



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

February 8, 2023

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of January 11, 2023 Minutes: Forthcoming
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business

Legislative Hearing Item(s)

CONDITIONAL ZONING CASE #22-11-PLBD-00029: RS-40, RESIDENTIAL, SINGLE-FAMILY AND AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL [Request to Continue]

Located along Methodist Road south of its intersection with Liberty Road (includes Guilford County Tax Parcels 122311, 122325, 124720, 124711, 122331, and 122310 split by US Highway 421 right-of-way in Clay Township) and comprises approximately 96.33 acres.

This is a request to Conditionally Zone property from RS-40 and AG to CZ-LI with the following conditions:

Use Condition: (1) The following uses shall not be permitted: a) Animal Services (Livestock); b) Animal Services (Other); c) Horticultural Specialties; d) Homeless Shelter; e) Outdoor Recreation; f) Amusement Park / Water Park/ Fairgrounds; g) Athletic Fields; h) Auditorium/ Coliseum /Stadium; i) Country Club with Golf Course; j) Go Cart Raceway; k) Golf Course; l) Shooting Range Indoor; m) Swim and Tennis Club; n) Place of Worship; o) Day Care In-Residence; p) Fraternity or Sorority; q)

Boat Repair; r) Furniture Stripping or refinishing; s) Kennels or Pet Grooming; t) Landscape or Horticultural Services; u) Automobile Repair Services; v) Convenience Store with Fuel Pumps; w) Fuel Oil Sales; x) Garden Center / Nursery; y) Manufactured Home Sales; z) Motor Vehicle / Motorcycle/ RV / Boat Sales; aa) Service Station Gasoline; bb) Tire Sales cc. Cemetery / Mausoleum; dd) Truck Stop; ee) Heliport; ff) Taxi Terminal; gg) Construction or Demolition Debris Landfill, Minor; hh) Recycling Facility (Outdoor); ii) Septic Tank Services; jj) Laundry or Dry-Cleaning Plant; and kk) Welding Shop.

Development Condition: (1) All streetscape planting yards shall comply with the City of Greensboro standards for its Light Industrial (LI) zoning district (the City of Greensboro streetscape planting yard width is 10 ft. while Guilford County's streetscape planting yard width is 8 ft.).

The proposed Conditional Zoning is inconsistent with the Alamance Creek Area Plan recommendation of Mixed Use. The requested action also is inconsistent with the Liberty Road/Woody Mill Road Vicinity Small Area Plan future land use recommendations of Multi-family Residential, Multi-family Residential/Office/Institutional, and Single-family Residential. No provisions for industrial uses are shown on the Future Land Use Map of the Liberty Road/Woody Mill Road Vicinity Small Area Plan.

Information for **CONDITIONAL REZONING CASE #22-11-PLBD-00029** can be viewed by scrolling to the February 8, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

G. New Business

Non-Legislative Hearing Item(s)

None

Legislative Hearing Item(s)

REZONING CASE #22-12-PLBD-00032: AG, AGRICULTURAL, TO RS-30, RESIDENTIAL: 8527 ZZ HUDSON-JAMES ROAD AND A 2.89-ACRE PORTION OF 8426 ZZ RUMBLEY ROAD

Located at 8527 ZZ Hudson-James Road and 8426 ZZ Rumbley Road (Guilford County Tax Parcel #221302 and a portion of #147559 in Bruce Township), is approximately 1,660 feet south of the intersection of Rumbley Road and U.S. Highway 158 and comprises approximately 18.06 acres.

This is a request to rezone the entirety of Guilford County Tax Parcel #221302 and a 2.89-acre portion of Tax Parcel #147559 in Bruce Township, which in total comprises approximately 18.06 acres, from AG, Agricultural, to RS-30, Residential. The remaining 1.03 acres of property in the western portion of Tax Parcel #147559 are to remain zoned AG.

The proposed rezoning is consistent with the Northwest Area Plan recommendation of AG, Rural Residential; therefore, if the request is approved, no plan amendment would be required.

Information for **REZONING CASE #22-12-PLBD-00032** can be viewed by scrolling to the February 8, 2023, Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

Evidentiary Hearing Item(s)

SPECIAL USE PERMIT CASE #22-12-PLBD-00033: Boarding House, 3-8 residents, 335 Knox Road

Located at 335 Knox Road (Guilford County Tax Parcel #117317 in Jefferson Township), is approximately 130 feet north of the intersection of Lookout Place and comprises approximately 0.86 acres.

This is a request to consider granting a Special Use Permit for a Boarding House, 3 to 8 Residents on AG zoned property.

Information for **SPECIAL USE PERMIT CASE #22-12-PLBD-00033** can be viewed by scrolling to the February 8, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Sketch Site Plan also is included under the **MEETING CASE INFORMATION** section at the link above.

H. Other Business

Comprehensive Plan Update

I. Adjourn

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(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Date Submitted: 11/9/22 Fee \$500.00 Receipt # 002184-2022 Case Number 22-11-PLBD-00029

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 RS-40 and AG zoning district to the CZ-LI zoning district. Said property is located along Methodist Road at its intersection with Liberty Road in Clay Township; Being a total of: 96.33 acres.

Further referenced by the Guilford County Tax Department as:

- | | |
|----------------------------|---------------------------------------|
| Tax Parcel # <u>122311</u> | Tax Parcel # <u>124711</u> |
| Tax Parcel # <u>122325</u> | Tax Parcel # <u>122331</u> |
| Tax Parcel # <u>124720</u> | Tax Parcel # <u>124605</u> |
| | Tax Parcel # <u>122310</u> |

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) See attached.
- 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) All Streetscape Planting Yards shall comply with City of Greensboro standards for its Light Industrial (LI) zoning district.
- 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,

	dotloop verified 11/09/22 9:15 AM EST JRM4-LPWW-BNXU-QVQE
Property Owner Signature	
Jonathan Halas	
Name	
Mailing Address	
City, State and Zip Code	
Phone Number	Email Address

	Owner/ Representative/ Applicant Signature (if applicable)
Amanda Hoderne	
Name	
804 Green Valley, Road, Ste. 200	
Mailing Address	
Greensboro, NC 27408	
City, State and Zip Code	
336-609-5137	amanda@isaacsonsheridan.com
Phone Number	Email Address



**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):

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- 4) _____

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Respectfully Submitted,

Property Owner Signature

STEPHEN LEONARD DAVIS

Name

3701 CABARRUS DR.

Mailing Address

GREENSBORO, NC 27407

City, State and Zip Code

336-669-2037 Steveunc80@aol.com

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Amanda Hodierno

Name

804 Green Valley, Road, Ste. 200

Mailing Address

Greensboro, NC 27408

City, State and Zip Code

336-609-5137

Phone Number

amanda@isaacsonsheridan.com

Email Address



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Conditional Zoning
Application

Use Conditions

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- 2)
- 3)
- 4)

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- 2)
- 3)
- 4)

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Respectfully Submitted,

Karen T. Smith

 Property Owner Signature
Karen T. Smith

 Name
5834 Methodist Rd

 Mailing Address
Climax, NC 27233

 City, State and Zip Code
336-707-7203

 Phone Number Email Address

Amanda P. Hodierne

 Owner/ Representative/Applicant Signature (if applicable)
 Amanda Hodierne

 Name
 804 Green Valley, Road, Ste. 200

 Mailing Address
 Greensboro, NC 27408

 City, State and Zip Code
 336-609-5137 amanda@isaacsonsheridan.com

 Phone Number Email Address



**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) See attached. _____

- 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) _____
All Streetscape Planting Yards shall comply with City of Greensboro standards for its Light Industrial (LI) zoning district.
- 2) _____

- 3) _____

- 4) _____

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Respectfully Submitted,

Gary Alan Joyce

Property Owner Signature
GARY ALAN JOYCE

Name
5037 Harmony Ln

Mailing Address
Greensboro N.C.

