



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

July 12, 2023

6:00 PM

- A. Roll Call**
- B. Agenda Amendments**
- C. Approval of Minutes:** June 14, 2023
- D. Rules and Procedures**
- E. Continuance Requests**
- F. Old Business**

Non - 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 [see withdrawal request enclosed]

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 July 12, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

G. New Business

Legislative Hearing Item(s)

REZONING CASE #23-05-PLBD-00047: LB, LIMITED BUSINESS TO GB, GENERAL BUSINESS: 5101 YANCEYVILLE ROAD

Located at 5101 Yanceyville Road (Guilford County Tax Parcel #125339 in Monroe Township), the subject parcel is north of the intersection of Thacker Road and Yanceyville Road and comprises approximately one (1) acre.

This is a request to rezone the property from LB, Limited Business to GB, General Business.

The proposed rezoning is not consistent with the Guilford County Northern Lakes Area Plan recommendation of Light Commercial. If the request is denied, a plan amendment is not required. If the request is approved, a land use plan amendment to Moderate Commercial will be required.

Information for **REZONING CASE #23-05-PLBD-00047** can be viewed by scrolling to the July 12, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-06-PLBD-00053: AN AMENDMENT TO ARTICLE 3, SECTION 3.1.D, TABLE 3.1 DEVELOPMENT REVIEW PROCEDURES AND SECTION 3.2 PUBLIC NOTICE PROCEDURES TO MORE CLOSELY ALIGN WITH THE PUBLIC NOTICE REQUIREMENTS OF NC GENERAL STATUTES 160D FOR LEGISLATIVE AND QUASI-JUDICIAL DECISIONS

Staff has identified the need to remove unnecessary or misaligned notice requirements pursuant to NC General Statutes Chapter 160D relative to legislative and quasi-judicial decisions. **Amendments to Section 3.1.D,**

Development Review Procedures will revise Public Notice Levels required for legislative (e.g., Text Amendments and Rezoning) and quasi-judicial decisions (e.g., Special Use Permits, Variances, and Certificate of Appropriateness (COA)-Major Work); and **Amendments to Section 3.2**, Public Notice Procedures, Table 3.2 will change Electronic Notice requirement for quasi-judicial decisions (e.g., COA-Major Work, Special Use Permits, and Variances) from “Required” to “Not Required”; change the Mailed Notice requirements for Text Amendments for the Planning Board and County Board of Commissioners from “Required” to “Not Required”, change the Electronic Notice for the Planning Board for Text Amendments from “Required” to “Not Required”; and rename Level 1 Notice from “Published Notice” to “Electronic Notice”. Additionally, amend Section 3.2.C-Level 2-Mailed Notice to add “...shall certify to the Board of Commissioners or other Reviewing Authority, as applicable, that fact...” [adding “Reviewing Authority, as applicable,” text] and add text “twenty-five” that will accompany numerical 25 [days] and add parentheses. The proposed amendments are intended to mimic the notice requirements under the NC General Statutes 160D but still provide effective notice to parties directly impacted by specific development decisions and remove notice requirements that are unwarranted for specific procedures.

Proposed new text is shown **highlighted** while text proposed to be deleted is shown with ~~strikethrough~~.

Information for **UDO TEXT AMENDMENT CASE #23-05-PLBD-00053** can be viewed by scrolling to the July 12, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27402.

Per S.L. 2017-210 and Guilford County Ordinance Chapter 17: Electronic Notice section 17-1(a), Guilford County is permitted to publish its legal notices on the Guilford County Electronic Legal Notices website at <https://legalnotices.guilfordcountync.gov/Default.aspx>.

H. Other Business

Interest in Scheduling a Planning Board Orientation Follow-up Review Session(s)?

- Making Motions (Legislative Decisions)
- Special Use Permits (Quasi-judicial Decisions)
- Other?

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**

June 14, 2023, 6:00 PM

Call to Order

Chair Donnelly called the meeting to order at 6:00 p.m. He mentioned that there were Guilford County staff in the Lobby, who are part of the Guiding Guilford Comprehensive Plan, and there is a QR Code that anyone can download to participate in a survey. The County is trying to gather as much input as possible about the priorities as they move forward with updating Guilford County's Comprehensive Plan [*Guiding Guilford*]. This is a normal update that is done to the Comprehensive Plan and they are excited to participate.

A. Roll Call

The following Board members were in attendance in person for this meeting.

James Donnelly, Chair; Guy Gullick, Vice Chair; David Craft; Dr. Nho Bui; Cara Buchanan; Sam Stalder; and Rev. Gregory Drumwright

The following Board members were not in attendance at this meeting:

Ryan Alston and Jason Little

The following Guilford County staff members were in attendance in-person for this meeting:

J. Leslie Bell, Planning and Development Director; Oliver Bass, Senior Planner; Aaron Calloway, Planner I; Jessie Baptist, Administrative Officer; Robert Carmon, Fire Inspections Chief; Andrea Leslie-Fite, Guilford County Attorney; and Matthew Mason, Chief Deputy County Attorney

B. Agenda Amendments

Ms. Buchanan moved that item F. Proposed Revised Rules & Procedures be moved to item H. Other Business; seconded by Mr. Craft. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.)

C. Approval of Minutes: May 10, 2023

Dr. Bui moved to approve the minutes [with a minor correction submitted by Mr. Donnelly and Mr. Bell] of the May 10, 2023 meeting; ; seconded by Mr. Stalder. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.)

D Rules of Procedure

Chair Donnelly provided information to everyone present regarding the Rules of Procedure followed by the Guilford County Planning Board.

E. Continuance Requests

None

F. Old Business**Proposed Revised Rules & Procedures**

To be addressed at the end of the meeting (Other Business) by unanimous vote.

Legislative Hearing Item(s)

REZONING CASE #23-01-PLBD-00035: AG, AGRICULTURAL, TO LI, LIGHT INDUSTRIAL: 107 MARSHALL SMITH ROAD (REQUEST TO CONTINUE UNTIL JUNE 14, 2023 REGULAR MEETING) Located at 107 Marshall Smith Road (Guilford County Tax Parcel #170647 in Deep River Township), the subject of this request is approximately 290 feet north of the intersection of Marshall Smith Road and W. Market Street and comprises approximately 7.37 acres. This is a request to rezone the property from AG, Agricultural, to LI, Light Industrial. The proposed rezoning is not consistent with the Guilford County Airport Area Plan recommendation of Mixed Use; therefore, if the request is approved, a plan amendment to Non-Residential will be required. **(REQUEST DENIED)**

Chair Donnelly stated that [this case] **[REZONING CASE #23-01-PLBD-00035: AG, AGRICULTURAL, TO LI, LIGHT INDUSTRIAL: 107 MARSHALL SMITH ROAD (REQUEST TO CONTINUE UNTIL JUNE 14, 2023 REGULAR MEETING)]** was heard at the April meeting and during the course of the meeting the Board entertained the request to continue the case until a future point in time, and tonight is that point, in order to facilitate a neighborhood meeting. He would like to start this evening with the results of that neighborhood meeting, and they will follow a similar process like they would for a rezoning case. He will invite the applicant to come up and share any comments or questions from that neighborhood meeting and there will be an opportunity for the folks here to ask any questions, and then, similarly, provide an opportunity for those who may be in opposition to summarize their perspective from the meeting and any concerns that may still persist. Each side will have 15 minutes to speak and everyone will have a chance to speak. He pointed out that the Board members have a copy of the April meeting minutes to help refresh their memory on this case.

Aaron Calloway stated that this is Rezoning Case #23-01-PLBD-00035, located at 107 Marshall Smith Road. Essentially this request was originally heard in April. The parcel is Tax Parcel #170647, comprising approximately 7.36 acres, just north of the intersection of W. Market Street and Marshall Smith Road, and the request is to change the zoning from AG, Agricultural, to LI, Light Industrial. The facts of the case were presented during the April meeting and he pointed out that the surrounding area is predominantly Industrial – Light or Heavy. The two parcels that are directly adjacent, also are similarly zoned AG, Agricultural. There are some topographical varieties on the parcel, and there is a pond also on the property that would fall under watershed review for additional buffer requirements upon

receipt of a site plan. Staff recommends approval of this request because of its consistency with much of the surrounding development around that intersection and the different varieties of industrial uses. Mr. Calloway pointed out that this property is within the Airport Area Plan and the plan recommendation is for Mixed Use. If the request is approved, a plan amendment to Non-Residential will be required.

Chair Donnelly pointed out that this is a rezoning request and it requires a map amendment. He asked for the applicant or anyone wishing to speak in favor of the request to come forward, give their name and address and present the case information.

