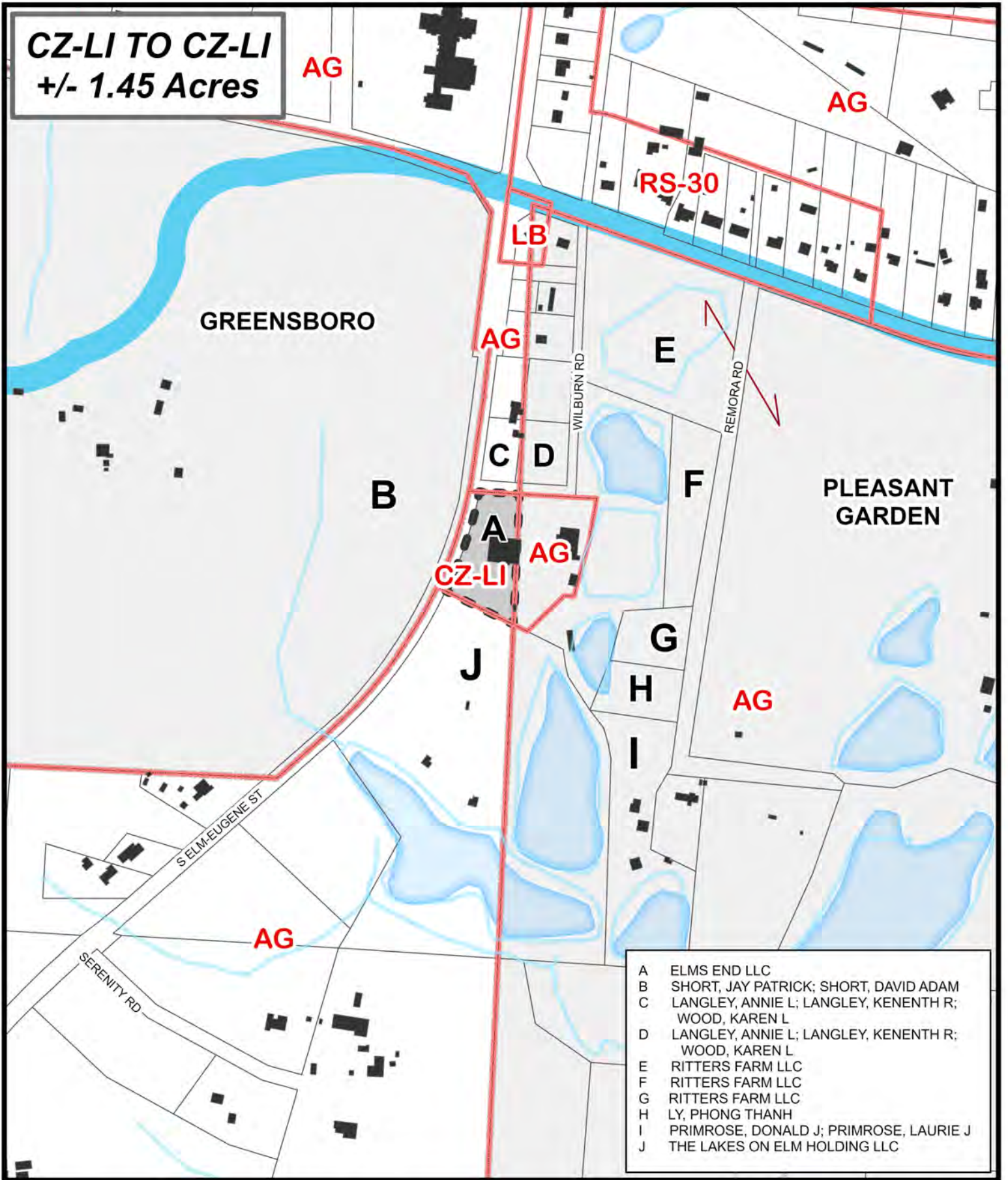
X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Section Article 9 - Environmental Regulations

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

**Strikethrough text = Uses proposed by the Applicant to be excluded under Conditional Zoning
Case CZ 22-07-GCPL-05592 (EPL #22-08-PLBD-00014)**

Use Category	Use Type	WCA Prohibited Use	LI
Funeral and Internment Services	Cemetery or Mausoleum		D
	Wholesale Trade Heavy		S
	Wholesale Trade-Light		P
	Automobile Parking (Commercial)		P
	Automotive Towing and Storage Services	X	D
	Equipment Rental and Leasing (No Outside Storage)		P
	Equipment Rental and Leasing (with Outside Storage)		P
	Equipment Repair, Light		P
	Truck Stop	X	P
	Truck and Utility Trailer Rental and Leasing, Light	X	P
	Truck Tractor and Semi Rental and Leasing, Heavy	X	P
	Beneficial Fill Area		D
	Bus Terminal and Service Facilities	X	P
	Courier Service, Central Facility		P
	Courier Service Substation		P
	Heliport	X	S
	Moving and Storage Service		P
	Railroad Terminal or Yard	X	P
Transportation, Warehousing, and Who	Communication or Broadcasting Facility		P
	Wireless Communication Tower – Stealth Camouflage Design		D
	Wireless Communication Tower – Non-Stealth Design		D
	Small Cell Wireless Tower		S
	Radio or TV Station		P
	Utilities, Major		S
	Utilities, Minor		P
	Solar Collectors Principal		S
	Taxi Terminal	X	P
	Utility Company Office		P
	Utility Equipment and Storage Yards		P
	Construction or Demolition Debris Landfill, Minor		D
Land Clearing & Inert Debris Landfill, Minor		D	
Reeving Facilities, Outdoors		P	
Waste-Related Uses	Septic Tank Services	X	P
	Trucking or Freight Terminal	X	P
General Industrial Manufacturing	Warehouse (General Storage, Enclosed)		P
	Warehouse (Self Storage)		P
	Laundry or Dry Cleaning Plant	X	P
	Laundry or Dry Cleaning Substation	X	P
	Welding Shops	X	P
	Manufacturing Light		P
	Temporary Events/Uses		D