City, State and Zip Code
336-674-6231

Phone Number Email Address

Amanda P. Hodierne

Owner/ Representative/Applicant Signature (if applicable)
Amanda Hodierne

Name
804 Green Valley, Road, Ste. 200

Mailing Address
Greensboro, NC 27408

City, State and Zip Code
336-609-5137 **amanda@isaacsonsherdan.com**

Phone Number Email Address

USE CONDITIONS ATTACHMENT

1. The following uses shall not be permitted:
 - a. Animal Services (Livestock)
 - b. Animal Services (Other)
 - c. Horticultural Specialties
 - d. Homeless Shelter
 - e. Outdoor Recreation
 - f. Amusement Park / Water Park/ Fairgrounds
 - g. Athletic Fields
 - h. Auditorium / Coliseum / Stadium
 - i. Country Club with Golf Course
 - j. Go Cart Raceway
 - k. Golf Course
 - l. Shooting Range Indoor
 - m. Swim and Tennis Club
 - n. Place of Worship
 - o. Day Care In Residence
 - p. Fraternity or Sorority
 - q. Boat Repair
 - r. Furniture Stripping or refinishing
 - s. Kennels or Pet Grooming
 - t. Landscape or Horticultural Services
 - u. Automobile Repair Services
 - v. Convenience Store with Fuel Pumps
 - w. Fuel Oil Sales
 - x. Garden Center / Nursery
 - y. Manufactured Home Sales
 - z. Motor Vehicle / Motorcycle/ RV / Boat Sales
 - aa. Service Station Gasoline
 - bb. Tire Sales
 - cc. Cemetery / Mausoleum
 - dd. Truck Stop
 - ee. Heliport
 - ff. Taxi Terminal
 - gg. Construction or Demolition Debris Landfill, Minor
 - hh. Recycling Facility (Outdoor)
 - ii. Septic Tank Services
 - jj. Laundry or Dry Cleaning Plant
 - kk. Welding Shop

Jessie Baptist

From: J. Leslie Bell
Sent: Tuesday, January 24, 2023 1:37 PM
To: Jessie Baptist
Subject: FW: Water and Sewer Ext. Policy

J. Leslie Bell, AICP
Planning & Development Director
Planning & Development Dept
336-641-4409 | f: 336-641-6988
LBell@guilfordcountync.gov



From: Amanda Hodierne <amanda@isaacsonsheridan.com>
Sent: Tuesday, January 24, 2023 1:33 PM
To: J. Leslie Bell <LBell@guilfordcountync.gov>
Subject: Re: Water and Sewer Ext. Policy

***WARNING* This email originated outside Guilford County's email system.**

WARNING

Do not click or open unrecognized links and attachments. When in doubt, click on the Phish Alert Report

Hi Leslie,

My client would like request a continuance for the Methodist Road case until such time that the 421 Corridor Study currently being conducted by the City of Greensboro is complete and adopted by the City Council. We are concerned that there is not enough information available at this time for the Planning Board to make an informed decision and feel that the completed study will improve that circumstance. Please let me know if you have any questions. Thank you.
Amanda Hodierne

On Jan 17, 2023, at 3:00 PM, Amanda Hodierne <amanda@isaacsonsheridan.com> wrote:

Hi Leslie and thanks very much for keeping us updated. I will keep all of the times you suggested open and look to hear from you once you get a response. I've looped my client, Mr. Eisenbeis in here as well so he can manage his schedule accordingly. Again, appreciate all your leadership on this one.

Amanda P. Hodierno

Partner

Isacson Sheridan

804 Green Valley Road, Suite 200

Greensboro, NC 27408

<image004.png>

336.609.5137 (direct)

<image003.png> 336.273.7293 (fax)

amanda@isaacsonsheridan.com

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Rezoning
Application**

Date Submitted: 12/16/2022 Fee \$500.00 Receipt # 3052-2022 Case Number 22-12-PLBD-00632

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 AG zoning district to the RS-30 zoning district.

Said property is located OFF OF HUDSON JAMES ROAD
in BRUCE Township; Being a total of: (+/-) 18.06 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 221302

Tax Parcel # _____

Tax Parcel # A PORTION OF 147559

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 John J. Tesh

Property Owner Signature
THACKER HUDSON LLC c/o JOHN TESH
 Name
7599 Ribier Dr
 Mailing Address
KERNERSVILLE NC 27284
 City, State and Zip Code
336-817-7300 JTESH1978@YAHOO.COM
 Phone Number Email Address

Bill Greco

Representative/Applicant Signature (if applicable)
LAND SOLUTIONS c/o BILL GRECO
 Name
PO BOX 347
 Mailing Address
OAK RIDGE NC 27310
 City, State and Zip Code
336-605-0328 BILL@LANDSOLUTIONSPC.COM
 Phone Number Email Address

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**REZONING CASE #22-12-PLBD-00032 AG, AGRICULTURAL, TO RS-30,
RESIDENTIAL: 8527 ZZ HUDSON-JAMES ROAD AND A 2.89-ACRE PORTION OF
8426 ZZ RUMBLEY ROAD**

Property Information

Located at 8527 ZZ Hudson-James Road and 8426 ZZ Rumbley Road (Tax Parcel #221302 and a portion of #147559 in Bruce Township), is approximately 1,660 feet south of the intersection of Rumbley Road and U.S. Highway 158 and comprises approximately 18.06 acres.

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

Nature of the Request

This is a request to rezone the entirety of Guilford County Tax Parcel #221302 and a 2.89-acre portion of Tax Parcel #147559 in Bruce Township, which in total comprises approximately 18.06 acres, from AG, Agricultural, to RS-30, Residential. The remaining 1.03 acres of property in the western portion of Tax Parcel #147559 are to remain zoned AG.

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-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 area lies just west of the Summerfield jurisdictional boundary. Because of the presence of significant wetlands, streams, and other environmental encumbrances in this area, the general development patterns are low-density residential and agricultural.

Existing Land Use(s) on the Property: The 2.89-acre portion of Tax Parcel #147559 is heavily wooded and vacant. Tax Parcel #221302 has a wooded portion with the center of the property cleared for agricultural use. It is also vacant.

Surrounding Uses:

- North: Single-family residential and agricultural
- South: Single-family residential and agricultural
- East: Single-family residential and agricultural

West: Single-family residential and agricultural

Historic Properties: There are no inventoried historic landmarks located on or adjacent to the subject properties.

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

Infrastructure and Community Facilities

Public School Facilities: Minor impacts to public school facilities are possible based on the potential number of lots that could be constructed.

Zoning Case - 8426 ZZ Rumbley Rd and 8527 ZZ Hudson-James Rd				
Guilford County				
School Boundaries	Built Capacity 2022-23	2022-23 20th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Stokesdale ES	542	442	4	7-9
Northwest MS	912	952	19	3-5
Northwest HS	1809	1996	27	3-5

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: Summerfield Station 29

Miles from Fire Station: Approximately 4.1 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Both of these parcels are to be developed as a single-family residential subdivision in tandem with Parcel #147437 to the north, which is currently zoned RS-30. Access to the lots proposed for the subject parcels would be through Parcel #147437, which has direct access to Hudson-James Road.

Proposed Improvements: None at this time

Environmental Assessment

Topography:

Gently sloping, moderately sloping and steeply sloping.

Regulated Floodplain/Wetlands:

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

Streams and Watershed:

There are multiple mapped streams on the properties. The properties are not located in a Water Supply Watershed.

Land Use Analysis

Land Use Plan: Northwest Area Plan

Plan Recommendation: AGRR (AG, Rural Residential)

Consistency: The proposed rezoning is consistent with the Northwest Area Plan recommendation of AG, Rural Residential. The RS-30 zoning is included as an anticipated district in the AG, Rural Residential designation.

Recommendation

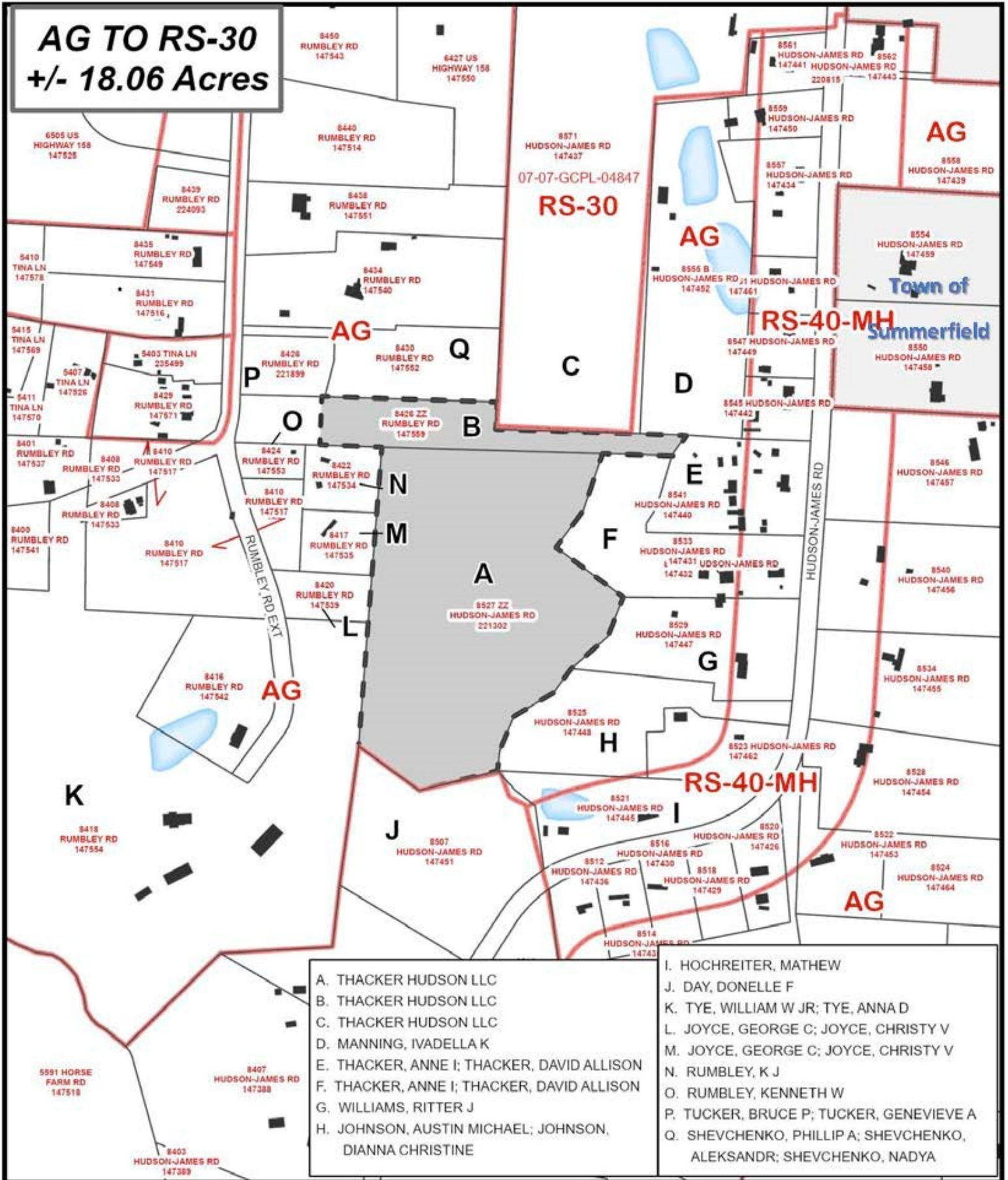
Staff Recommendation: Staff recommends approval of the request.