Oscar Threatt (applicant), 5010 Shady Grove Lane, stated that there was a meeting and he explained what is going to happen to the stream through the property. He assured the attendees that an engineer was going to design the sediment pond, so those issues would be covered. They also talked about buffers which he explained to Wayne Marshall. He wants to build a small warehouse on the property to rent. There is a rental house next door to the north and a restaurant to the south that already has a buffer in place. They talked about Conditional Uses and they [the opposition] could not come up with anything. He just is asking for a straight rezoning of the property to build the warehouse.

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

Mike Flanders, 291 Marshall Smith Road, stated that he wanted to thank Wayne Marshall for the great job he has done with helping the neighborhood to understand a little more about this request, so they could speak with Mr. Threatt at the neighborhood meeting to get a better understanding. They are concerned about the amount of traffic that the proposed warehouse might create and the changes at that intersection for people trying to get in and out of that area. They also are concerned about what types of materials might be housed in the warehouse. It could be something hazardous or unsafe being stored there. There are already some environmental impacts that they are concerned about. They are asking that the Board deny the request. They have asked if Mr. Threatt would consider selling the property.

Jamie Samakis, 149 Marshall Smith Road, stated that there are families in this area that have been there over 10 years and they have enjoyed this area for their homes. This property has been sort of a buffer from the traffic on Market Street. At the neighborhood meeting, several people had concerns about what the actual plans are for the property and Mr. Threatt had no response to that except that he wanted to build a warehouse to rent out. He doesn't feel that the community got enough information because they don't know what type of business might rent the warehouse.

Thomas Burchette, 168 Marshall Smith Road, stated that he moved in his home in 1948. It [Marshall Smith Road] was a dirt road with no electricity, but they did get electricity a year later. They got cable TV in about 1965 and it was a rural road with 4 houses during that time. The road has progressed through the years and he doesn't feel like they need any commercial buildings on the road with all the traffic they have in the area now. Sometimes he has a hard time getting out of his driveway because of all the traffic.

Jeff Little, 123 Marshall Smith Road, stated that he and his mother own the property, which is just due north of the subject property. His concerns have already been addressed by the other speakers in opposition. He is concerned about the pond that is on the property line between his property and Mr. Threatt's property, and what will come into play with a retention pond. In the meeting they asked for

some kind of guidance about how that can be addressed and what was going to happen, and they have not gotten that information. So, they are now dealing with the unknown for the future for this area. They feel that this is not the place for a warehouse, and he is asking the Board to deny the request.

Chair Donnelly asked for those in the audience that were opposed to stand. There were approximately 13 people in attendance who were opposed.

Chair Donnelly asked that anyone wishing to speak in rebuttal in favor of the request to come forward. Mr. Threatt came to the speaker's table and stated that there will be a retention pond designed by an engineer, and that should address the concerns of the neighborhood. Also, the buffer for the property will be addressed.

Chair Donnelly then asked for anyone speaking in rebuttal in opposition to come forward.

Mike Flanders stated that there are going to be apartments or townhouses across the street, consisting of 210 units. That traffic has already been planned for and agreed that it is reasonable. Now, we are adding trucking and other traffic going in there. The pollution that has been discussed will come from trucks being refueled, and leaking and going across the road. It [the pollution] is from gravel being thrown out, and silt and mud when it rains, into the springs along the property line which will flow to the pond. The pollution will only be exacerbated by fueling on the property and additional activity.

Chair Donnelly asked for a motion to close the public hearing. Mr. Gullick moved to close the public hearing; seconded by Mr. Craft. The public hearing was closed by unanimous vote. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.)

Board Discussion:

Ms. Buchanan asked, "What are the buffer requirements for this particular property?" Mr. Calloway responded that it would be a Type "A" buffer, consisting of a minimum width of 40' along the property lines and a mix of trees would be required within that 40' of buffering.

Rev. Drumwright asked about the apartments that are being built behind the trucking company. Aaron Calloway stated that in looking at the aerial, there are images that he pointed out that indicate the location of the proposed apartments.

Mr. Gullick stated that he is not in favor of this request because, as a County, they have worked very hard on Land Use Development Plans and without a compelling reason, he just does not see why this should be changed. Ms. Buchanan stated that she struggled with this because the intersection itself is across the street from commercial or industrial and skirts on the edge of it and there needs to be a component reason. Mr. Gullick added that Light Industrial is a very broad category. Mr. Craft stated that he is also not in favor because there are 70 potential occupancies and many of them can be "x-ed" out, but that is not being requested here. This is just a general rezoning from one use to another use and it does back up to Greensboro property, which is the restaurant zoned commercial, across the street from commercial so that is one reason that you could reasonably alter the Land Use Plan. This one is so open-ended and across the street from these other uses. Chair Donnelly stated that he also is not in favor because he noticed when he looked at the map, this particular parcel is surrounded by AG on well over 75% of the boundary of the property. The boundary areas are going to work best when there is a collaboration amongst the developers and the community. At this time, there does

not seem to be that kind of collaboration in this case. Rev. Drumwright stated that he is not in favor of the request because he visited the property and there seems to be a good community in which a warehouse just would not fit and may be an eyesore to the neighborhood.

Motion

Mr. Gullick moved that Case #23-01-PLBD-00035, 107 Marshall Smith Road, for rezoning from AG, Agricultural to LI, Light Industrial be **denied** because there has been no information presented to indicate that the requested zoning promotes complimentary Land Use Development patterns intended for the Airport Area Plan. The Amendment is not reasonable and in the public interest because Light Industrial (LI) without conditions is a broad zoning category. This fact could endanger adjoining property values and could be detrimental to the community as a whole. This Amendment is not consistent with applicable plans because there has been no information presented to indicate the requested zoning promotes a complimentary Land Use Development pattern intended for the Airport Area Plan; seconded by Dr. Bui. The request for rezoning in Case # 23-01-PLBD-00035 was denied by unanimous vote. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.) Therefore, this case has been **denied**.

Chair Donnelly thanked everyone for their hard work on this particular case and reminded attendees about the Comprehensive Plan survey and there is information on that in the Lobby.

G. New Business

Legislative Hearing Item(s)

ROAD RENAMING CASE #23-05-PLBD-00045: LITTLE CHUTE LANE, GREENSBORO, 27409 (RESOLUTION APPROVED)

Aaron Calloway stated that this is a road renaming case initiated by voluntary petition of greater than 51% of the adjoining property owners to change the name of Little Chute Lane to Joseph Creek Lane. The existing name of the road is Little Chute Lane and the proposed name is Joseph Creek Lane. This road is located in Bruce Township and runs approximately 0.33 miles east from Northwest School Road and terminates at the northern property line of Guilford County Tax Parcel #232914. He noted that the proposed road name was being lifted from the name of the subdivision. A map was shown that highlighted parcels whose owners signed the petition.

Chair Donnelly asked if there was anyone wishing to comment on this request.

Daniel McKelvey, 74 Little Chute Lane, stated that he is speaking for a lot of his neighbors on this request. The neighbors feel that "Chute" as a derogatory name actually has a negative connotation in the Indian culture which is why this request came up. They feel it would be best to just use the name of the actual subdivision. That is the reason for this request.

Chair Donnelly pointed out that there was a signed petition, which has been presented, showing the neighbors that are in favor of the name change.

Mr. Gulick asked if there had been a neighborhood meeting concerning this request. Mr. McKelvey responded that there have been discussions and they are aware of all that is involved in changing a street name, and they want to move forward on that.

Chair Donnelly asked if there was anyone wishing to speak in opposition to the request and no one came forward.

Mr. Craft moved to approve the request and adopt the Resolution for the Street Name Change; seconded by Ms. Buchanan. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.)

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-05-PLBD-00048 TO ADD SECTION 4.10, SPECIAL PURPOSE LOTS, AS REFERENCED FROM THE GUILFORD COUNTY DEVELOPMENT ORDINANCE, ARTICLE 4, SECTION 4-9: SPECIAL PURPOSE LOTS, AND TO AMEND SUBSECTION 5.14.A.2.C WITH THE CORRECT CORRESPONDING REFERENCE (TEXT AMENDMENT APPROVED/STAFF REPORT ADOPTED)

Aaron Calloway stated that staff has identified the need to add text (Item 1) within the Unified Development Ordinance (UDO) addressing the unique development challenges with respect to street frontage, minimum lot area, internal setbacks for single projects comprised of multiple parcels, and minimum lot dimensions for lots that site family or church cemeteries, sewer lift stations, radio, television, and communication towers, and other utility uses that are supportive and ancillary to the surrounding development. As demonstrated in previous iterations of Guilford County's development ordinances, [the] aforementioned will benefit from particular exceptions to Ordinance development standards. Such uses rarely require high volumes of on-site traffic for maintenance. Further, these uses do not warrant the same degree of scrutiny in plan review as heavy or light commercial or industrial uses which often can be high traffic generators that necessitate greater minimum access availability.