**CZ-LI TO CZ-LI
+/- 1.45 Acres**



- A ELMS END LLC
- B SHORT, JAY PATRICK; SHORT, DAVID ADAM
- C LANGLEY, ANNIE L; LANGLEY, KENENTH R;
WOOD, KAREN L
- D LANGLEY, ANNIE L; LANGLEY, KENENTH R;
WOOD, KAREN L
- E RITTERS FARM LLC
- F RITTERS FARM LLC
- G RITTERS FARM LLC
- H LY, PHONG THANH
- I PRIMROSE, DONALD J; PRIMROSE, LAURIE J
- J THE LAKES ON ELM HOLDING LLC

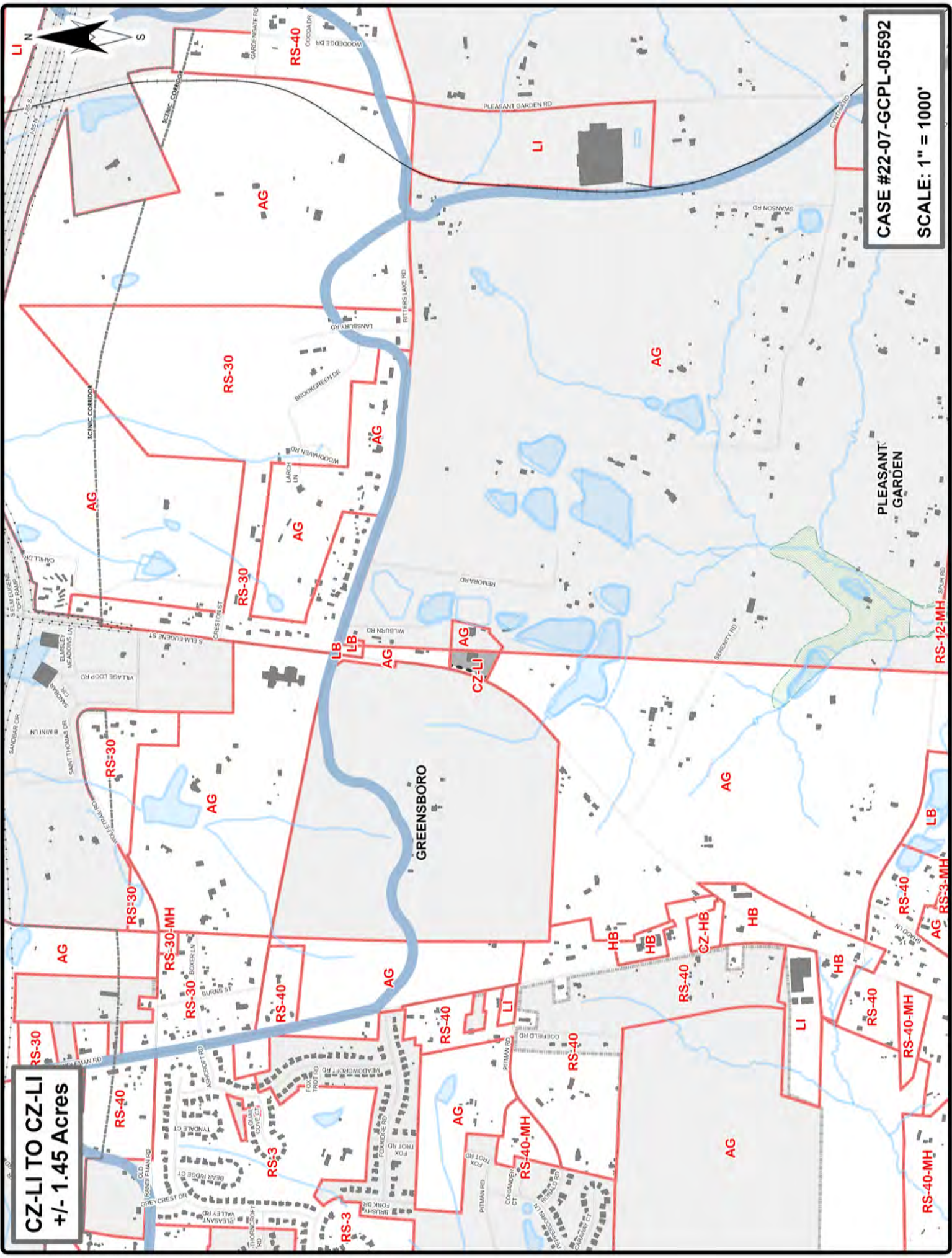


JURISDICTION:
GUILFORD COUNTY
Guilford County
Planning & Development
Department

Rezoning Case #
CZ-22-07-GCPL-05592
Scale: 1" = 400'