The requested action is reasonable and in the public interest because it is consistent with the AG Rural Residential land use designation and with the zoning and land uses on adjacent parcels. The requested zoning allows flexibility in future subdivision design and slightly higher density to accommodate a variety of housing sizes and styles.

Area Plan Amendment Recommendation: The proposed rezoning is consistent with the Northwest Area Plan recommendation of AG, Rural Residential; therefore, if the request is approved, no plan amendment would be required.

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AG TO RS-30 +/- 18.06 Acres



JURISDICTION:
GUILFORD COUNTY
Guilford County
Planning & Development
Department

Rezoning Case #
RZ-22-12-PLBD-00032
Scale: 1" = 400'

Map:
221302 &
a portion of 147559

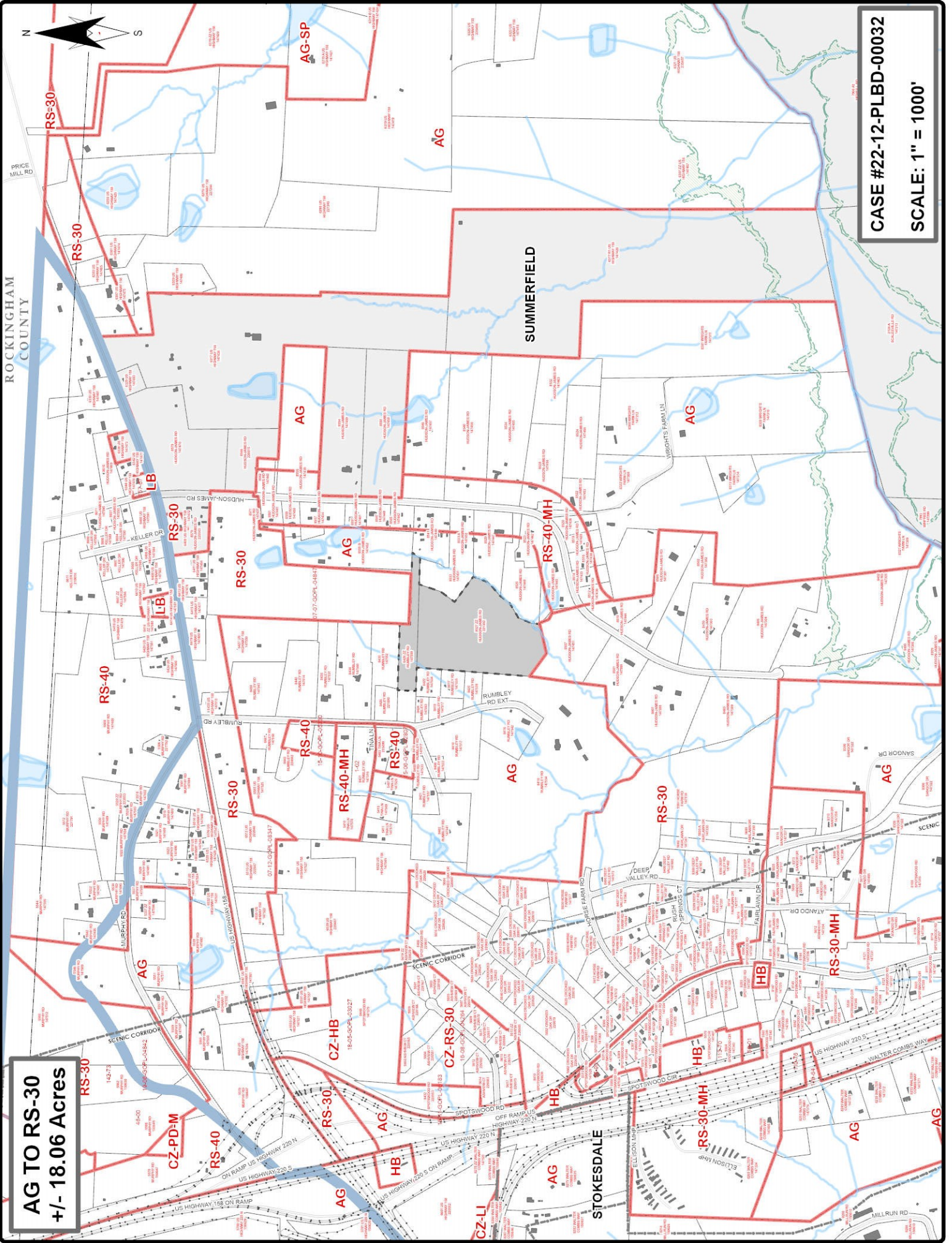


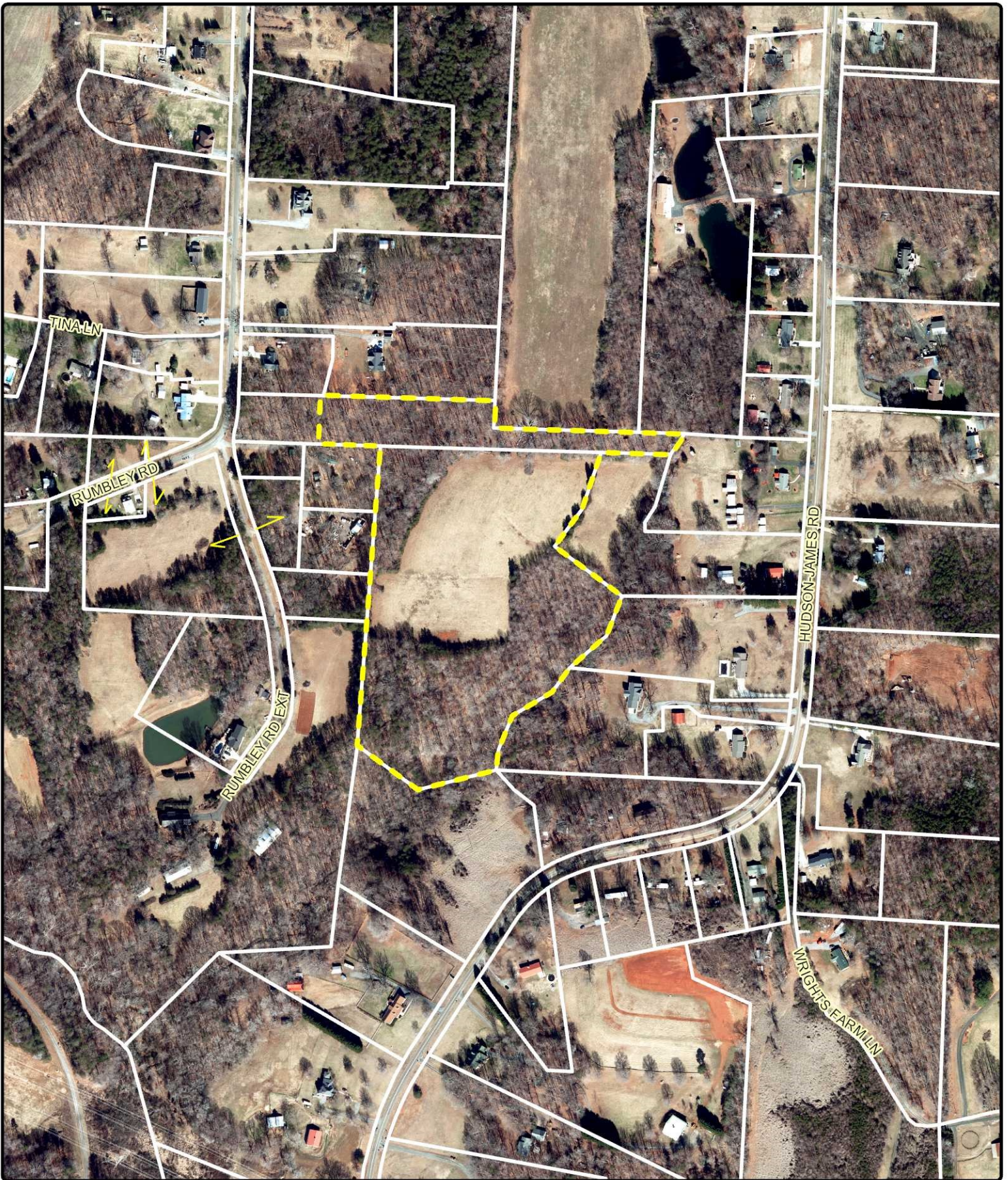
ROCKINGHAM COUNTY



CASE #22-12-PLBD-00032
SCALE: 1" = 1000'