The proposed language for Special Purpose Lots, carried from previous iterations of Guilford County's ordinance, define what uses may be subject to Special Purpose Lots, and provides a pathway for the Technical Review Committee (TRC) to determine if the proposed lot and access are sufficient. Item 2 will update the reference (change from UDO Section 4.9 to 4.10) for Special Purpose Lots found in Section 5.14.A.2.c. for Individual Development Standards for wireless communication towers.

Proposed new text is shown highlighted while text proposed to be deleted is shown with strikethrough.

Staff recommends approval of this Text Amendment.

Mr. Gullick moved approval of the above-mentioned Text Amendment CASE #23-05-PLBD-00048, as submitted by staff, and adoption of the Staff Report; seconded by Ms. Buchanan. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.)

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-05-PLBD-00050 TO AMEND SECTION 6.1, PARKING STANDARDS, SUBSECTION D, MAXIMUM NUMBER OF SPACES PERMITTED, SUCH THAT REFERENCES TO PARKING CREDITS, COMBINED PARKING, AND LOW-IMPACT DESIGN STORMWATER POLICIES ARE REMOVED AND ARE REPLACED WITH CLEAR CRITERIA FOR AN ALTERNATIVE PARKING PLAN DERIVED FROM A PARKING ANALYSIS BY AN ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA, AS WELL AS SPECIFYING STORMWATER PROTECTION

MEASURES ASSOCIATED WITH EXPANDED PARKING PER THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY STORMWATER DESIGN MANUAL (TEXT AMENDMENT APPROVED/STAFF REPORT ADOPTED)

Aaron Calloway stated that staff has identified the need to remove one subsection entirely that is redundant in plan review, 6.1.D.1, as well as eliminate references to Section 6.1.F Parking Credits, Section 6.1.L Combined Parking Credits, and Section 9.1.F Low-Impact Design for the approval of an alternative parking plan required by Section 6.1.D to exceed one hundred seventy-five percent (175%) of the minimum number of parking spaces required in Table 6-1-1: Parking Requirements. The language within the UDO for parking credits and shared parking refers to reduction of the minimum parking requirements and are, therefore, not pertinent in plan review for instances where developers wish to exceed the maximum requirement. Also, the UDO does not enumerate standards for Low-Impact Design which can be objectively measured against submitted plans. The UDO sites a Low-Impact Design process which currently is not finalized by the North Carolina Department of Environmental Quality (NCDEQ). However, the North Carolina H Stormwater Design Manual does include Low Impact Design which will be referenced as part of this proposed Text Amendment.

The proposed language introduces three (3) exemptions from maximum parking calculations: small developments with twenty (20) or fewer spaces, parking lots which directly serve government facilities, and parking within a structure (regulated by built upon area standards). Furthermore, the language proposed for this amendment will require a parking analysis on the proposed use based on data from relevant journals or a primary study of comparable uses within the market area, Greensboro – High Point Metropolitan Statistical Area. Finally, this amendment will require appropriate stormwater controls for all additional spaces above the maximum allowable spaces.

Proposed new text is shown highlighted while text proposed to be deleted is shown with strikethrough.

Mr. Craft moved approval of the above-mentioned Text Amendment **CASE #23-05-PLBD-00050**, as submitted by staff, and adoption of the Staff Report; seconded by Mr. Stalder. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.)

H. Other Business**Rules of Procedure Update**

Mr. Bell stated copies of the proposed changes have been submitted to each Board member. Changes made during the last review are shown in light yellow [gold] and the relatively newer changes are shown in bright yellow [other colors shading text also reflect proposed changes and include changes proposed by the County Attorney's office or additional changes proposed]. He went on to say that this references General Statute 160(D) in terms of what the Board is charged to do. Under Item B, references are made to 160(D) as opposed to 153A, which previously is where the Planning and Zoning legislation was comprised for counties. The Guilford County Board of Commissioners' Resolution establishing Policies and Procedures For Appointments... is referenced and serves as an "umbrella" for the Planning Board Rules of Procedure as Board members. For example, if you [a Planning Board member] are appointed to the Board for more than two (2) consecutive terms, then you have to get a waiver by the Board of Commissioners for subsequent appointments. Again,, it serves as the umbrella

so your Rules of Procedure, the best way to look at that, is that you have the Guilford County Board of Commissioner Policy and then you have the Planning Board's Rules of Procedure which fit under that.

Under Officers and Duties, it says that in the absence of the Chair, the Vice Chair would assume those responsibilities for that meeting, and in the absence of both the Chair and Vice Chair, then the Board would select (or elect) someone to serve as Temporary Chair for that meeting.

On page 12, what is in RED, is actually some additional strike-throughs or additional text added. Under Members, just a reenumeration of those. In the previous version, those were enumerated, so those are enumerated by A, B, C, D, et cetera. Also, under Item 3, again, regular members should not serve more than two (2) consecutive full terms without an exception appointment by the Board of Commissioners.

On page 4, basically the Board members already know this, but just to reiterate and emphasize, that all Board meetings are open to the public and as such, subject to Open Meeting laws of the State of North Carolina.

Item B, basically just changes the venue. There is a space study being conducted and is currently in progress by Guilford County. They are looking at conference rooms, adaptability of conference rooms to house certain types of meetings, not only with size, but also technology. At some point this Board may be in a situation where there is a room that the acoustics and technology are already in place. It basically says that this venue location is where the meetings will be held unless otherwise noted.

Under Item E, this indicates that if a member is participating from a remote location, it would be simultaneous. In-person meetings are encouraged. This does exclude quasi-judicial hearings. Some members already are familiar with that, because during the pandemic, when we were doing a Wednesday/Thursday meeting, then we would typically hold the quasi-judicial hearing on the Special Use Permit on that Thursday in-person. The in-person meetings for quasi-judicial cases avoid potential issues of agreements in terms of standing from parties and so it is more streamlined and easier, and given the number of quasi-judicial hearings (cases) the Planning Board has, it was deemed more appropriate. This also follows the Board of County Commissioners because they have the same[policy] regarding quasi-judicial hearings, as well.

Page 6 basically indicates that each member, unless there is a conflict, is expected to vote either "yes" or "no", as opposed to abstaining.

Page 8 reiterates three (3) different scenarios for disclosure of interests for Board members where there is any personal or financial interest in a case before the Board when it concerns property in which the Board member, a close relative (defined in 160D as a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half and in-law relationships), a business associate or employer.

We also wanted use "he/she" and "her/him" throughout. Finally, the last page includes a flow chart illustrating the rezoning process taken from the Unified Development Ordinance.

Mr. Craft stated that he really wanted to thank staff for all the colors, attachments, slides and pictures. They really did a great job of making something that is very complicated much easier for folks to get through. Mr. Bell stated that he appreciates the comments by the County Attorney's office.

Chair Donnelly asked for a motion to adopt the Rules and Procedure as reviewed and presented this evening.

Mr. Craft made a motion to adopt the Rules of Procedure; seconded by Rev. Drumwright. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.)

Other Business

Chair Donnelly asked Dr. Bui if she had an important announcement to make. Dr. Bui stated that her daughter graduated from high school and college at the same time. She graduated from Davidson County Community College with an Associate's Degree and her CMA at the age of 15, and then had to wait until she turned 16 to graduate from high school because of State law. She has gotten a full scholarship to High Point University as well as a \$1.5M scholarship. She was featured on Channel 2 News and CBS, as well. She said after saving for college all these years, she thinks she will just take a vacation.

Mr. Craft stated that his two kids got Masters Degrees – his daughter from Chatham University in Pittsburg, PA where she works, and his son a Masters in Public Administration from UNCG and he is working for Randolph Economic Corporation.

Mr. Bell advised that a public hearing needed to be opened for public comments on each text amendment, and then closed.

Counsel Leslie-Fite stated, procedurally, Chair Donnelly should ask the Board to reconsider the two (2) Text Amendments previously acted on in this meeting.

Mr. Gullick moved to reconsider the two (2) Text Amendments previously acted on in this meeting; seconded by Mr. Craft. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.)

Chair Donnelly stated that in the case of the first Text Amendment which specifically addresses Special Purpose Lots, he would like to formally open a public hearing for that Text Amendment. He asked if there was anyone present who wished to comment on that hearing and no one came forward.