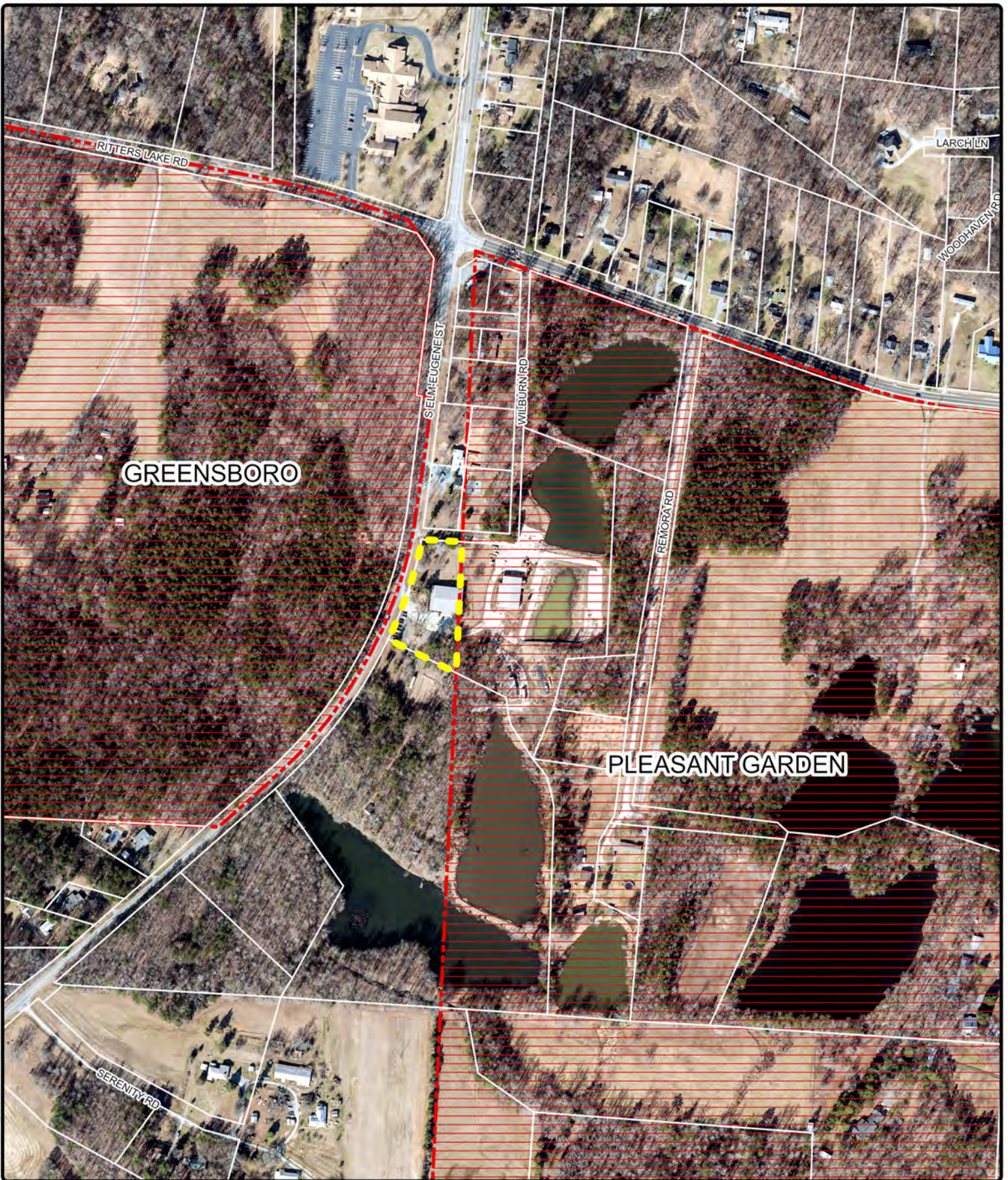
Map:
135517





CASE #22-07-GCPL-05592
SCALE: 1" = 1000'

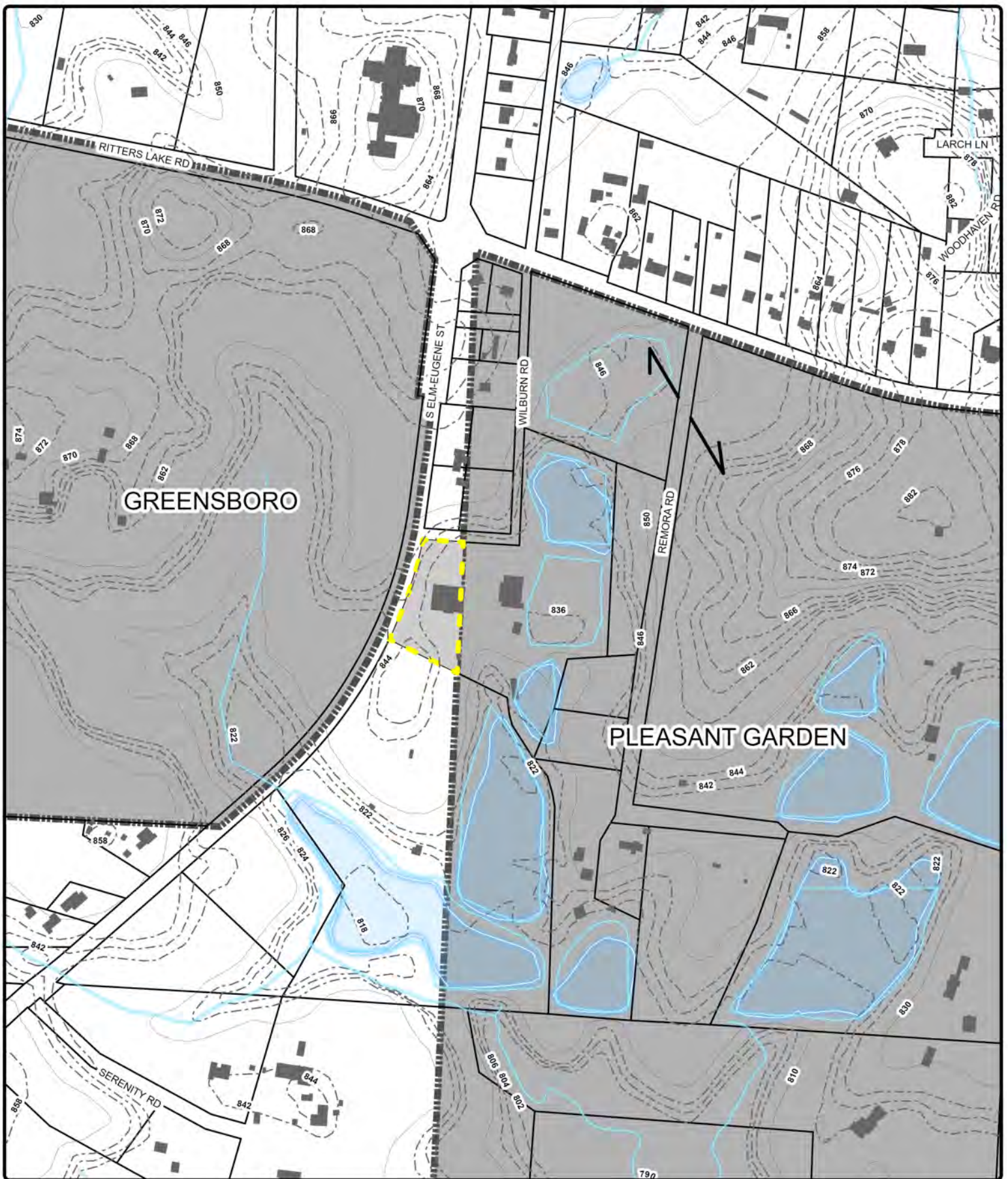
CZ-LI TO CZ-LI
+/- 1.45 Acres



CASE #22-07-GCPL-05592

Scale: 1" = 400'