**AG TO RS-30
+/- 18.06 Acres**

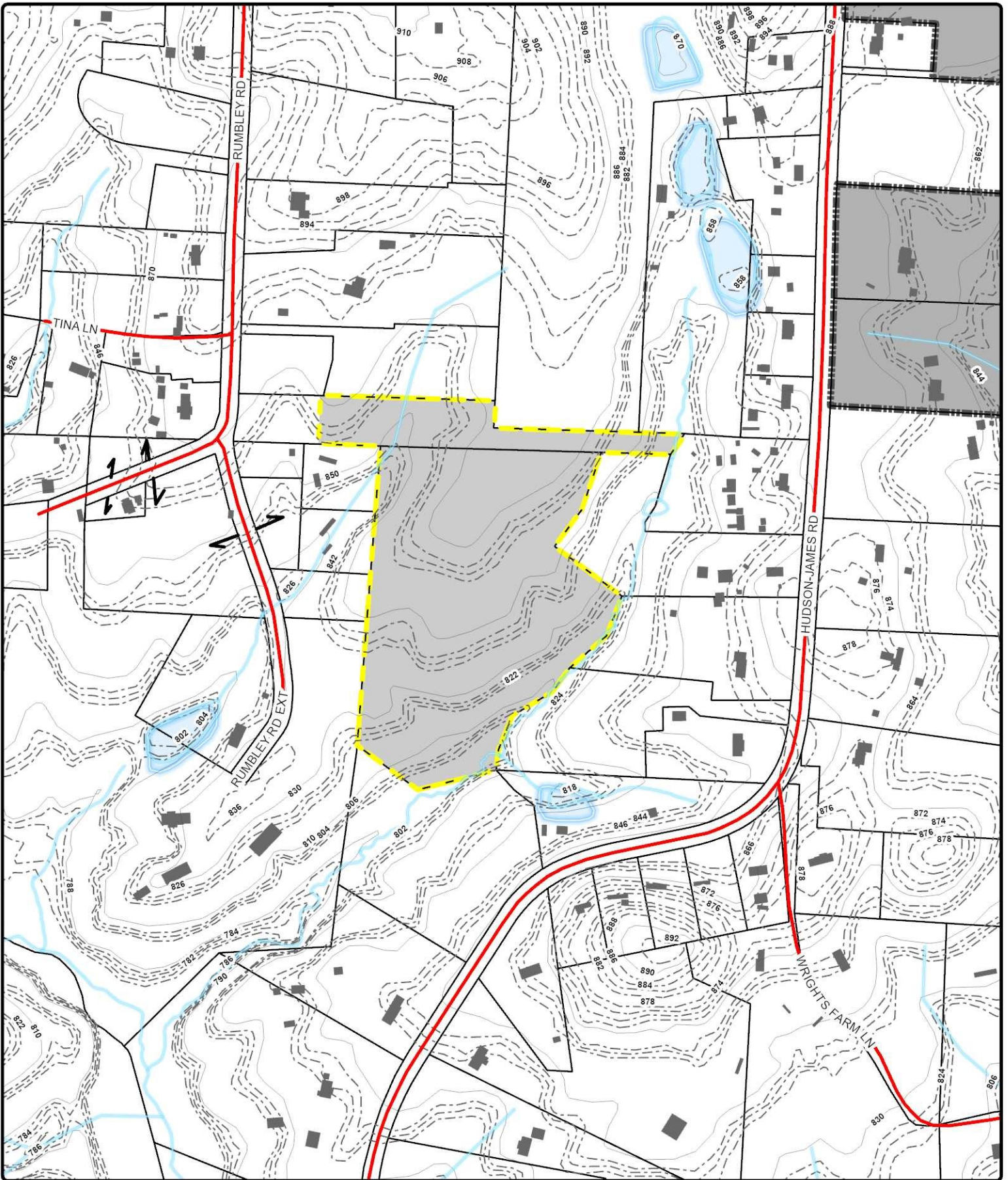




Case: 22-12-PLBD-00032

Scale: 1" = 400'





CASE #22-12-PLBD-00032

Scale: 1" = 400'



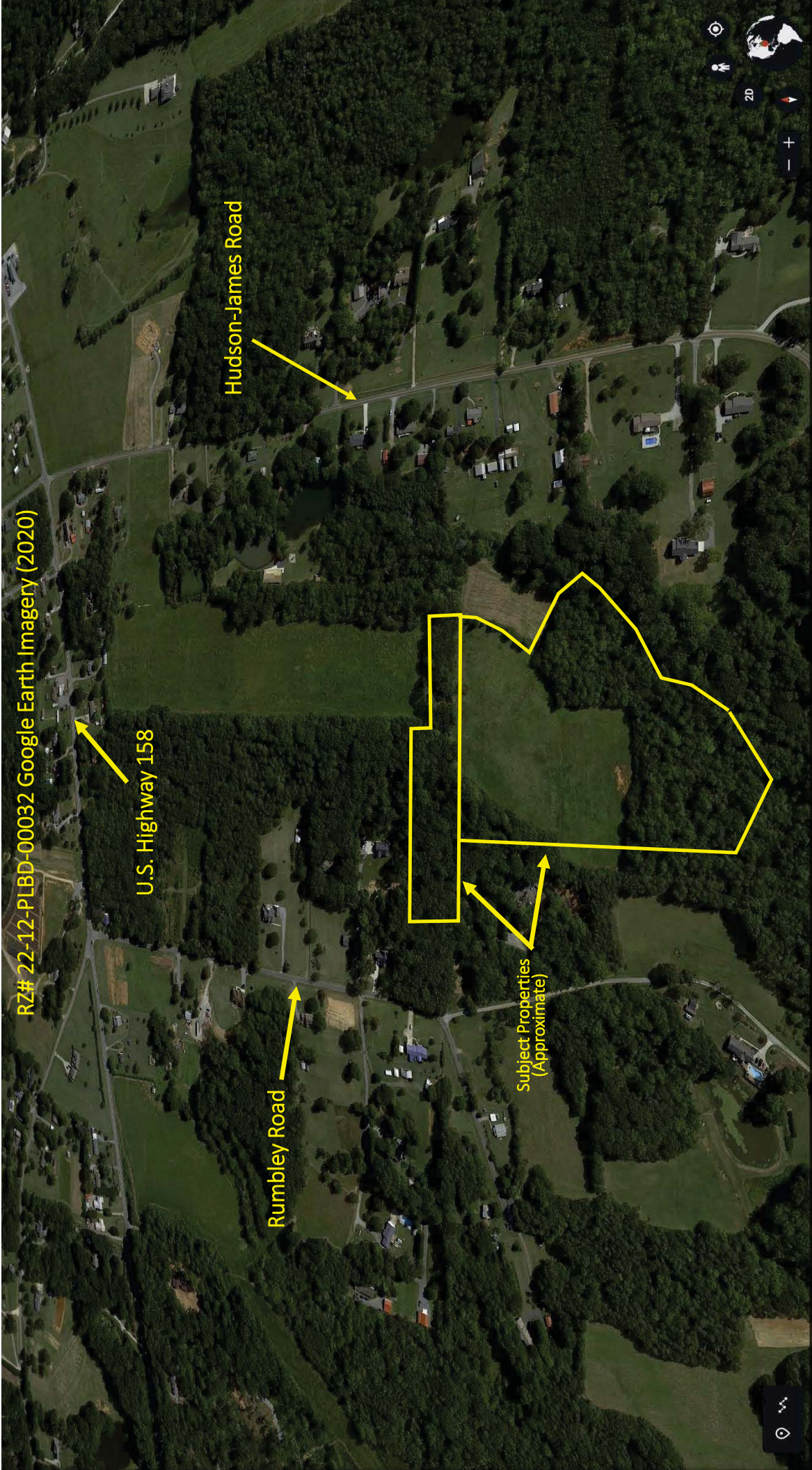
RZ# 22-12-PLBD-00032 Google Earth Imagery (2020)