Chair Donnelly then asked for a motion to close the public hearing.

Mr. Gullick moved to close the public hearing for the first Text Amendment; seconded by Ms. Buchanan. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.)

Chair Donnelly then asked for a motion to adopt the Special Purpose Lot report provided by the staff and the associated language for the Unified Development Ordinance.

Mr. Gullick moved to adopt the Special Purpose Lot report provided by the staff and the associated language for the Unified Development Ordinance; seconded by Mr. Craft. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.)

Chair Donnelly opened a public hearing for a Text Amendment around the revision of Parking Standards and asked if anyone wished to speak on this matter. No one came forward. Therefore, Chair Donnelly asked for a motion to close the public hearing for that Text Amendment.

Mr. Craft moved to open a public hearing for a Text Amendment around the revision of Parking Standards; seconded by Dr. Bui. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.)

Chair Donnelly asked for a motion to adopt the staff report for the Text Amendment related to Parking Standards and the associated Ordinance language.

Mr. Gullick moved to adopt the staff report for the Text Amendment related to Parking Standards and the associated Ordinance language; seconded by Ms. Buchanan. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None. Absent: Alston and Little.)

Commentaries (2) for informational purposes only

Major Subdivision Workflow – Preliminary plat may be submitted in lieu of a sketch plan. Mr. Bell stated that they provide commentaries to help explain requirements, and while they are not considered Text Amendments, he felt this was an opportunity to present this evening. The first one is Major Subdivisions and in lieu of submitting a sketch plan, it is perfectly acceptable that you can submit a preliminary plan. Additionally, the Commentary indicates that a separate sketch plan is needed for procedures that require Planning Board approval such as Planned Unit Development Rezoning, Conditional Zonings and Special Use Permits.

Planned Unit Development (PUD) Workflow - Planned Unit Development Districts Plan step incorporates the rezoning and sketch plan review

Comprehensive Plan Update

Mr. Bell stated that things are going well with the Comprehensive Plan and the surveys still are being administered. There is a soft survey deadline of July 10, 2023, and staff is working with the consultant who is looking to bring on board someone from The Lee Institute (Charlotte, NC) that has done strategic planning work as it relates to public engagement. Currently, staff is working on tentative public engagement meetings scheduled for the end of July and beginning of August. Also, staff is working to schedule the next steering committee meeting. This Public Engagement Specialist also would be helpful in making sure that the direct mailings are targeted appropriately to get as much input as possible from the unincorporated area of Guilford County.

Chair Donnelly stated his appreciation for all staff's effort and hard work on behalf of the citizens to obtain good information so it will become a great foundation for the Board.

Mr. Bell stated that next month there are [tentatively] three (3) rezoning cases and one (1) Text Amendment relating to Map Standards.

I. Adjourn

Chair Donnelly stated that there being no further business before the Board, the meeting adjourned at 7:42 p.m.

The next scheduled meeting is July 12, 2023 at 6:00 p.m.

(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):

- 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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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,

[Handwritten Signature]

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

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,

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) _____

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,

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@isaacsonsheridan.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, June 27, 2023 12:43 PM
To: Jessie Baptist
Subject: FW: Withdrawal Request

Case #22-11-PLBD-00029

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



From: Erica Carson <erica@isaacsonsheridan.com>
Sent: Tuesday, June 27, 2023 12:42 PM
To: J. Leslie Bell <LBell@guilfordcountync.gov>
Cc: Amanda Hodierne <amanda@isaacsonsheridan.com>
Subject: Withdrawal Request

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

WARNING

Do not click unrecognized links or attachments. When in doubt, use the Phish Alert Report button.

This email is on behalf of Amanda P. Hodierne:

Hi Leslie,

My client would like to officially withdraw its application for the properties located along Methodist Road in Guilford County. We understand this item needs to come back before the Planning Board, however as the results of the City's 421 Corridor Land Use Study are not yet complete, the necessary information will not be available by July 12. For that reason, we will withdraw for now and refile the case when the study information is available to aid all stakeholders in our understandings of future policy and objectives for this area. Please let me know if you need anything else from me.

Thanks,




Erica R. Carson

Paralegal

Isaacson Sheridan

804 Green Valley Road, Suite 200

Greensboro, NC 27408 

336.609.5127 (direct)

336.273.7293 (fax)

erica@isaacsonsheridan.com

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Rezoning
Application

Date Submitted: 5/12/2023 Fee \$500.00 Receipt # 7199-2023 Case Number 23-05-PLBD-00047

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 LB zoning district to the GB zoning district.

Said property is located 5101 Yanceyville Road
in MONROE Township; Being a total of: 1 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>1 2 5 3 3 9</u>	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

C Ray Holmes
Property Owner Signature

CRH Investments LLC
Name

1104 Dover Rd
Mailing Address

Greensboro, NC 27408
City, State and Zip Code

336 337 7788 holmes3495@yahoo.com
Phone Number Email Address

Representative/Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number Email Address

Additional sheets for tax parcels and signatures are available upon request.

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REZONING CASE #23-05-PLBD-00047: LB, LIMITED BUSINESS TO GB, GENERAL BUSINESS: 5101 YANCEYVILLE ROAD

Property Information

Located at 5101 Yanceyville Road (Guilford County Tax Parcel #125339 in Monroe Township), the subject parcel is north of the intersection of Thacker Road and Yanceyville Road and comprises approximately one (1) acre.

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

Nature of the Request

This is a request to rezone the property from LB, Limited Business to GB, General Business.

District Descriptions

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

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

Character of the Area

The residential properties abutting to the north and south, across Yanceyville Road, are zoned AG, Agricultural. The residential lot across Thacker Road to the west is split zoned RS-40-MH, Residential, and AG. The two undeveloped parcels abutting the subject lot to the west buffer the subject from Thacker Road and are zoned RS-40-MH. Beyond directly abutting parcels, the area contains several single-family subdivisions and rural residential development.

Existing Land Use(s) on the Property: Commercial

Surrounding Uses:

- North: Residential
- South: Residential
- East: Residential
- West: 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: Fire District 13

Miles from Fire Station: Approximately 3.6 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Yanceyville Road is classified as a Major Thoroughfare with an Average Annual Daily Traffic (AADT) of 3,200 vehicles per the 2021 NCDOT traffic count.

Proposed Improvements: Subject to NCDOT Driveway permit

Projected Traffic Generation: Undetermined

Environmental Assessment

Topography: Gently 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 streams on the subject property. The property is located in the Greensboro (Reedy Fork) WS-III Water Supply Watershed in Tier 3.

Land Use Analysis

Land Use Plan: Northern Lakes Area Plan (2016)

Plan Recommendation: Light Commercial (LC)

Consistency: The proposed rezoning is not consistent with the Northern Lakes Area Plan.

The **Light Commercial, LC**, designation is intended to recognize land currently zoned Limited Business (LB), Neighborhood Business (NB), and Limited Office (LO).

The **Moderate Commercial, MC**, designation is intended to recognize land currently zoned Mixed-Use, MXU, (formerly known as General Office-Medium, GO-M), and a range of moderate intensity uses in land currently zoned Highway Business (HB) and General Business (GB).

Recommendation

Staff Recommendation: Staff recommends denial of the request.

The requested GB, General Business, zoning is not reasonable nor in the public interest because the GB zoning district and the numerous relatively more intensive commercial uses permitted within the district are intended to serve larger geographic areas beyond adjacent neighborhoods. The current LB, Limited Business, zoning district permits uses that are potentially compatible with and supportive of residential development. The closest commercially zoned property is approximately 1.12 miles west and is zoned LB.

Furthermore, the request is contradictory to Policies 1.1.1 and 1.5.3 of the Future Land Use Element of Guilford County's Comprehensive Plan which state:

- Policy 1.1.1 - Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations.
- Policy 1.5.3 - The County should consider traditional neighborhood design principles in appropriate locations, including mixed uses, pedestrian-friendly streets and commercial areas, and transit-oriented development.