CASE #22-07-GCPL-05592

Scale: 1" = 400'



CONDITIONAL ZONING CASE #22-07-GCPL-05592 (EPL #22-08-PLBD-00014): 4321 S. ELM-EUGENE STREET; CONDITIONAL ZONING-LIGHT INDUSTRIAL (CZ-LI), CASE #90-85 TO CZ-LI AMENDED

**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 #22-07-GCPL-05592 (EPL #22-08-PLBD-00014): 4321 S. ELM-EUGENE STREET; CONDITIONAL ZONING-LIGHT INDUSTRIAL (CZ-LI), CASE #90-85 TO CZ-LI AMENDED

**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 #135517 from CZ-LI to CZ-LI 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 #22-07-GCPL-05592 (EPL #22-08-PLBD-00014): 4321 S. ELM-EUGENE STREET; CONDITIONAL ZONING-LIGHT INDUSTRIAL (CZ-LI), CASE #90-85 TO CZ-LI AMENDED

**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 #135517 from CZ-LI to CZ-LI Amended 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 #22-07-GCPL-05592 (EPL #22-08-PLBD-00014): 4321 S. ELM-EUGENE STREET; CONDITIONAL ZONING-LIGHT INDUSTRIAL (CZ-LI), CASE #90-85 TO CZ-LI AMENDED

**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 #135517 from CZ-LI to CZ-LI Amended because:

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

2. The zoning map amendment and associated **Southern Area Plan** amendment **are** based on the following change(s) in condition(s) in the **Southern 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 #22-07-GCPL-05592 (EPL #22-08-PLBD-00014): 4321 S. ELM-EUGENE STREET; CONDITIONAL ZONING-LIGHT INDUSTRIAL (CZ-LI), CASE #90-85 TO CZ-LI AMENDED

**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 #135517 from CZ-LI to CZ-LI Amended 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
Rezoning
Application

Date Submitted: 8/10/22

Fee \$500.00 Receipt # 168995

Case Number 22-08-GCPL-06007
EPL # 22-08-PLBD-00010

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the RS-40 & AG zoning district to the RS-30 zoning district. Said property is located @ 4856 Weonny Mill Road in CLAY Township, being a total of: 154.66 acres.

Further referenced by the Guilford County Tax Department as

Tax Parcel # 1 2 2 2 6 4

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Check One:

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

Check One:

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

Check One:

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

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

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

Submitted by

Tammy P. Ryals
Property Owner Signature
Tammy P. Ryals
Name
119 Breezeway Ln
Mailing Address
Greensboro, NC 27405
City, State and Zip Code
336-361-9131 tammyryals@bellsouth.net
Phone Number Email Address

Patrick J. Donnelly
Representative/Applicant Signature (if applicable)
Patrick J. Donnelly
Name
7 Corporate Center Court, Ste B.
Mailing Address
Greensboro, NC 27408
City, State and Zip Code
336-3692188 pdonnelly@byrondel.com
Phone Number Email Address

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2010051042

GUILFORD CO, NC FEE \$17.00

PRESENTED & RECORDED:

09-29-2010 04:06:19 PM

JEFF L. THIGPEN

REGISTER OF DEEDS
BY: SHERRY W FARMER
DEPUTY-GS

BK: R 7166

PG: 2994-2995

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

**AMENDMENT TO CERTIFICATE OF TRUST FOR THE
2007 MARY McFARLAND PEGRAM LIVING TRUST**

THIS AMENDMENT TO CERTIFICATE OF TRUST FOR THE 2007 MARY McFARLAND PEGRAM LIVING TRUST is made this the 24 day of September, 2010, by TAMMY SUE PEGRAM RYALS, Trustee of THE 2007 MARY McFARLAND PEGRAM LIVING TRUST ("trust"), as follows:

1. Tammy Sue Pegram Ryals and Pamela G. Gosnell (as co-trustees) heretofore executed the ACCEPTANCE OF TRUSTEESHIP AND CERTIFICATE OF TRUST FOR THE 2007 MARY McFARLAND PEGRAM LIVING TRUST and the same is recorded in Book 7028 at Page 2109 in the Office of the Register of Deeds of Guilford County, North Carolina.
2. This amendment to the ACCEPTANCE OF TRUSTEESHIP AND CERTIFICATE OF TRUST FOR THE 2007 MARY McFARLAND PEGRAM LIVING TRUST is executed by Tammy Sue Pegram Ryals, trustee of the trust, to certify and give notice that:
 - a. Pamela G. Gosnell has given written notice of her resignation as co-trustee of the trust and Pamela G. Gosnell has resigned as co-trustee of the trust effective no later than the 15th day of July, 2010, at twelve o'clock midnight.
 - b. Due to the resignation of Pamela G. Gosnell as co-trustee of the trust effective no later than the 15th day of July, 2010, at twelve o'clock midnight, Tammy Sue Pegram Ryals succeeded to the position of sole trustee of the trust effective no later than the 15th day of July, 2010, at twelve o'clock midnight.

- c. Tammy Sue Pegram Ryals accepts the sole trusteeship of and under the trust and is currently acting as the sole trustee of the trust. In accepting the sole trusteeship of the trust, Tammy Sue Pegram Ryals claims all rights, privileges, protections, benefits, and powers provided to the trustee under the trust and by law.
- d. The trust is in existence.
- e. The address of Tammy Sue Pegram Ryals, acting sole trustee of the trust, is 119 Breezeway Lane, Greensboro, NC 27405.