U.S. Highway 158

Hudson-James Road

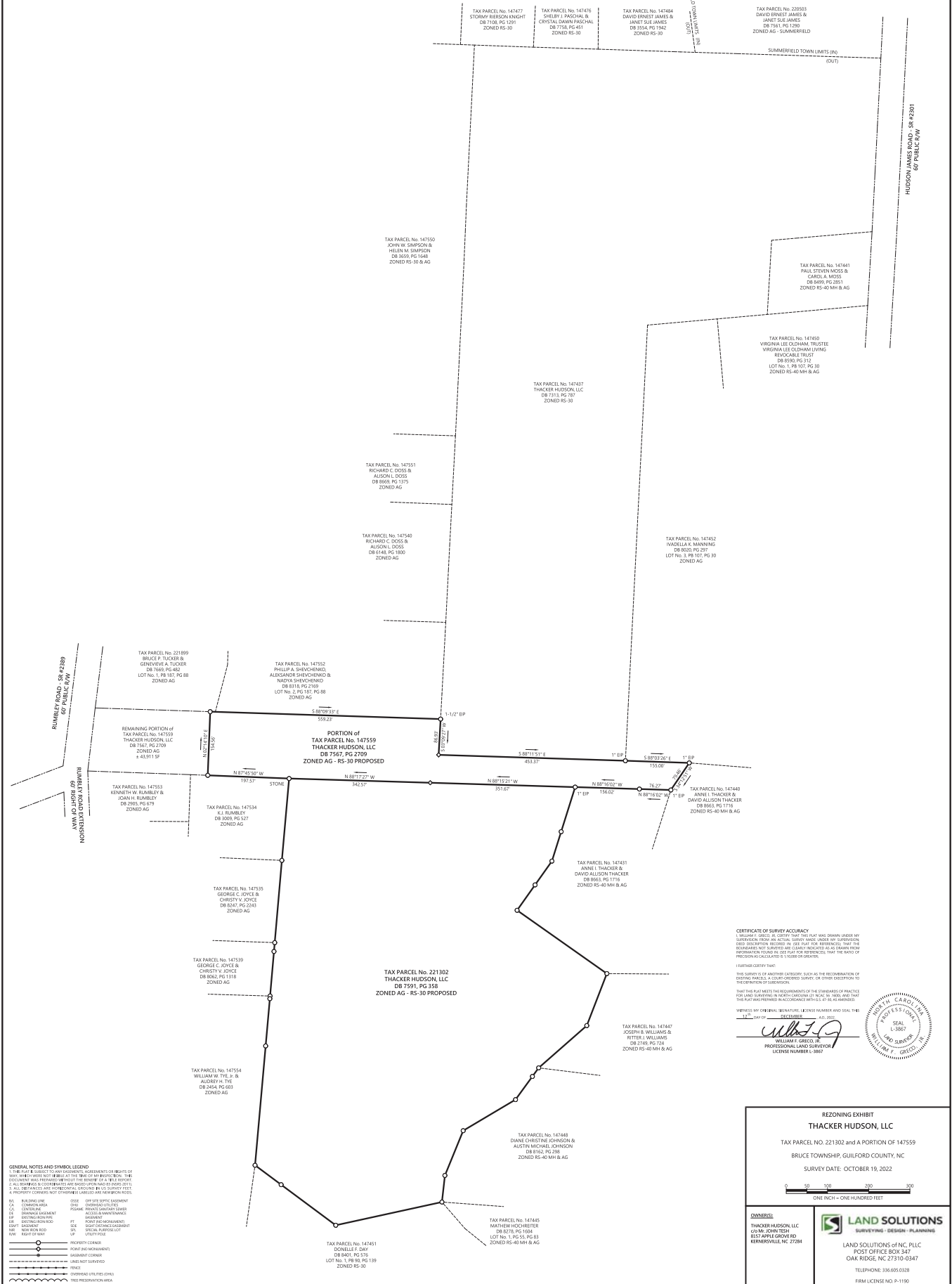
Rumbley Road

Subject Properties
(Approximate)





40' W/40' E
 1200' 00" 1/4 ACRES



GENERAL NOTES AND SYMBOL LEGEND

1. ALL MEASUREMENTS ARE BASED ON THE ADJACENT PROPERTY RECORDS AND THE SURVEYOR'S FIELD MEASUREMENTS. THE SURVEYOR HAS REVIEWED THE RECORDS AND FOUND THEM TO BE CORRECT AND ACCURATE. THE SURVEYOR HAS FOUND NO DISCREPANCIES BETWEEN THE RECORDS AND HIS FIELD MEASUREMENTS.

2. ALL BEARINGS ARE GIVEN AS TRUE BEARINGS UNLESS OTHERWISE NOTED.

3. ALL DISTANCES ARE GIVEN AS HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.

4. PROPERTY LINES NOT SHOWN ARE ASSUMED TO BE CORRECT UNLESS OTHERWISE NOTED.

5. ALL DISTANCES ARE GIVEN AS HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.

6. PROPERTY LINES NOT SHOWN ARE ASSUMED TO BE CORRECT UNLESS OTHERWISE NOTED.

7. ALL DISTANCES ARE GIVEN AS HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.

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10. PROPERTY LINES NOT SHOWN ARE ASSUMED TO BE CORRECT UNLESS OTHERWISE NOTED.

11. ALL DISTANCES ARE GIVEN AS HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.

12. PROPERTY LINES NOT SHOWN ARE ASSUMED TO BE CORRECT UNLESS OTHERWISE NOTED.

13. ALL DISTANCES ARE GIVEN AS HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.

14. PROPERTY LINES NOT SHOWN ARE ASSUMED TO BE CORRECT UNLESS OTHERWISE NOTED.

15. ALL DISTANCES ARE GIVEN AS HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.

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19. ALL DISTANCES ARE GIVEN AS HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.

20. PROPERTY LINES NOT SHOWN ARE ASSUMED TO BE CORRECT UNLESS OTHERWISE NOTED.

CERTIFICATE OF SURVEY ACCURACY

I, WILLIAM F. GRECO, JR., SURVEYOR, STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, LICENSE NUMBER 3887. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND I HAVE REVIEWED THE RECORDS AND FOUND THEM TO BE CORRECT AND ACCURATE. THE SURVEYOR HAS FOUND NO DISCREPANCIES BETWEEN THE RECORDS AND HIS FIELD MEASUREMENTS. THE SURVEYOR HAS FOUND NO DISCREPANCIES BETWEEN THE RECORDS AND HIS FIELD MEASUREMENTS. THE SURVEYOR HAS FOUND NO DISCREPANCIES BETWEEN THE RECORDS AND HIS FIELD MEASUREMENTS.

DATE: 08/10/2022

WILLIAM F. GRECO, JR.
 LICENSE NUMBER - 3887



REZONING EXHIBIT
THACKER HUDSON, LLC

TAX PARCEL NO. 221302 and A PORTION OF 147559
 BRUCE TOWNSHIP, GUILFORD COUNTY, NC

SURVEY DATE: OCTOBER 19, 2022

OWNER:
 THACKER HUDSON, LLC
 C/O M. J. THACKER
 1524 W. GLENN DRIVE
 KIRKSVILLE, NC 27844

LAND SOLUTIONS
 SURVEYING - DESIGN - PLANNING

LAND SOLUTIONS OF NC, PLLC
 POST OFFICE BOX 247
 OAK RIDGE, NC 27310-0247

TELEPHONE 336.605.0218
 FIRM LICENSE NO. P-1190

FILE NO. 22090003

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Special Use Permit
Application

Date Submitted: 12/19/2022 Fee \$526.00 Receipt # 3089-2022 Case Number 22-12-PLBD-00033
(includes \$26 recording fee)

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

Pursuant to Section 3.5.Q of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to authorize a Special Use Permit for the property described as being located 335 KNOX RD. in JEFFERSON Township; Being a total of: 0.86 acres. The property is in the AGRICULTURE Zoning District. The proposed use(s) is (are) boardinghouse, 3-8 residents

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>117317</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 a Special Use Permit is an entire parcel or parcels as shown on the Guilford County Tax Map.
- The property requested for a Special Use Permit is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and/or a map are attached with dimensions and bearings.

Check One:

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

Check One:

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

Special Use Permit Requirements:

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



GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Special Use Permit
Application

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

1. A written application was submitted and is complete in all respects.
2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based the following:

Existing Structural Building. The use is to be used primarily by disciplined personnel. As my logo implies, "Comfort Care," will be given to all veterans.

3. The use, a _____, for which the Special Use Permit is sought, is in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications. This is based on the following:

Existing structural building. (Legal description of the property and site plan) are provided as required for filing a special use permit.

4. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and is in general conformity with the plan of development of the Jurisdiction and its environs. This is based on the following:

Existing structural building. In addition, there will be improvements to the sidewalk, entrance as well as improvements to the parking lot. Specific attention will be given to handicap parking.