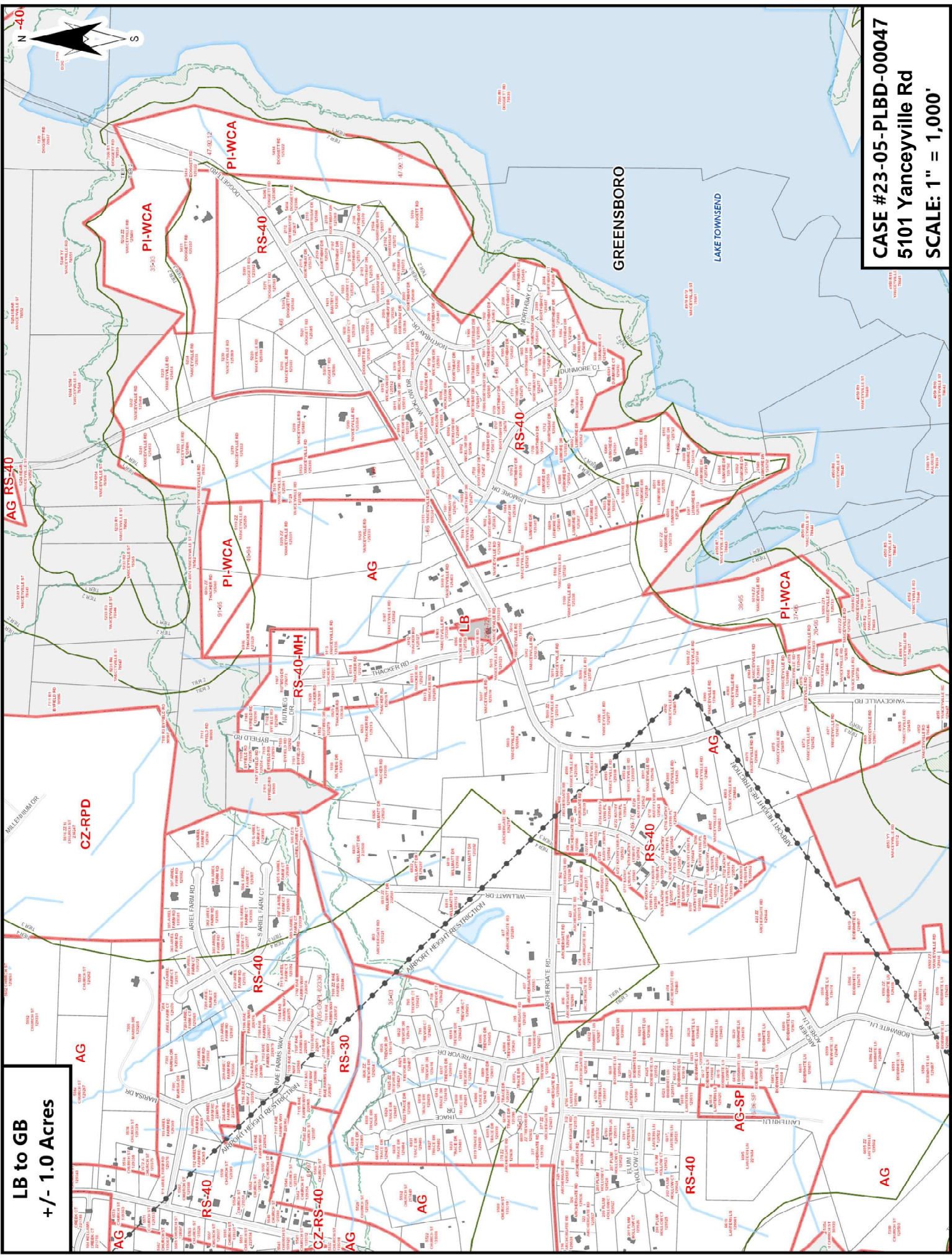
The Northern Lakes Area Plan classification for the subject parcel is Light Commercial. As noted previously, rezoning the parcel to GB is not consistent with that Area Plan classification.

Residentially developed areas are not traditionally considered the appropriate locations for GB zonings districts or associated uses.

Area Plan Amendment Recommendation:

The proposed rezoning is not consistent with the Guilford County Northern Lakes Area Plan recommendation of Light Commercial. If the request is denied, a plan amendment is not required. If the request is approved, a land use plan amendment to Moderate Commercial will be required.

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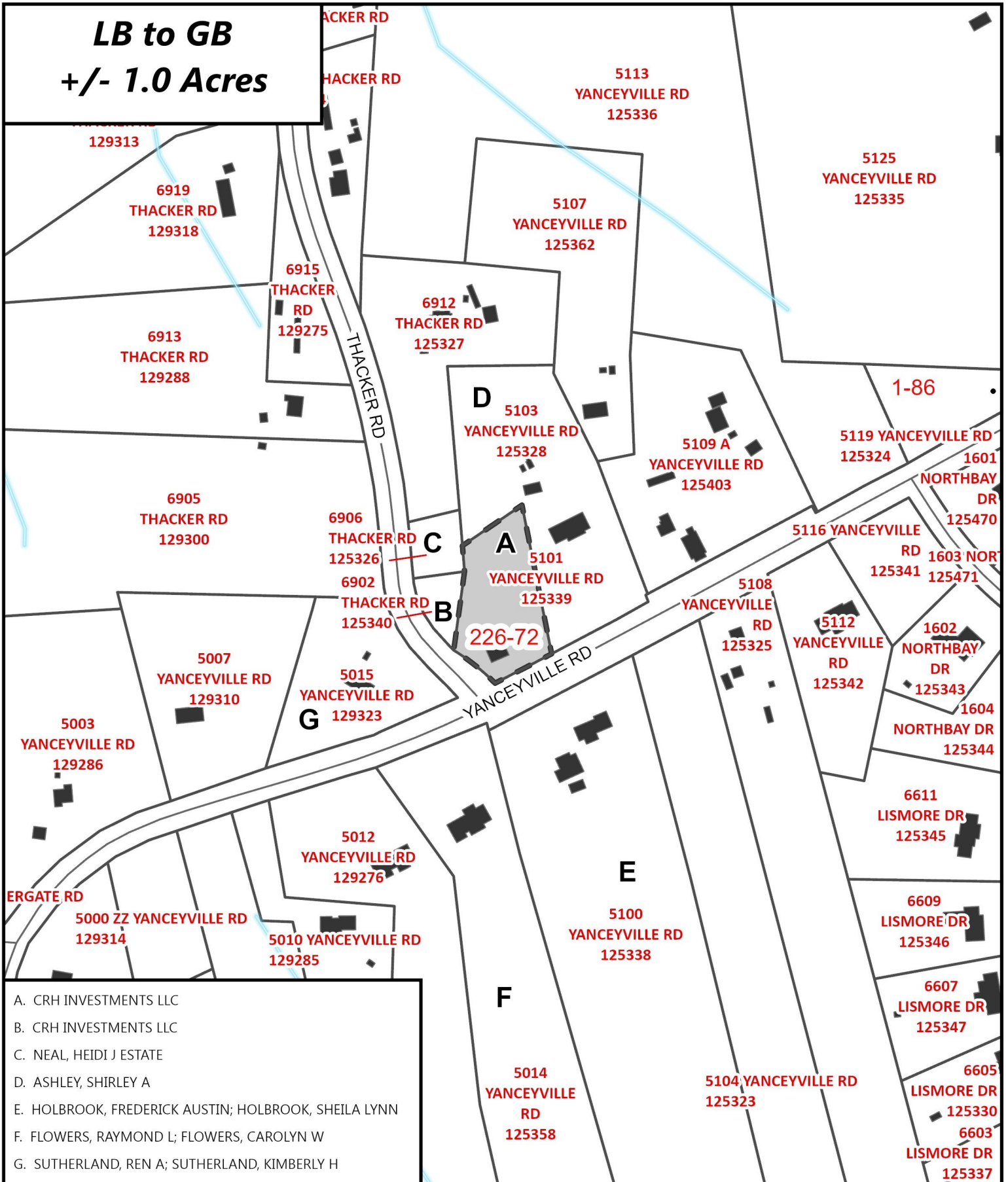


CASE #23-05-PLBD-00047
5101 Yanceyville Rd
SCALE: 1" = 1,000'



LB to GB
+/- 1.0 Acres



LB to GB
+/- 1.0 Acres



- A. CRH INVESTMENTS LLC
- B. CRH INVESTMENTS LLC
- C. NEAL, HEIDI J ESTATE
- D. ASHLEY, SHIRLEY A
- E. HOLBROOK, FREDERICK AUSTIN; HOLBROOK, SHEILA LYNN
- F. FLOWERS, RAYMOND L; FLOWERS, CAROLYN W
- G. SUTHERLAND, REN A; SUTHERLAND, KIMBERLY H

 Planning & Development Department	Jurisdiction: GUILFORD COUNTY	Case Number: 23-05-PLBD-00047	Case Area: Parcel - 125339 5101 Yanceyville Rd	 Scale: 1" = 250'
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Planning & Development
Department