Except as herein amended, the representations in the ACCEPTANCE OF TRUSTEESHIP AND CERTIFICATE OF TRUST FOR THE 2007 MARY McFARLAND PEGRAM LIVING TRUST remain true and correct.

WITNESS the undersigned trustee's hand and seal this the day and year first above written.

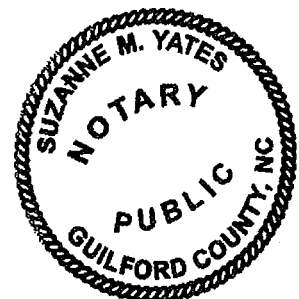
Tammy Sue Pegram Ryals (SEAL)
 Tammy Sue Pegram Ryals, Trustee of The 2007
 Mary McFarland Pegram Living Trust

STATE OF NORTH CAROLINA
 COUNTY OF GUILFORD

I, Suzanne M. Yates, a Notary Public of the County of Guilford, State of North Carolina, do hereby certify that Tammy Sue Pegram Ryals, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing instrument for the purposes stated therein, and in the capacity indicated.

Witness my hand and official seal this 24 day of September, 2010.

My Commission Expires Sept. 21, 2013 *Suzanne M. Yates*
 Notary Public



REZONING CASE #22-08-GCPL-06007 (EPL #22-08-PLBD-00010): 4856 WOODY MILL ROAD; RS-40, RESIDENTIAL SINGLE-FAMILY, AND AG, AGRICULTURAL, TO RS-30, RESIDENTIAL SINGLE-FAMILY

Property Information

Located at 4856 Woody Mill Road, on the south side of Woody Mill road approximately 600 feet east of the intersection with Southstone Drive, in Clay Township, Guilford County Parcel #122264, approximately 154.66 acres. The property is owned by The 2007 Mary McFarland Pegram Living Trust.

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

Nature of the Request

The applicant requests to rezone the property from RS-40 and AG to RS-30.

District Descriptions

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

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

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

Character of the Area

This request is an area of transition from rural and agriculture to single-family residential communities. Several major subdivisions have developed west and north of the subject parcel.

Existing Land Use(s) on the Property: Agricultural and horticulture

Surrounding Uses:

- North: Major RS-40 single-family residential subdivisions and individual lots
- South: Rural residential and agricultural
- East: Rural residential and agricultural
- West: Major RS-40 single-family residential subdivisions and individual lots

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 Boundaries	Built Capacity 2022-23	2022-23 Projected 20th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Alamance Elementary	730	479	6	56-58
Southeast Guilford Middle School	1032	842	13	28-30
Southeast Guilford High School	1542	1295	4	25-27
Remarks: With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools experienced annual reductions in capacity through 2021-22. Elementary built capacity assumes maximum 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: Split between Alamance FPSD Southeast FPSD

Miles from Fire Station: Approximately 1.3 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Woody Mill is classified as a Collector Street. NCDOT 2020 AADT count is 6100 vehicles daily.

Proposed Improvements: None proposed, Subject to NCDOT driveway permit

Projected Traffic Generation: Data not available

Environmental Assessment

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

Regulated Floodplain/Wetlands:

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

Streams and Watershed:

There are multiple mapped streams running throughout the property. The property is in the Lake Mackintosh WS-IV Water Supply Watershed in the General Watershed Area.

Land Use Analysis

Land Use Plan: Alamance Creek Area Plan

Plan Recommendation: Conditional Residential Single-Family (CRSF)

Consistency:

The RS-30 is established as generally consistent with the Conditional Residential Single-family recommendation of the Alamance Creek Area Plan. This area is designated to recognize and preserve existing rural residential development while acknowledging the availability of public water and sewer and the potential for higher density development. The Plan seeks to balance the interests of property owners desiring preservation of the area's rural character with the rights of land owners to develop property utilizing available infrastructure.

Recommendation

Staff Recommendation: Staff recommends approval.

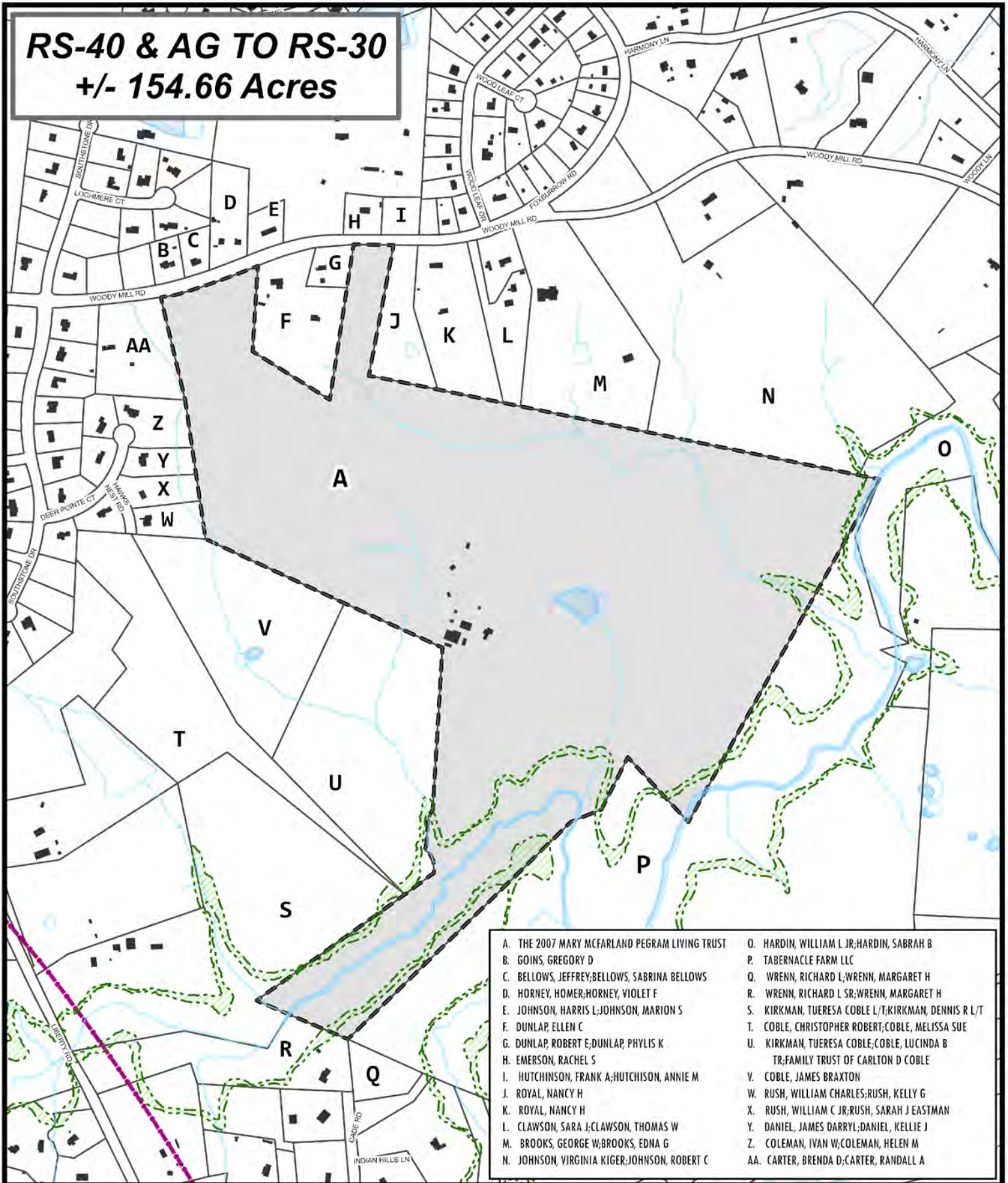
The requested action is reasonable and in the public interest because it is consistent with the recommendation of the Alamance Creek Area Plan. The permitted residential density is comparable to surrounding subdivisions in the vicinity. This action would provide future residents with housing options and opportunities.