5. The use will not substantially injure the value of adjoining or abutting property or the use is a public necessity. This is based on the following:

Existing structural building. I would anticipate an increase in the value of the adjoining properties due to the improvement in landscaping, sidewalk, and parking lot construction.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Special Use Permit
Application**

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) _____
- 5) _____
- 6) _____
- 7) _____
- 8) _____

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

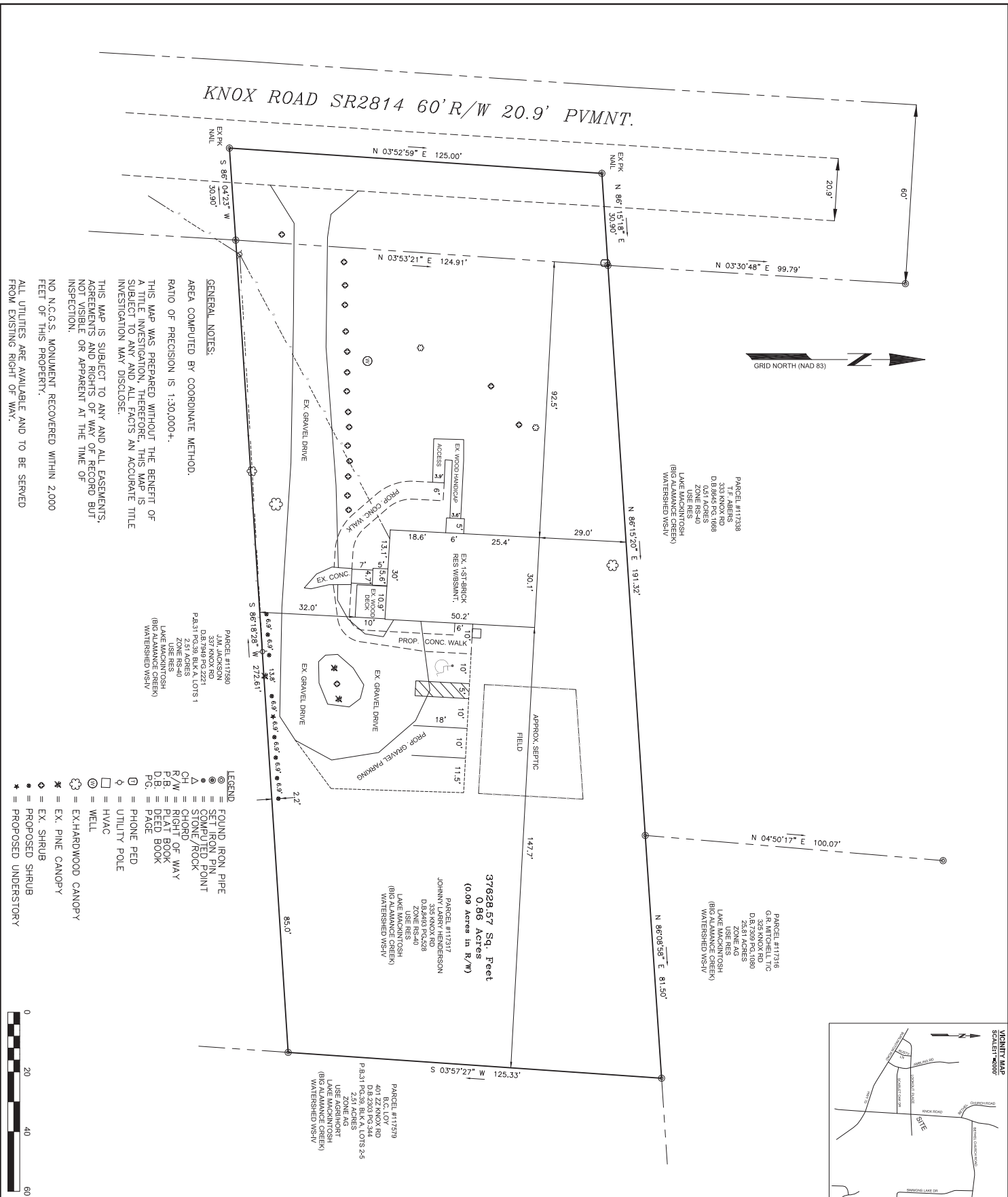
A Special Use Permit Application must be signed by the current property owner(s).

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,

<u>Johanny L. Henderson</u> Property Owner Signature	_____	Owner/ Representative/Applicant Signature (if applicable)
<u>Johanny L. Henderson</u> Name	_____	Name
<u>335 Knox Rd.</u> Mailing Address	_____	Mailing Address
<u>Gibsonville, NC 27249</u> City, State and Zip Code	_____	City, State and Zip Code
<u>910 574-6074</u> Phone Number	<u>jhenderson605@outlook.com</u> Email Address	_____
		Email Address

Additional sheets for conditions and signatures are available upon request.



<p>1 OF 1</p>	<p>SHEET</p>		<p>DATE</p>	<p>REVISION NOTE</p>	<p>PROJECT LOCATION: STATE: NC COUNTY: GUILFORD TOWNSHIP: JEFFERSON</p>	<p>PROPERTY OWNER INFORMATION: JOHNNY LARRY HENDERSON PO BOX 530644 DEBARY, FL 32753 910-574-6074</p>	<p>ALLRED LAND SURVEYING, PLLC</p> <p>JEFF ALLRED, PLS ~ L-4500 8065 COBLE MILL ROAD SNOW CAMP, NC 27349 PHONE: 336-684-8202</p>
			<p>DRAWN BY: JLT</p> <p>DATE: 2022-12-15</p> <p>PROJECT NO.: 2022-230</p> <p>REF. NO.: NA</p> <p>SCALE: 1"=20'</p>	<p>DRAWING FILE PATH: 111</p>			

Property Information

Located at 335 Knox Road (Guilford County Tax Parcel #117317 in Jefferson Township), is approximately 130 feet north of the intersection of Lookout Place and comprises approximately 0.86 acres.

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

Nature of the Request

This is a request to consider granting a Special Use Permit for a Boarding House, 3 to 8 Residents subject to the associated Sketch Site Plan and subject to any approved conditions.

Character of the Area

This request is in a low-density residential area along Knox Road with agricultural uses on adjacent properties to the rear of the subject parcel.

Existing Land Use(s) on the Property: There is a single-family dwelling on the site.

Surrounding Uses:

North: Low-density residential and agricultural

South: Low-density residential

East: Low-density residential

West: Low-density residential

Historic Properties: There are no inventoried historic landmarks located on or adjacent to the subject 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: McLeansville FPSD

Miles from Fire Station: Approximately 0.50 of a mile

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: This parcel is within or adjacent to the Greensboro Growth Tier 1: 2013-2019 Water & Sewer area.

Feasibility Study or Service Commitment: Not applicable.

Transportation:

Existing Conditions: Knox Road is a major thoroughfare. Annual Average Daily Trips (AADT) is 5,000 vehicles north of subject parcel per NCDOT 2019 traffic counts.

Proposed Improvements: Subject to NCDOT driveway permit.

Projected Traffic Generation: Not available.

Environmental Assessment

Topography: Moderately sloping.

Regulated Floodplain/Wetlands:

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

Streams and Watershed:

There are no mapped streams on the property. The property is located in the Lake Mackintosh (Big Alamance Creek) WS-IV Water Supply Watershed in the General Watershed Area.

Land Use Analysis

Land Use Plan: Northeast Area Plan

Plan Recommendation:

Residential Single-Family (RSF) and AG, Rural Residential (AGRR)

Consistency:

The land use designation of the subject parcel is Residential Single-Family (RSF) along the street frontage, and AG, Rural Residential (AGRR) along the rear of the parcel. The requested action is consistent with both designations under the Northeast Area Plan because each designation recognizes AG as a compatible zoning district.

Review Factors: Article 3.Q.G from the Guilford County UDO

The applicant shall demonstrate that the review factors listed below have been adequately addressed.

1. Circulation: Number and location of access points to the property and the proposed structures and uses, with particular reference to automotive, pedestrian safety, traffic flow and control, and access in case of emergency. **Per the associated sketch plan in this**

application, access will be from Knox Road. An NCDOT commercial driveway permit will be required during the official commercial site plan review process.

2. **Parking and Loading:** Location of off-street parking and loading areas. **Parking for a Boarding House, 3 to 8 Residents is subject to Section 6.1.D, Table 6-1-1: Parking Requirements for Group Living and Social Services Use Category of the Guilford County UDO.**

3. **Service Entrances and Areas:** Locations of refuse and service areas with adequate access for services vehicles. **Locations of service areas will be reviewed to allow for adequate access for all service vehicles when the official site plan is submitted for review per Section 6.1 in the Guilford County UDO.**

4. **Lighting:** Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other property in the area. **A lighting plan will be presented when the official site plan is submitted for review per Section 6.3 of the Guilford County UDO.**

5. **Utilities:** Location and availability of utilities (public or private). **Septic evaluation will be regulated by the Guilford County Environmental Health Department upon site plan review by TRC or appropriate staff. Utility easements will be reviewed at TRC or by appropriate staff.**

6. **Open Spaces:** Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable). **Landscape requirements will be required and reviewed at TRC or by appropriate staff per Article 6.2 of the Guilford County UDO.**

7. **Environmental Protection:** Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space and other natural features. **Environmental regulations will be reviewed by Guilford County's Watershed/Stormwater Section at TRC or by appropriate staff to meet all environmental regulations per Article 9 of the Guilford County UDO.**

8. **Landscaping, Buffering & Screening:** Installation of landscaping, fencing or berming for the purpose of buffering and screening where necessary to provide visual screening where appropriate. **A landscape buffer in the form of a Type B Planting Yard (min. width 25', avg width 30', max width 50') will be required per Section 5.14 (D) in the Guilford County UDO and shown on the official site plan.**