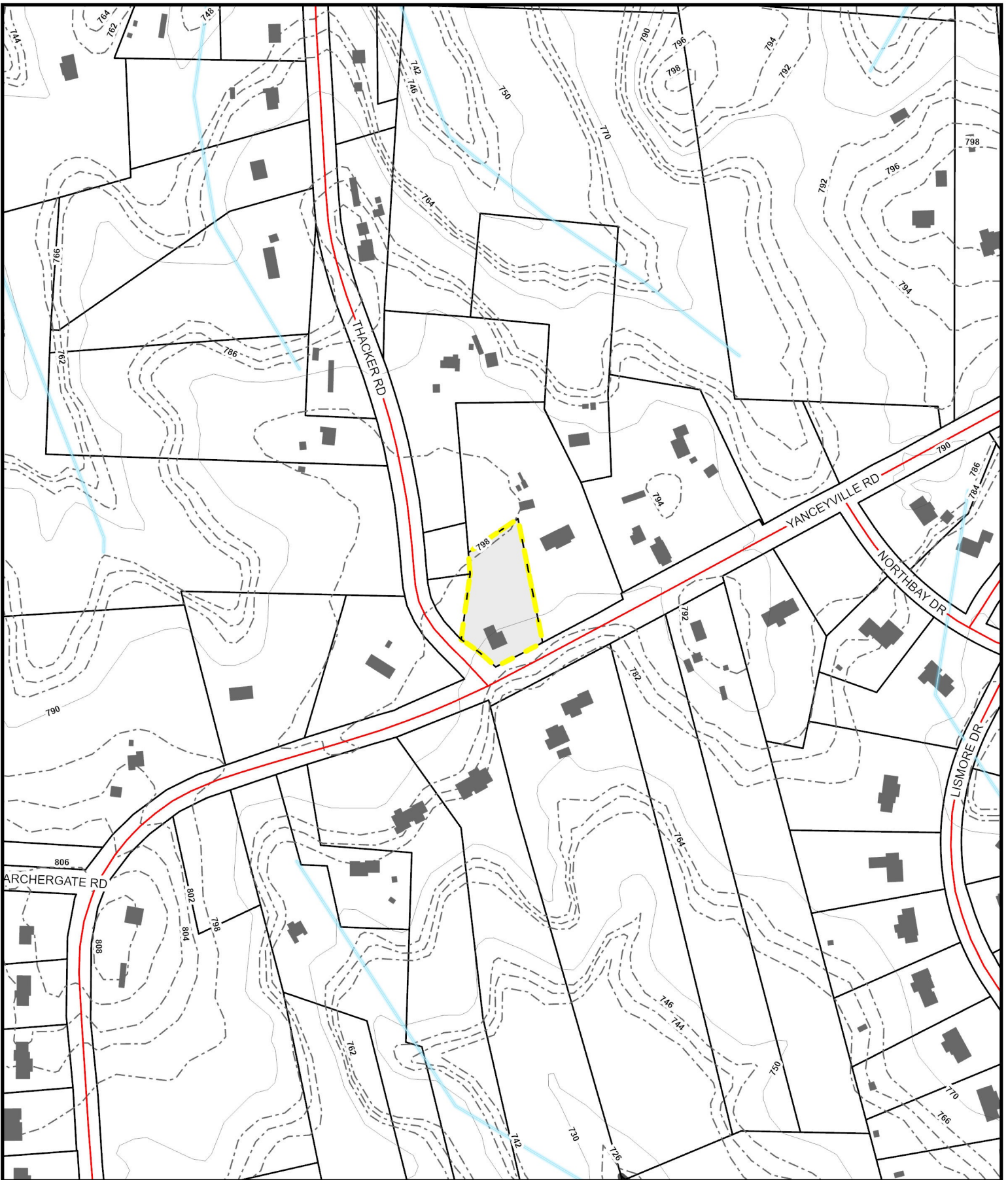
Jurisdiction:
GUILFORD COUNTY

Case Number:
23-05-PLBD-00047

Case Area:
Parcel - 125339
5101 Yanceyville Rd



Scale: 1" = 300'

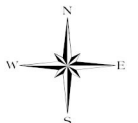


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

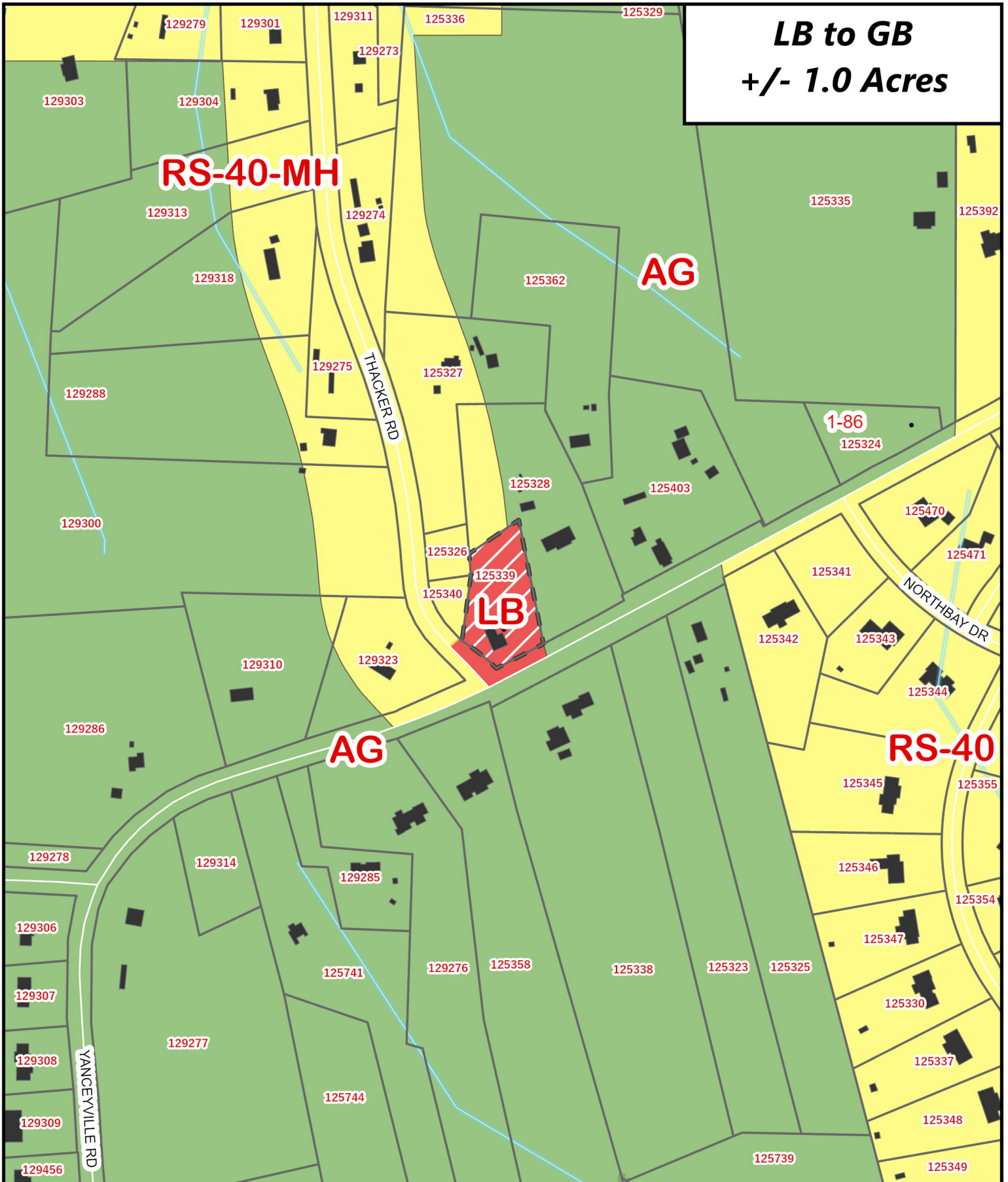
Case Number:
23-05-PLBD-00047

Case Area:
Parcel - 125339
5101 Yanceyville Rd



Scale: 1" = 300'

**LB to GB
+/- 1.0 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
23-05-PLBD-00047

Case Area:
Parcel - 125339
5101 Yanceyville Rd



Scale: 1" = 300'

REZONING CASE #23-05-PLBD-00047: LB, LIMITED BUSINESS TO GB, GENERAL BUSINESS: 5101 YANCEYVILLE ROAD

**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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REZONING CASE #23-05-PLBD-00047: LB, LIMITED BUSINESS TO GB, GENERAL BUSINESS: 5101 YANCEYVILLE ROAD