Area Plan Amendment Recommendation:

The proposed zoning is generally consistent with the Alamance Creek Area Plan of Conditional Residential Single-Family (CRSF), thus if approved, no plan amendment would be required.

(This page intentionally left blank.)

RS-40 & AG TO RS-30 +/- 154.66 Acres



- | | |
|--|---|
| A. THE 2007 MARY MCFARLAND PEGRAM LIVING TRUST | O. HARDIN, WILLIAM L JR;HARDIN, SABRAH B |
| B. GOINS, GREGORY D | P. TABERNACLE FARM LLC |
| C. BELLOWS, JEFFREY;BELLOWS, SABRINA BELLOWS | Q. WRENN, RICHARD L;WRENN, MARGARET H |
| D. HORNEY, HOMER;HORNEY, VIOLET F | R. WRENN, RICHARD L SR;WRENN, MARGARET H |
| E. JOHNSON, HARRIS L;JOHNSON, MARION S | S. KIRKMAN, TUESA COBLE L/T;KIRKMAN, DENNIS R L/T |
| F. DUNLAP, ELLEN C | T. COBLE, CHRISTOPHER ROBERT;COBLE, MELISSA SUE |
| G. DUNLAP, ROBERT E;DUNLAP, PHYLIS K | U. KIRKMAN, TUESA COBLE;COBLE, LUCINDA B |
| H. EMERSON, RACHEL S | TR;FAMILY TRUST OF CARLTON D COBLE |
| I. HUTCHINSON, FRANK A;HUTCHISON, ANNIE M | V. COBLE, JAMES BRAXTON |
| J. ROYAL, NANCY H | W. RUSH, WILLIAM CHARLES;RUSH, KELLY G |
| K. ROYAL, NANCY H | X. RUSH, WILLIAM C JR;RUSH, SARAH J EASTMAN |
| L. CLAWSON, SARA J;CLAWSON, THOMAS W | Y. DANIEL, JAMES DARRYL;DANIEL, KELLIE J |
| M. BROOKS, GEORGE W;BROOKS, EDNA G | Z. COLEMAN, IVAN W;COLEMAN, HELEN M |
| N. JOHNSON, VIRGINIA KIGER;JOHNSON, ROBERT C | AA. CARTER, BRENDA D;CARTER, RANDALL A |



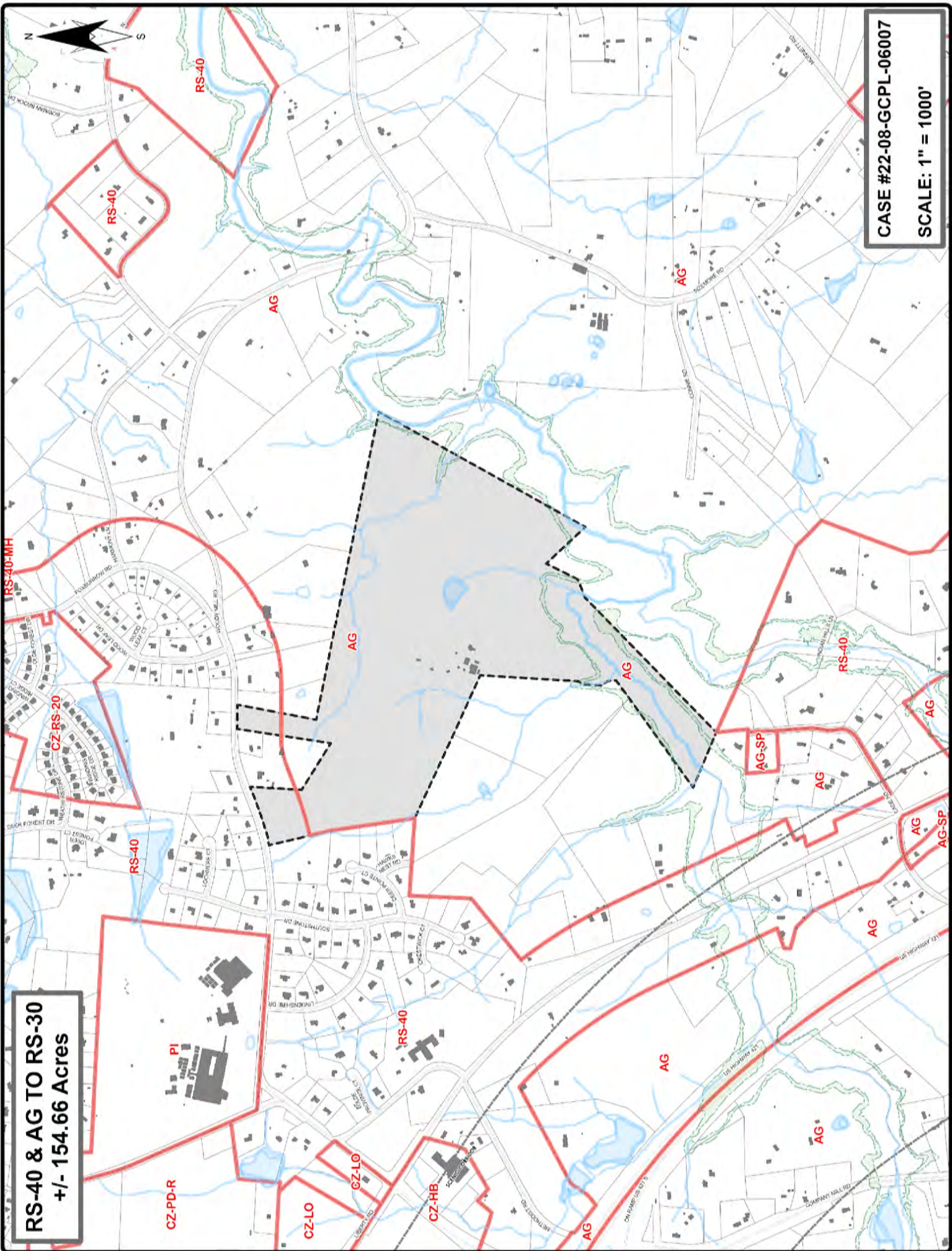
JURISDICTION:
GUILFORD COUNTY
 Guilford County
 Planning & Development
 Department

Rezoning Case #
RZ-22-08-GCPL-06007

Scale: 1" = 700'

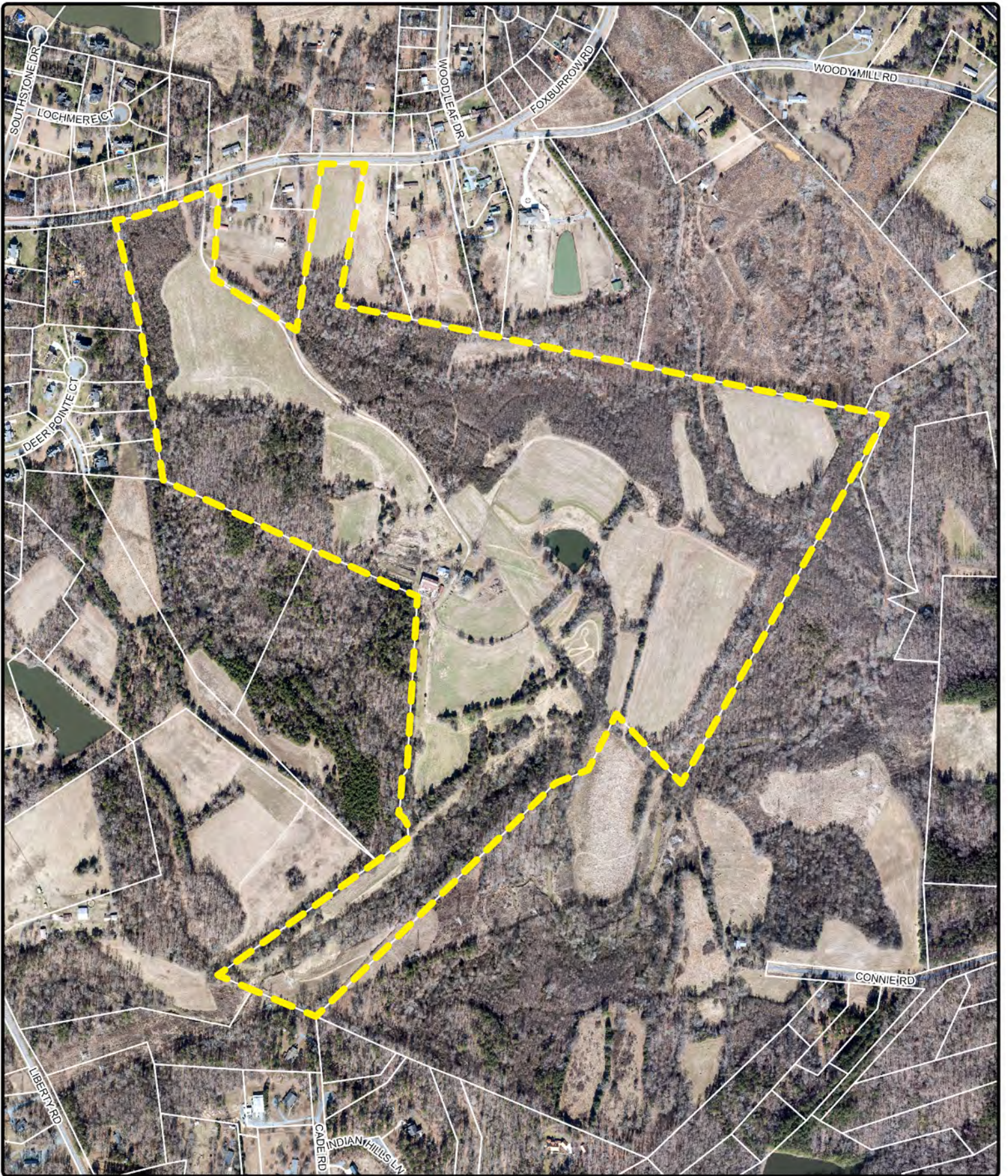
Map:
 122264





**RS-40 & AG TO RS-30
+/- 154.66 Acres**

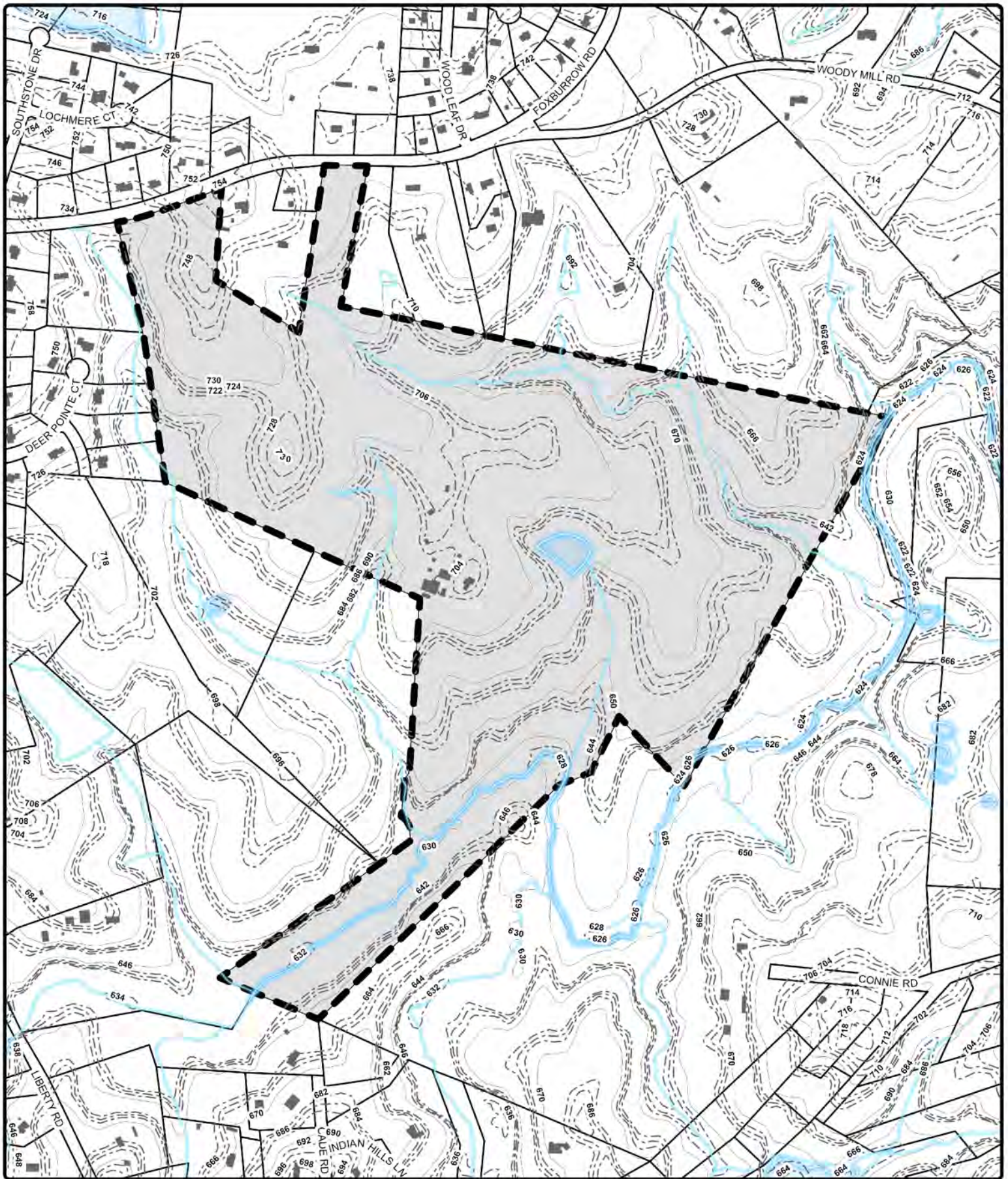
**CASE #22-08-GCPL-06007
SCALE: 1" = 1000'**



CASE #22-08-GCPL-06007

Scale: 1" = 650'





CASE #22-08-GCPL-06007

Scale: 1" = 650'



REZONING CASE #22-08-GCPL-06007 (EPL #22-08-PLBD-00010): 4856 WOODY MILL ROAD; RS-40, RESIDENTIAL SINGLE-FAMILY, AND AG, AGRICULTURAL, TO RS-30, RESIDENTIAL SINGLE-FAMILY

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

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	#1
Deny	Inconsistent	#2
Approve	Inconsistent	#3
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REZONING CASE #22-08-GCPL-06007 (EPL #22-08-PLBD-00010): 4856 WOODY MILL ROAD; RS-40, RESIDENTIAL SINGLE-FAMILY, AND AG, AGRICULTURAL, TO RS-30, RESIDENTIAL SINGLE-FAMILY

**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 #**122264**, from **RS-40 and AG** to **RS-30** because:

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

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

REZONING CASE #22-08-GCPL-06007 (EPL #22-08-PLBD-00010): 4856 WOODY MILL ROAD; RS-40, RESIDENTIAL SINGLE-FAMILY, AND AG, AGRICULTURAL, TO RS-30, RESIDENTIAL SINGLE-FAMILY

**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 #122264, from **RS-40 and AG** to **RS-30**.

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

- 2. The zoning map amendment and associated **Alamance Creek Area Plan** amendment **are** based on the following change(s) in condition(s) in the **Alamance 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.]

REZONING CASE #22-08-GCPL-06007 (EPL #22-08-PLBD-00010): 4856 WOODY MILL ROAD; RS-40, RESIDENTIAL SINGLE-FAMILY, AND AG, AGRICULTURAL, TO RS-30, RESIDENTIAL SINGLE-FAMILY

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

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

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #122264, from **RS-40 and AG to RS-30** because:

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

2. The amendment **is** consistent but not in the public interest because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]