9. **Effect on Nearby Properties:** Effects of the proposed use on nearby properties, including, but not limited to, the effects of noise, odor, lighting, and traffic. **Lighting plan requirements will be required and reviewed at TRC or by appropriate staff per Article 6.3 of the Guilford County UDO.**

10. **Compatibility:** The general compatibility with nearby properties, including but not limited to the scale, design, and use in relationship to other properties. **Boarding House, 3 to 8 Residents being surrounded by residentially-zoned properties, are required to have landscape buffers of the entire perimeter of the facility. The surrounding area is low-density residential on subdivided lots.**

Staff Comments

During consideration of a Special Use Permit, the Planning Board must determine that the following Findings of Fact have been satisfied based upon relevant and credible evidence presented during the hearing:

1. A written application was submitted and is complete in all respects;
2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted;
3. The use, Boarding House, 3 to 8 Residents with associated Sketch Site Plan and subject to any conditions of approval for which the Special Use Permit is sought, is in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications;
4. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and is in general conformity with the plan of development of the Jurisdiction and its environs; and
5. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

After reviewing the proposed development plan for this request, staff offers the following for Planning Board consideration:

1. The development of the parcel shall comply with all regulations as specified in the Guilford County Unified Development Ordinance (GCUDO).
2. The development shall proceed in conformity with all amended plans and design features submitted as part of the Special Use Permit Application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of plan and design features by the Technical Review Committee (TRC), illustrating conditions related to the request and applicable development standards.
4. Added conditions, if applicable.
5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted.

Special Use Permit 22-12-PLBD-00033 (335 KNOX RD GIBSONVILLE, NC 27249) Boarding House 3-8 Residents, Sketch Site Plan

The Technical Review Committee voted that the submitted sketch site plan is to be revised and resubmitted to address the comments below prior to presentation of the Special Use Permit to the Planning Board.

Planning Comments: (Oliver Bass, 641-2489)

1. Applicant may reduce width of parking spaces to 9 ft to reduce pavement.
2. Boarding houses for 3-8 residents is allowed with a Special Use Permit in the AG district and is subject to development standards under Section 5.5.A.
3. Advisory: Section 5.5.A includes provision that an owner must designate an on-site manager.
4. Provide floor plan showing compliance with minimum size of sleeping room of 200 per resident.
5. A formal minor site plan will be required showing full compliance with UDO regulations applicable to AG district and Boarding Houses for 3-8 residence.

Building Comments: (Jim Lankford, 641-3321)

1. No comments.

Watershed Comments: (Brent Gatlin, 641-3753)

1. Add note: "Notice - *This property is located within the Water Supply Watershed for Lake Mackintosh WS-IV, GWA. Development restrictions may apply.*"
2. Provide Project Density Calculation (% BUA) on SUP Sketch Plan.
 - a. Project Density = Total BUA / Total Project Area
3. [Advisory Comments]:
 - a. Max BUA Allowable = 24% for low-density development.
 - b. Max BUA Allowable = 70% for high-density development (stormwater management required).
 - c. If initial Project Density calculation is greater than 24%, then it is recommended the applicant seek credit for existing BUA per below Advisory Comment.
4. [Advisory Comment]: Existing BUA in Water Supply Watersheds - potential credit:
 - a. Existing BUA in place at the site prior to 4/2/1984 can be credited with appropriate verification. Guilford County adopted watershed protection regulations for designated municipal watersheds (a.k.a. Water Supply Watersheds) on 4/2/1984 to its Zoning Ordinance. To obtain credit for Ex BUA, the applicant will need to verify BUA that existed before

this date using record survey data and record aerial imagery. If seeking credit, then signed/sealed plan confirming existing BUA must be provided for review with the SUP Sketch Plan or Site Plan resubmission. Project Density can be calculated as follows:

$$\text{b. Project Density} = \frac{(\text{Total BUA} - \text{Ex BUA Pre 4/2/1984})}{(\text{Total Project Area} - \text{Ex BUA Pre 4/2/1984})}$$

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

No Comments

Environmental Health Comments: (Jason Shelton, 641-4807)

No comments at this time

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

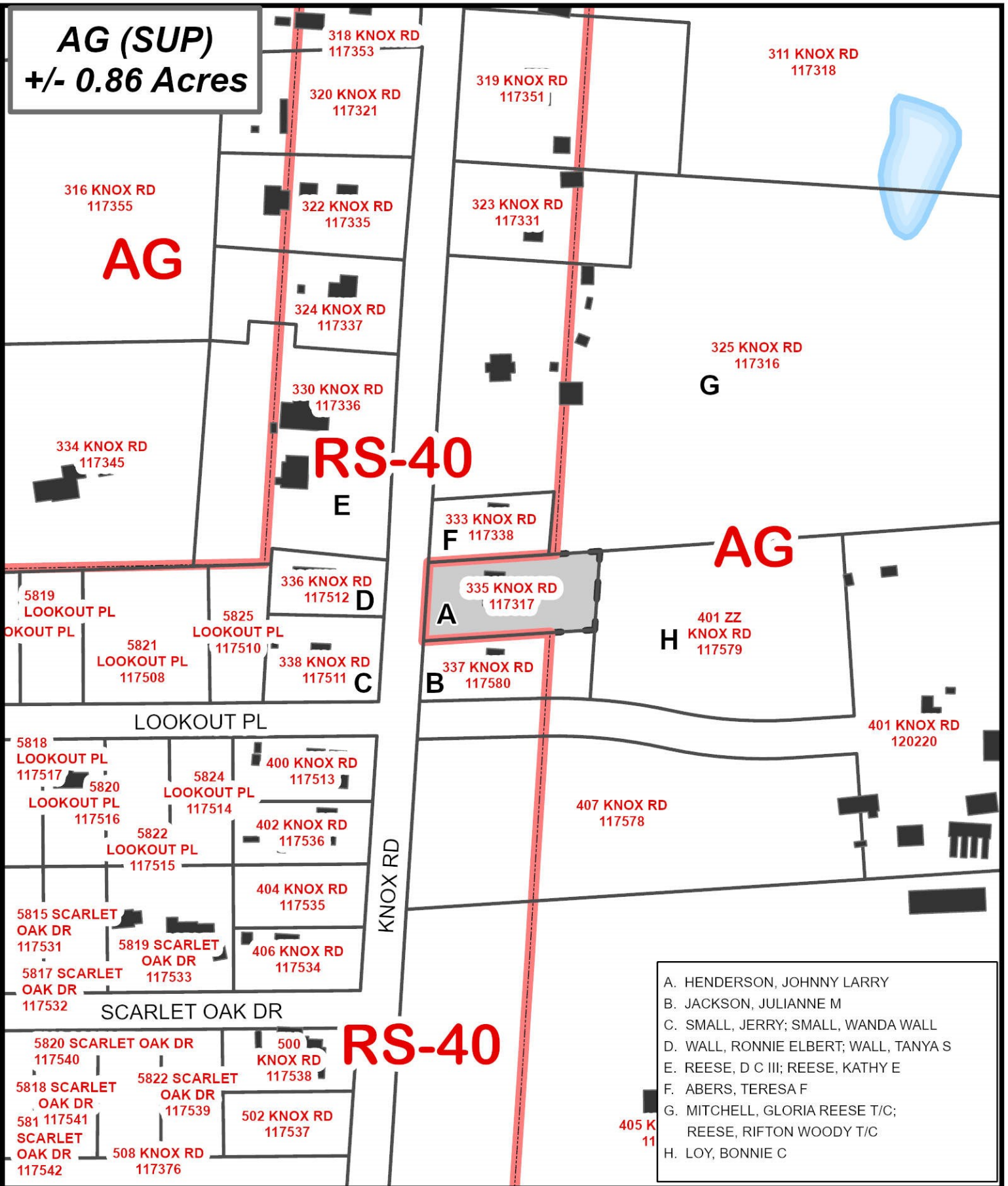
R3 occupancy likely require sprinkler system, possibly ?