**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 #125339 from LB to GB 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 #23-05-PLBD-00047: LB, LIMITED BUSINESS TO GB, GENERAL BUSINESS: 5101 YANCEYVILLE ROAD

**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 #125339 from LB to GB 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 #23-05-PLBD-00047: LB, LIMITED BUSINESS TO GB, GENERAL BUSINESS: 5101 YANCEYVILLE ROAD

**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 #125339 from LB to GB because:

1. This approval also amends the **Northern Lakes Area Plan from LC, Light Commercial to MC, Moderate Commercial.**

2. The zoning map amendment and associated **Northern Lakes Area Plan** amendment **are** based on the following change(s) in condition(s) in the **Northern Lakes Area Plan:**

[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

3. The amendment **is** reasonable and in the public interest because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

REZONING CASE #23-05-PLBD-00047: LB, LIMITED BUSINESS TO GB, GENERAL BUSINESS: 5101 YANCEYVILLE ROAD

**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 #125339 from LB to GB 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)

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-06-PLBD-00053: AN AMENDMENT TO ARTICLE 3, SECTION 3.1.D, TABLE 3.1 DEVELOPMENT REVIEW PROCEDURES AND SECTION 3.2 PUBLIC NOTICE PROCEDURES TO MORE CLOSELY ALIGN WITH THE PUBLIC NOTICE REQUIREMENTS OF NC GENERAL STATUTES 160D FOR LEGISLATIVE AND QUASI-JUDICIAL DECISIONS

Description

Staff has identified the need to remove unnecessary or misaligned notice requirements pursuant to NC General Statutes Chapter 160D relative to legislative and quasi-judicial decisions. Amendments to Section 3.1.D, Development Review Procedures will revise Public Notice Levels required for legislative (e.g., Text Amendments and Rezonings) and quasi-judicial decisions (e.g., Special Use Permits, Variances, and Certificate of Appropriateness (COA)-Major Work); and Amendments to Section 3.2, Public Notice Procedures, Table 3.2 will change Electronic Notice requirement for quasi-judicial decisions (e.g., COA-Major Work, Special Use Permits, and Variances) from “Required” to “Not Required”; change the Mailed Notice requirements for Text Amendments for the Planning Board and County Board of Commissioners from “Required” to “Not Required”, change the Electronic Notice for the Planning Board for Text Amendments from “Required” to “Not Required”; and rename Level 1 Notice from “Published Notice” to “Electronic Notice”. Additionally, amend Section 3.2.C-Level 2-Mailed Notice to add “...shall certify to the Board of Commissioners or other Reviewing Authority, as applicable, that fact...” [adding “Reviewing Authority, as applicable,” text] and add text “twenty-five” that will accompany numerical 25 [days] and add parentheses. The proposed amendments are intended to mimic the notice requirements under the NC General Statutes 160D but still provide effective notice to parties directly impacted by specific development decisions and remove notice requirements that are unwarranted for specific procedures.

SEE ATTACHED

Consistency Statement

Consistency with Adopted Plans:

The Guilford County Comprehensive Plan (effective October 1, 2006) Future Land Use Element- Policy 1.6.2. which states “Recommend Development Ordinance amendments and Area/Quadrant Plan changes to support and implement regional plans endorsed and adopted by Guilford County”. Additionally, the proposed text amendments are consistent with NCGS 160D support this goal by simplifying notice requirements while still providing effective notice to parties specially impacted by a specific development decision. It will facilitate an efficient and timelier development approval process and thus, minimize development costs for applicants.

Staff Recommendation

Staff Recommendation: Staff recommends approval.

The recommended action is reasonable and in the public interest because the proposed text amendments are in accordance with NCGS 160D and Policy 1.6.2 of the Guilford County Comprehensive Plan-Future Land Use Element which states “Recommend Development Ordinance amendments and Area/Quadrant Plan changes to support and implement regional plans endorsed and adopted by Guilford County”; and 2) the changes will create consistency for applicants with similar development requests in other jurisdictions.

DRAFT

ARTICLE 3 – PERMITS AND PROCEDURES

3.1 PURPOSE AND INTENT

A. GENERAL

This Article provides clear and comprehensible procedural steps that are generally applicable to development applications under this ordinance as found in Table 3.1: Development Review Procedures, unless otherwise expressly exempted.

B. APPLICABILITY

The provisions of this Article shall be applicable to all development activity under the jurisdiction of Guilford County as described in [ARTICLE 1 – General Provisions](#) of this Ordinance.

C. REQUIRED

No person shall undertake any development activity subject to this ordinance without first obtaining a permit from the appropriate reviewing authority.

D. TABLE 3.1: DEVELOPMENT REVIEW PROCEDURES

Table 3.1 identifies the authorities and procedures for reviewing and deciding permit applications. The table also identifies whether and what type of public hearing is required and references the relevant Section of the Ordinance where the procedure may be found.

TABLE 3.1 - DEVELOPMENT REVIEW PROCEDURES									
TABLE KEY		M = Mandatory ▪ = Not Applicable ¹ = Notes		C = Comment R = Recommend / Advisory OR = Optional review D = (Decision) L = (Legislative) A = (Administrative)		P = Public Hearing Q = Quasi-Judicial (Evidentiary) Hearing A = Appeal			
APPLICATION PROCESS	SECTION REFERENCE	PUBLIC NOTICE LEVEL ¹	PRE-APPLICATION CONFERENCE	REVIEW AUTHORITIES					
				ADMINISTRATIVE		DECISION-MAKING BODIES			
				PLANNING AND DEVELOPMENT DIRECTOR (PD) ²	TECHNICAL REVIEW COMMITTEE (TRC)	HISTORIC PRESERVATION COMMISSION (HPC)	PLANNING BOARD (PB)	BOARD OF COUNTY COMMISSIONERS (BCC)	BOARD OF ADJUSEMENT (BOA)
Administrative Adjustment	3.5.B	▪	▪	D	▪	▪	▪	▪	A
Appeal ³	3.5.C	1,2 ³	▪	Refer to individual procedures in Section 3.5 for appropriate process and Table 3.1 for appellant body.					
Certificate of Appropriateness, Major Work	3.5.D	1,2 ³	R	R	▪	Q	▪	▪	A
Certificate of Appropriateness, Minor Work	3.5.D	▪	▪	D ²	▪	▪	▪	▪	▪
Certificate of Erosion Control Performance	3.5.E	▪	▪	D	▪	▪	▪	▪	▪
Certificate of Floor Elevation/Floodp roofing	3.5.F	▪	▪	D	▪	▪	▪	▪	▪
Certificate of Occupancy	3.5.G	▪	▪	D	▪	▪	▪	▪	▪

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-06-PLBD-00053

TABLE 3.1 - DEVELOPMENT REVIEW PROCEDURES									
TABLE KEY		M = Mandatory • = Not Applicable ¹ = Notes		C = Comment R = Recommend / Advisory OR = Optional review D = (Decision) L = (Legislative) A = (Administrative)		P = Public Hearing Q = Quasi-Judicial (Evidentiary) Hearing A = Appeal			
APPLICATION PROCESS ¹	SECTION REFERENCE	PUBLIC NOTICE LEVEL ¹	PRE-APPLICATION CONFERENCE	REVIEW AUTHORITIES					
				ADMINISTRATIVE		DECISION-MAKING BODIES			
				PLANNING AND DEVELOPMENT DIRECTOR (PD) ²	TECHNICAL REVIEW COMMITTEE (TRC)	HISTORIC PRESERVATION COMMISSION (HPC)	PLANNING BOARD (PB)	BOARD OF COUNTY COMMISSIONERS (BCC)	BOARD OF ADJUSEMENT (BOA)
Temporary Event/ Use Permit	3.5.H	•	•	D	•	•	•	•	•
Floodplain Development Permit	3.5.I	•	•	D	•	•	•	•	A
Grading Permit	3.5.J	•	•	D	•	•	•	•	•
Historic Landmark Designation (Local)	3.5.L	1,2,3	M	C	•	R	•	D	•
Rezoning, Conventional & Conditional ⁴	3.5.M	1,2,3	M	R	C	•	D/R ⁵	D/A ⁵	•
Road Name Changes		1,3	•	R	R	•	D	A ⁶	
Sign Permit	3.5.N	•	•	D	•	•	•	•	A
Site Plan, Major	3.5.O	•	M	R	D	•	A		•
Site Plan, Minor	3.5.P	•	•	D	O/R	•	A	•	•
Special Use Permit	3.5.Q	4,2,3	M	•	•	•	Q		•
Subdivision Exempt	3.5.R	•	•	D	•	•	•	•	•
Subdivision, Major Preliminary Plat	3.5.S	•	M	R	D	•	A		•
Subdivision, Major Final Plat	3.5.S	•	•	D	O/R ⁷	•	A	•	
Subdivision, Minor Preliminary Plat	3.5.T	•	•	D	O/R ⁸	•	A	•	•
Subdivision Waiver	3.5.U	•	•	R	D	•	A	•	•
Text Amendment	3.5.V	1,2	M	R	•	•	R	D	•
Variance ⁹	3.5.W	4,2,3	M	•	•	•	Q	R ⁹	Q
Vested Rights	3.5.-X	1,2,3	•	D	D	D	•	•	•
Easement Closings, Right-of-Way Vacations, Road Closings ¹⁰ and Easement Removals for Public Roads		1,3	•	R	R	•	D	A	•

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-06-PLBD-00053

TABLE 3.1 - DEVELOPMENT REVIEW PROCEDURES									
TABLE KEY		M = Mandatory • = Not Applicable ¹ = Notes		C = Comment R = Recommend / Advisory OR = Optional review D = (Decision) L = (Legislative) A = (Administrative)			P = Public Hearing Q = Quasi-Judicial (Evidentiary) Hearing A = Appeal		
APPLICATION PROCESS	SECTION REFERENCE	PUBLIC NOTICE LEVEL ¹	PRE-APPLICATION CONFERENCE	REVIEW AUTHORITIES					
				ADMINISTRATIVE		DECISION-MAKING BODIES			
				PLANNING AND DEVELOPMENT DIRECTOR (PD) ²	TECHNICAL REVIEW COMMITTEE (TRC)	HISTORIC PRESERVATION COMMISSION (HPC)	PLANNING BOARD (PB)	BOARD OF COUNTY COMMISSIONERS (BCC)	BOARD OF ADJUSEMENT (BOA)
<ol style="list-style-type: none"> See also Section 3.3 and Table 3.2 for public notification procedures. Planning and Development Director (or his/her designee) or other County staff authorized by the Board of Commissioners or the North Carolina GENERAL Statutes (e.g., Building Inspector, Fire Marshal). Appeal of administrative decisions are quasi-judicial. Rezoning may be conventional or conditional. Conditional zoning may be a part of planned unit developments – See ARTICLE 4. See Section 3.5.M.4.f – Voting and SL1985-485 HB651. Per SL 1979–283 HB 686 – Notice of appeal shall be filed within 10 days of Planning Board decision. Affected party shall notify Planning Director within 10 days of decision. Board of Commissioners shall hear appeal at a regular meeting within 30 days of Notice of Appeal. Should the Planning Department Director determine that there is more than a major deviation from the approved preliminary plat, the final plat may be forwarded to the TRC for optional review for efficiency and/or compatibility among regulatory review agencies' requirements. The Planning Development Director, in exercising his/her duties, may forward a preliminary plat on a Minor Subdivision to the TRC for an optional review for efficiency and/or compatibility among regulatory review agencies' requirements. For the types of variances heard and appropriate decision-making body, see Section 3.5.W. Major buffer and watershed variances that require Environmental Management Commission decision require a recommendation from the Board of Commissioners. For on-system NCDOT roads, the BCC may adopt a resolution to abandon maintenance at the request of NCDOT and close the public road in certain instances. Otherwise, the Guilford County Planning Board will exercise its delegated authority to close said public road per SL 1979-2982 SHB685. 									

(File No. 21-01-GCPL-00607, 04/01/2021; File No. 21-08-GCPL-07440, 11/04/2021)

Effective on: 11/4/2021

3.2 PUBLIC NOTICE PROCEDURES

TABLE 3.2 – PUBLIC NOTIFICATION REQUIREMENTS				
Application Type ^[1]	Decision-Making Body	Type of Public Notification		
		Electronic Notice ^[2]	Mailed Notice ^[3]	Posted Notice ^[4]
Appeal	Varies ^[5]	R	R	R
Certificate of Appropriateness (Major)	Historic Preservation Commission	R	R	R

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TABLE 3.2 – PUBLIC NOTIFICATION REQUIREMENTS				
Application Type^[1]	Decision-Making Body	Type of Public Notification "R" = Required, [1] = see note below, ▪ = not applicable Not Required		
		Electronic Notice^[2]	Mailed Notice^[3]	Posted Notice^[4]
Rezoning	Planning Board	R	R	R
	Board of Commissioners	R	R	R
Easement Closings, Right of Way Vacations, Road Closings, and Easement Removals for Public Roads	Planning Board	R	R	R
Road Name Changes	Planning Board	▪	R	R ^[6]
Special Use Permit	Planning Board	R ▪	R	R
Text Amendment	Planning Board	R ▪	R ▪	▪
	Board of Commissioners	R	R ▪	▪
Variance	Varies ^[5]	R ▪	R	R
Vested Rights	Varies ^[5]	R	R	R

1. Application types not listed do not require public notification.
 2. See Subsections B., C., D., & E. of this Section for electronic notice requirements specific to Guilford County.
 3. Mailed notice must be deposited no less than 10 and no more than 25 days before hearing.
 4. Posted notice on site must be placed on property no less than 10 days before hearing.
 5. An appeal, variance, or vested right may be heard by multiple Boards. Specific public notice requirements also can be found in Table 3.1. Detailed appeal, variance, and vested right procedures are located within each procedure for specific applications, if applicable.
 6. At least 10 days before public hearing, a notice shall be posted in at least 3 locations along the road involved (see SL 1979-283 HB 686).

A. NOTICE REQUIREMENTS

- The public noticing requirements in this Section are applicable for development applications subject to a hearing (public or evidentiary/quasi-judicial). Applications shall be submitted to the Planning and Development Director and shall be scheduled by the Planning and Development Director for a regular or specially called meeting before the decision-making authority. Public notification of such hearing shall comply with the provisions G.S. § 160D.
- Table 3.1 - Development Review Procedures, identifies the appropriate notice for specific procedures and corresponds to the level numbering below.

B. LEVEL 1 – PUBLISH ELECTRONIC NOTICE

- In accordance with legislation specific to Guilford County, Session Law 2017-210 Senate Bill 181, Guilford County is authorized to use only electronic notice for all

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-06-PLBD-00053

published legal notices under NCGS 1-597 or under any other general law, or under any local act in-lieu of the notice required for publication under the provisions of G.S. § 160D.

C. LEVEL 2 – MAILED NOTICE

1. In accordance with G.S. § 160D-602, the applicant as shown on the County tax listing or authorized agent of the owner, and the owners of all parcels of land abutting that parcel of land as shown on the County tax listing, residing in the County or not, shall be mailed a notice of a public hearing on the proposed application or amendment by first class mail at the last addresses listed for such owners on the latest County tax listings. This notice must be deposited in the mail at least ten (10) but not more than twenty-five (25) days prior to the date of the public hearing. The same mailed notice requirement is applicable to evidentiary (quasi-judicial proceedings.)

Commentary: ~~Commentary:~~ *For the purpose of this section, properties are “abutting” even if separated by a street, railroad, or other transportation corridor (per 160D 602).*

2. The person(s) mailing such notices shall certify to the Board of Commissioners or other Reviewing Authority, as applicable, that fact, and such certificate shall be maintained in the Planning and Development Department.
3. As an alternative to the mailed notice requirements for public hearings above, the County may elect to serve notice through a full community notification for pending actions that affect at least fifty (50) properties with at least fifty (50) different property owners in accordance with this Section. Notice shall be mailed to non-resident property owners. The alternative mailed notice applies to Zoning Map Amendments only.

D. LEVEL 3 – POSTED NOTICE

1. The Planning and Development Department shall post a sign in a prominent location on or near the subject property which indicates that a development application has been proposed. The sign shall contain a case number, phone number, and link to County website to contact the Planning and Development Department. This sign shall be posted at least ten but not more than twenty-five (25) days prior to the date of the public hearing. The same mailed notice requirement is applicable to evidentiary (quasi-judicial proceedings.)
2. If an action occurs on more than one parcel subject to a public hearing (or an evidentiary quasi-judicial hearing), at least one sign shall be posted in a central location. If there are multiple frontages, the Planning and Development shall post at least one sign per frontage or a single sign may be posted if visible from each frontage.

E. LEVEL 4 – ACTUAL NOTICE

1. For government-initiated zoning map amendments, actual notice shall be provided in any manner permitted under NCGS 1a-1, rule 4(j).

(File No. 21-08-GCPL-07440, 11/04/2021)

Effective on: 11/4/2021

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