NCDOT Comments: (Ernie Wilson, 487-0100)

May require NCDOT driveway permit

Addressing Comments: (Melissa Jones, 641-4877)

AG (SUP)
+/- 0.86 Acres



- A. HENDERSON, JOHNNY LARRY
- B. JACKSON, JULIANNE M
- C. SMALL, JERRY; SMALL, WANDA WALL
- D. WALL, RONNIE ELBERT; WALL, TANYA S
- E. REESE, D C III; REESE, KATHY E
- F. ABERS, TERESA F
- G. MITCHELL, GLORIA REESE T/C;
 REESE, RIFTON WOODY T/C
- H. LOY, BONNIE C



JURISDICTION:
 GUILFORD COUNTY
 Guilford County
 Planning & Development
 Department

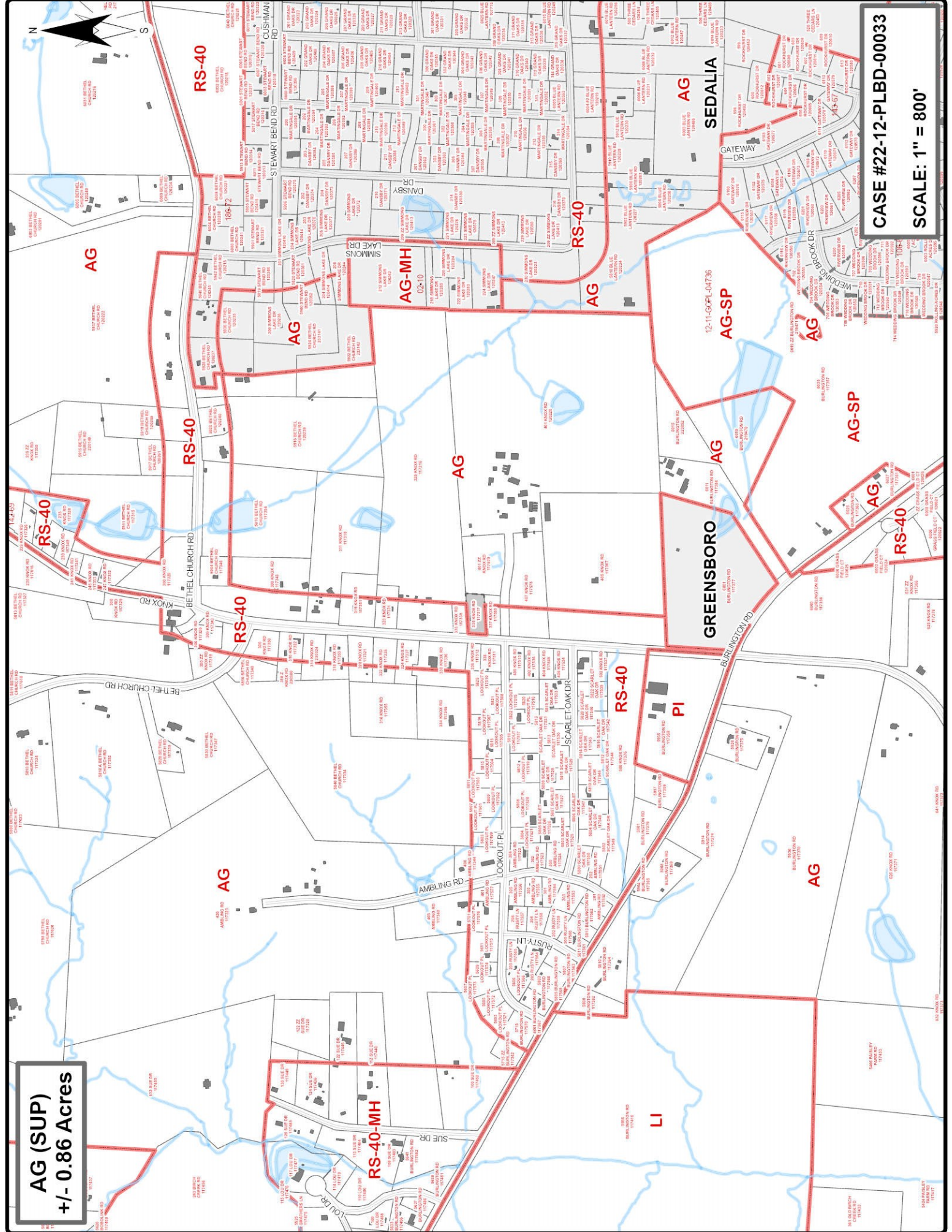
Rezoning Case #
SUP-22-12-PLBD-00033
 Scale: 1" = 200'

Map:
 117317



AG (SUP)
+/- 0.86 Acres

CASE #22-12-PLBD-00033
SCALE: 1" = 800'

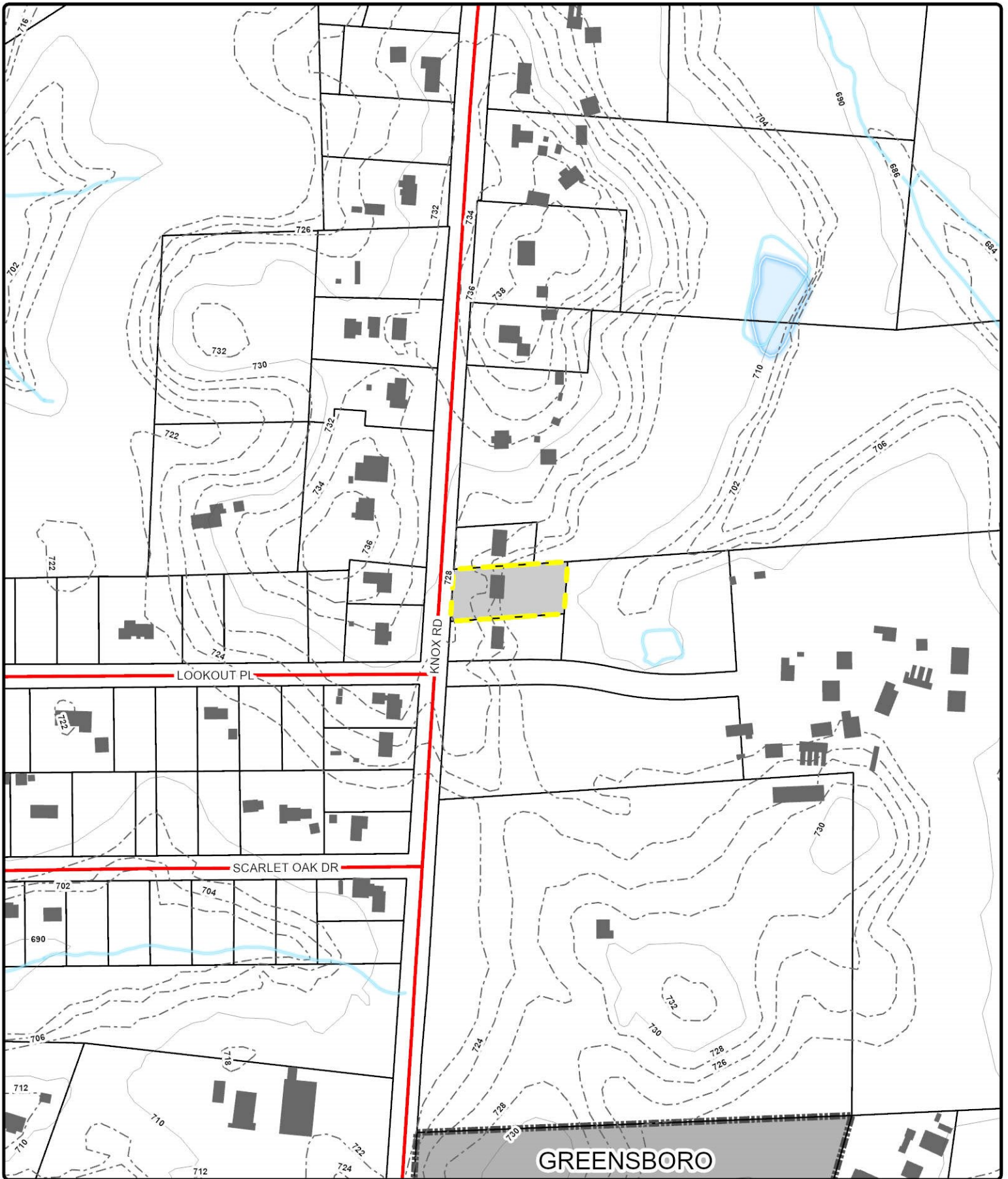




Case: 22-12-PLBD-00033

Scale: 1" = 300'





CASE #22-12-PLBD-00033

Scale: 1" = 300'



**GUILFORD COUNTY PLANNING BOARD
ORDER (GRANTING/DENYING) A SPECIAL USE PERMIT**

The Guilford County Planning Board, having held an Evidentiary Hearing on February 8, 2023 to consider a request for a Special Use Permit for a Boarding House, 3-8 residents subject to the submitted Sketch Site Plan along with any approved conditions, for property located at 335 Knox Road (Guilford County Tax Parcel #117317 in Jefferson Township), is approximately 130 feet north of the intersection of Lookout Place and comprises approximately 0.86 acres, and having heard all the evidence and arguments presented at the Evidentiary Hearing, makes the following FINDINGS OF FACTS and draws the following CONCLUSIONS:

1. A written application was submitted and **[is/is not]** complete in all respects.
2. That the use **[will/will not]** materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

3. The use, **Boarding House, 3-8 residents**, for which the Special Use Permit is sought, **[is/is not]** in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

4. That the location and character of the use, if developed according to the plan submitted, **[will/will not]** be in harmony with the area in which it is to be located and **[is/is not]** in general conformity with the plan of development of the Jurisdiction and its environs. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

5. The use **[will/will not]** substantially injure the value of adjoining or abutting property, or the use is a public necessity. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a SPECIAL USE PERMIT for a **Boarding House, 3-8 residents**, be **[denied/granted]** subject to the following:

1. The development of the parcel shall comply with all regulations as specified in the Unified Development Ordinance (UDO).
2. The development shall proceed in conformity with all amended plans and design features submitted as part of the Special Use Permit Application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of plan and design features by the Technical Review Committee (TRC), illustrating conditions related to the request and applicable development standards.
4. Added conditions, if applicable.
5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted.