



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

August 9, 2023

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: July 12, 2023
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business

Non-Legislative Hearing Item(s)

REZONING CASE #23-05-PLBD-00047: LB, LIMITED BUSINESS TO GB, GENERAL BUSINESS: 5101 YANCEYVILLE ROAD [see withdrawal request enclosed]

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>.

G. New Business

Non-Legislative Hearing Item(s)

RECOMMENDATION ON THE GREENSBORO METROPOLITAN PLANNING ORGANIZATION (MPO) 2023 THOROUGHFARE & COLLECTOR STREET PLAN

This is a request for the Planning Board to consider a recommendation on adoption of the 2023 Thoroughfare & Collector Street Plan for the Greensboro Urban Area. After the Planning Board makes its recommendation, the Plan will be forwarded to the Guilford County Board of Commissioners for adoption. It would replace the current Collector Street Plan, which was adopted by the County Board of Commissioners on August 24, 2006.

The proposed 2023 Thoroughfare and Collector Street Plan is consistent with all adopted Guilford County Area Plans.

Information for the **RECOMMENDATION ON THE GREENSBORO MPO 2023 THOROUGHFARE & COLLECTOR STREET PLAN** can be viewed by scrolling to the August 09, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the proposed 2023 Thoroughfare & Collector Street Plan and summary of changes from the Collector Street Plan adopted by the Board of Commissioners in 2006 also are included under the **MEETING CASE INFORMATION** section at the link above.

Legislative Hearing Item(s)

CONDITIONAL REZONING CASE #23-06-PLBD-00052: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL, CASES #11-05-GCPL-01897 AND #19-07-GCPL-05789 TO CZ-LI AMENDED: 4165 PLEASANT GARDEN ROAD

Located at 4165 Pleasant Garden Road (a portion of Guilford County Tax Parcel #135130 in Fentress Township), the subject parcel is northwest of the intersection of Pleasant Garden Road and Blumenthal Road and comprises approximately 8.24 acres.

This is a request to conditionally rezone the property from CZ-LI, Conditional Zoning-Light Industrial, Case #11-05-GCPL-01897 and #19-07-GCPL-05789 To CZ-LI Amended with the following conditions:

Use Condition: (1) uses of the property shall be limited to: a) Caretaker Dwelling (Accessory); b) Warehouse (self-storage); c) Office (general); d) Truck and Utility Rental and Leasing, Light.

Development Conditions: 1) Storage unit access will be allowed access 24 hour access each day of the week. 2) All outdoor lighting will be directed downward and into the interior of the property and shall include diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties. 3) The side of the buildings facing Pleasant Garden Road will be constructed of brick or

stone materials. 4) An ornamental metal fence six (6) feet high with seven (7) feet high brick columns, approximately twelve (12) feet on center, shall be constructed along the front of the property between the building and the road and on the north side of the property to a point approximately two hundred (200) feet from the front property line. An opaque fence eight (8) feet in height will be constructed around the remaining property to be rezoned and placed inside of planting yards. 5) No billboards will be permitted on the property. 6) Freestanding signage will be monument signs. 7) The eight (8) foot Street Yard along Pleasant Garden Road, from the proposed rezoning line to the north property line, and the Type "A" Planting Yard along the entire north property line and along the eastern property line to the proposed rezoning line shall be installed during this project. The eight (8) foot Street Yard along Pleasant Garden Road from the proposed rezoning line south to Blumenthal Road, the eight (8) foot Street Yard along Blumenthal Road and the Type "A" Planting Yard along the east property line from Blumenthal Road to the proposed rezoning line will be installed at the time the future development area is constructed. 8) There will be an additional eight (8) foot Planting Yard added which will be planted along the decorative metal fence parallel with Pleasant Garden Road. It will consist of four (4) understory trees and seventeen (17) shrubs per one hundred (100) feet.

The proposed conditional rezoning is conditionally consistent with the Southern Area Plan recommendation of Light Industrial; therefore, if the request is approved, no plan amendment would be required.

Information for **REZONING CASE #23-06-PLBD-00052** can be viewed by scrolling to the August 09, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

CONDITIONAL REZONING CASE #23-06-PLBD-00056: 715 S CHIMNEY ROCK RD; AG, AGRICULTURAL TO CZ-LI CONDITIONAL ZONING-LIGHT INDUSTRIAL

Located at 715 S. Chimney Rock Road (Guilford County Tax Parcel #154712 in Friendship Township), the subject parcel is approximately 1,246 feet east of the intersection of Federal Drive, bordering the city limits of High Point and Greensboro, and comprises approximately 6.24 acres.

This proposed request is to conditionally rezone property from AG to CZ-LI with the following conditions:

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) Automobile Parking (Commercial); (2) Truck Stop; (3) Trucking or Freight Terminal.

Development Conditions-Development of the property shall be in accordance with the following standards and requirements in addition to those specified in the UDO: (1) A minimum 50-foot Type A Buffer shall be required along the eastern property line adjacent to the residential subdivision(s); and (2) Minimum street planting yard of 15 feet along Chimney Rock Road.

The proposed conditional rezoning is consistent with the Airport Area Plan recommendation of Non-Residential; therefore, if the request is approved, a plan amendment will not be required.

Information for **REZONING CASE #23-06-PLBD-00056** can be viewed by scrolling to the August 09, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

ROAD NAMING CASE #23-07-PLBD-00058 NAME THREE UNNAMED ROADWAY SEGMENTS OF THE JAMESTOWN BYPASS LOCATED WITHIN UNINCORPORATED GUILFORD COUNTY AS “JAMESTOWN PARKWAY” TO CREATE A CONTINUOUS AND CONSISTENT ROAD NAME

Located within unincorporated Guilford County, generally between Vickrey Chapel Road (SR 4228) and the eastern city limits of High Point, three (3) roadway segments of Jamestown bypass remain unnamed. These roadway segments are proposed to be named “Jamestown Parkway” for ongoing consistency of road name which will facilitate addressing, reduce congestion, and public wayfinding.

A segment passing through High Point from its eastern city limits to I-74, and two short segments passing through Jamestown in the vicinity of Dillon Road (SR 1334) and Oakdale Road (SR 1352) were named “Jamestown Parkway” by those jurisdictions, with the official name taking effect on April 26, 2023, and February 16, 2021, respectively.

The proposed request is to name the three (3) unnamed roadway segments within unincorporated Guilford County as “Jamestown Parkway” for ongoing continuity and consistency of the road name.

Information for the **ROAD NAMING CASE #23-07-PLBD-00058** can be viewed by scrolling to the August 09, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the three (3) roadway segments of Jamestown Parkway within unincorporated Guilford County also are included under the **MEETING CASE INFORMATION** section at the link above.

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

Comprehensive Plan Update

I. Adjourn

(Insert Color Paper)

**GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD MEETING MINUTES
NC Cooperative Extension – Agricultural Center
3309 Burlington Road, Greensboro NC 27405**

July 12, 2023, 6:00 PM

Call to Order

Chair Donnelly called the meeting to order at 6:00 PM.

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; Rev. Gregory Drumwright; Jason Little (arrived at 6:06 PM); and Ryan Alston (arrived at 6:11 PM)

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; Tim McNeil, Fire Plans Examiner; Robert Carmon, Fire Inspections Chief; Stephen Thomas, Fire Marshal; Andrea Leslie-Fite, Guilford County Attorney; and Matthew Mason, Chief Deputy County Attorney

B. Agenda Amendments

None

C. Approval of Minutes: June 14, 2023

Mr. Gullick moved to approve the minutes of the June 14, 2023 meeting, as amended, seconded by Mr. Craft. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Stalder; Drumwright. Nays: None.)

D. Rules and Procedures

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

E. Continuance Requests

None

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 (WITHDRAWN)**

Mr. Bell stated that an email was included in each member's packet, dated June 27, 2023, from the applicant's representative for Case #22-11-PLBD-00029

Chair Donnelly stated that since this case was considered previously, it is active on our roll. Mr. Craft moved to formally withdraw the above-mentioned case, seconded by Mr. Stalder. The Board voted (8-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Little; Stalder; Drumwright. Nays: None.)

At the Chairman's request for an update on the U. S. 421 Corridor Study, Mr. Bell added that the U.S. 421 Corridor Study is ongoing. Just last week the consultant contacted him to get shape files for the Area Plans GIS and the GIS Manager confirmed that those files were sent to the consultant. There were some meetings scheduled for next week, and just this afternoon he got notification that the meeting he was scheduled to attend was postponed. He will continue to update the Board members as the project progresses.

G. New Business**Legislative Hearing Item(s)****REZONING CASE #23-05-PLBD-00047: LB, LIMITED BUSINESS TO GB, GENERAL BUSINESS: 5101 YANCEYVILLE ROAD (CONTINUED)**

Aaron Calloway stated the subject parcel is 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. Shown on the zoning map, the parcels to the north and along Thacker Road, are split-zoned, RS-40 and AG, Agricultural. The parcels to the east and south are zoned AG, Agricultural. Staff has identified the current use of the subject parcel to be Equipment Repair, Light, due to the existing lawnmower, welding, and small engine repair shop on site. Light Equipment Repair [per the UDO] is characterized by repair services of household items and equipment, such as computers, washing machines, sewing machines, *et cetera*. These items would be deliverable by car, truck or van. This request is due to the light repair use being a non-conforming use in the current Limited Business zoning district. There are no historic landmarks on the site. The parcel falls within Fire District 13, and the Fire Station is approximately 3.6 miles away. Yanceyville Road is classified as a major thoroughfare with an average daily traffic count of 3,200 vehicles per the NCDOT 2021 traffic count. The topography of the subject parcel is gently sloping. There are no mapped wetlands, floodplains, or streams on the parcel.

However, it does fall within the Greensboro Reedy Fork WS-3 Water Supply Watershed Tier 3. The property falls under the Northern Lakes Area Plan with a Plan recommendation of Light Commercial, and this request is not consistent with the Northern Lakes Area Plan recommendation. Therefore, staff recommends denial of the request. The requested GB, General Business, zoning is not reasonable or 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 zoning districts or associated uses.

Chair Donnelly announced that Mr. Alston has now joined the meeting.

Chair Donnelly opened the public hearing and asked if there was anyone wishing to speak on this request.

Curt Holmes, son of Ray Holmes, the property owner, stated that they would like to ask that this request be continued. The current business has been in place since February of 2022. They have continued to improve the property, and they have been a great addition to this area. They are very conscientious of the appearance of the property. The reason for the request is because they are concerned that this good neighbor [the tenant of the property] will be able to continue his business and remain on the property. He has heard that a conditional rezoning could be applicable for this business to remain, but exclude other types of general businesses. After speaking with someone this afternoon, Mr. Holmes stated that they would like to submit a conditional zoning application.

Mr. Donnelly explained that this rezoning cannot be changed to a conditional zoning application. He explained that he could withdraw this application and resubmit a conditional zoning application or continue this application (as submitted).

Attorney Leslie-Fite stated that it might be prudent to allow the applicant to continue the case and with staff communications, decide whether he wants to withdraw or move forward, as is. Chair Donnelly stated that the recommendation of counsel is for the Board to continue the request.

Chair Donnelly moved that the public hearing be closed. The public hearing was closed by unanimous vote of the Board.

Dr. Bui moved that the above-mentioned case be continued, as requested by the applicant, seconded by Mr. Craft. The Board voted unanimously (9-0) in favor of the motion to continue. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Little; Alston; Stalder; Drumwright. Nays: None.)

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 (APPROVAL RECOMMENDED)

Oliver Bass stated that 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.

Copies of these Text Amendments were submitted to each Board member in their packets. The proposed new text is shown highlighted while text proposed to be deleted is shown with strikethroughs.

Mr. Bell added that UDO commentaries provide the Legislative Bill of the special local legislation that allows Guilford County some exceptions (different processes for certain approvals) to NCGS. For example, in lieu of publishing notices in the newspaper of general circulation, special legislation allows Guilford County to publish electronic notices on the County's website. Therefore, they no longer have to use area newspapers for [most] notifications.

Chair Donnelly opened the public hearing and asked if there was anyone wishing to speak on this item. No one came forward to speak and the public hearing was closed by unanimous vote.

Mr. Drumwright moved to recommend the proposed Text Amendments to the County Commissioners, as submitted by staff, seconded by Ms. Buchanan. The Board voted unanimously (9-0) in favor of the motion to continue. (Ayes: Donnelly; Gullick; Craft; Bui; Buchanan; Little; Alston; Stalder; Drumwright. Nays: None.)

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?

Mr. Bell asked if there is any interest by Board members to do an interim review of making motions, going through Legislative Hearings and/or going through Quasi-judicial proceedings. The goal is to make sure that all Board members are comfortable with making motions. This could be offered virtually and/or in-person, and if there is interest, he would suggest that there be two (2) trainings scheduled so that there would not be a quorum of the Board members.

Chair Donnelly stated that there is an interest in this type of training. Mr. Bell stated that he would get in touch with each Board member to set up these training sessions in August.

Counsel Leslie-Fite suggested that they use mock cases, so they would not be talking about any actual cases during these training sessions.

Comprehensive Plan Update

Mr. Bell stated that staff is currently garnering public input from the surveys, and that will continue on at least through the next few weeks. Staff has been able to discuss having Area Plan meetings in each of the area plan areas, and those will be scheduled. Design Workshop (consultant) has brought on a sub-consultant, Chrystal Joy, who is with the Lee Institute out of Charlotte, and who has done work with Gaston County and University of North Carolina-Charlotte, who will help facilitate Area Plan meetings. There is a steering committee meeting tentatively scheduled for July 20th, and Board members will be asked if there is interest in having the steering committee meetings across the County in different areas to give people an opportunity to see certain areas of the County that maybe they would not ordinarily visit. Mac Sims, Director of East Greensboro NOW, is the Chair of the steering committee. The Planning Board will be kept informed as things continue to move forward. There has been a [joint] meeting with the City of High Point staff and Guilford County staff to discuss mutual areas of interest and that meeting went well. Additionally, ARPA funding, and associated initiatives by some of the smaller surrounding towns also will play a part in terms of how the Comprehensive Plan will recommend, moving forward, items such as infrastructure, housing and various other [Comprehensive Plan] elements.

Mr. Bell announced that for the August meeting there tentatively are two (2) rezoning cases, and there will be a presentation of the Thoroughfare Plan Update and someone from the Greensboro Metropolitan Planning Organization (MPO) that will assist with that presentation. There also may be one or two other items relating to transportation, one of which may potentially be the new Jamestown Parkway Extension naming.

I. Adjourn

Chair Donnelly stated that there being no further business before the Board, the meeting adjourned at 6:42 p.m.

The next scheduled meeting is August 9, 2023, at 6:00 PM

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**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>125339</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

<u>C Ray Holmes</u> Property Owner Signature	_____ Representative/Applicant Signature (if applicable)
<u>CRH Investments LLC</u> Name	_____ Name
<u>1104 Dover Rd</u> Mailing Address	_____ Mailing Address
<u>Greensboro, NC 27408</u> City, State and Zip Code	_____ City, State and Zip Code
<u>336 337 7788</u> Phone Number	<u>Holmes 3495 @ yahoo.com</u> Email Address
_____ Phone Number	_____ Email Address

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

Aaron Calloway

From: Ray Holmes <holmes3495@yahoo.com>
Sent: Wednesday, July 12, 2023 7:43 PM
To: Aaron Calloway
Cc: Curt Holmes; Oliver Bass
Subject: Rezoning application

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.

Aaron,

Per our conversation I would like to withdraw my application for the rezoning of 5101 Yanceyville Rd. I look forward to talking to you in the near future regarding plans going forward.

[Sent from Yahoo Mail on Android](#)

(Insert Color Paper)

RECOMMENDATION ON THE GREENSBORO METROPOLITAN PLANNING ORGANIZATION (MPO) 2023 THOROUGHFARE & COLLECTOR STREET PLAN

Background and Description

Metropolitan Planning Organizations (MPO) coordinate federally mandated planning activities within Census-designated Urban Areas. A core activity of the MPO is to prepare a thoroughfare plan that establishes functional classification for streets and highways within its metropolitan planning urban area. The Greensboro MPO serves most of unincorporated Guilford County and the municipalities of Greensboro, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, and Summerfield. Unincorporated Guilford County is also served by the High Point and Burlington MPOs.

The Greensboro MPO staff worked with the Technical Coordinating Committee (TCC) to prepare the Greensboro MPO 2023 Thoroughfare and Collector Street Plan. The Plan was adopted by the Technical Advisory Committee (TAC), composed of elected officials, on May 10, 2023. The Plan has been presented to each member jurisdiction for their individual adoption. The Plan will replace the Collector Street Plan adopted by the Guilford County Board of Commissioners on August 24, 2006.

The Plan serves as the official map identifying freeways, major and minor thoroughfares, and collector streets classifications in the Greensboro Urban Area. The typical functional street classifications found in the County are defined as follows:

- Expressway/Freeway - A multilane, controlled or limited access major road connecting this region, major activity centers or major roads with other regions, major activity centers or major roads. It is designed to accommodate large traffic volumes at high speeds. Such facilities may be part of the interstate, federal, or state primary highway system.
- Major Thoroughfare - Consist of interstate, other freeway, expressway, or parkway links, and major streets that provide for the expeditious movement of high volumes of traffic within and through urban areas.
- Minor Thoroughfare - Collect traffic from collector and local streets and carry it to the major thoroughfare system. Minor thoroughfares may be used to supplement the major thoroughfare system by facilitation movement of moderate volumes of traffic within and through urban areas and may also serve abutting property.
- Collector - A street whose principal function is to carry traffic between cul-de-sac, local, private streets, private drives, and streets of higher classification but which may also provide direct access to abutting properties.
- Local - A street whose primary function is to provide access to abutting properties.

The Plan is used in evaluating zoning decisions and development applications, and is incorporated in zoning, subdivision, and design standards in the Unified Development Ordinance (UDO).

Nature of the Request

This is a request for the Planning Board to consider a recommendation on adoption of the 2023 Thoroughfare & Collector Street Plan for the Greensboro Urban Area. After the Planning Board makes its recommendation, the plan will be forwarded to the Guilford County Board of Commissioners for adoption. It would replace the current Collector Street Plan, which was adopted by the County Board of Commissioners on August 24, 2006.

Below is a summary of proposed changes from the Collector Street Plan adopted in 2006:

Action	Street	Street Begin	Street End	Current Status	New Status	Comments
Reclassify	E Sheraton Park Rd	Randleman Rd	E Sheraton Park Rd	Existing Collector	Existing Collector	
Add	Proposed	Old Reidsville Rd	MPO Boundary	N/A	Proposed Collector	
Add	Proposed	Abernathy Rd	Proposed Collector	N/A	Proposed Collector	
Remove	Proposed	Abernathy Rd	Proposed Collector	Proposed Collector	N/A	Removed Due To Realignment
Add	Proposed	Benaja Rd	MPO Boundary	N/A	Proposed Collector	Added With Development Plan
Remove	Proposed	McConnell Rd	Ingold Rd	Proposed Collector	N/A	Removed Due To Realignment
Add	Proposed	Benaja Rd	End Of Road	N/A	Proposed Collector	Added With Development Plan

The draft Thoroughfare and Collector Street Plan was posted online on the Greensboro Urban Area MPO website on February 1, 2023 for public review and comment until April 3, 2023. An online public meeting was held on February 16, 2023 to review the plan and take comments. Interested persons were able to schedule a time to discuss the plan with MPO staff during the public review period.

Plan Consistency

Adoption of the 2023 Thoroughfare and Collector Street Plan is consistent with Objective 1 of Goal 1 of the Transportation Element of the Guilford County Comprehensive Plan which states that the County will “Seek to maximize the functionality and efficiency of current and future network components.” Furthermore, it supports continued implementation of Policy 1.1.1 of this Objective, which states “Present for adoption the “Collector Street Plan” for unincorporated Guilford County.” The 2023 Thoroughfare and Collector Street Plan will replace the 2005 Collector Street Plan for unincorporated Guilford County (adopted in 2006 by the Board of Commissioners).

The recommended 2023 Thoroughfare and Collector Street Plan is consistent with all Area Plans.

Recommendation

Staff Recommendation: Staff recommends approval.

The recommended 2023 Thoroughfare and Collector Street Plan supports implementation of the adopted Guilford County Area Plans.

Guilford County Unincorporated Areas

Thoroughfare & Collector Street Plan

June 2023



LEGEND

Interchange & Grade Separation

- Existing Interchange
- Proposed Interchange
- Existing Grade Separation
- Proposed Grade Separation

Thoroughfare

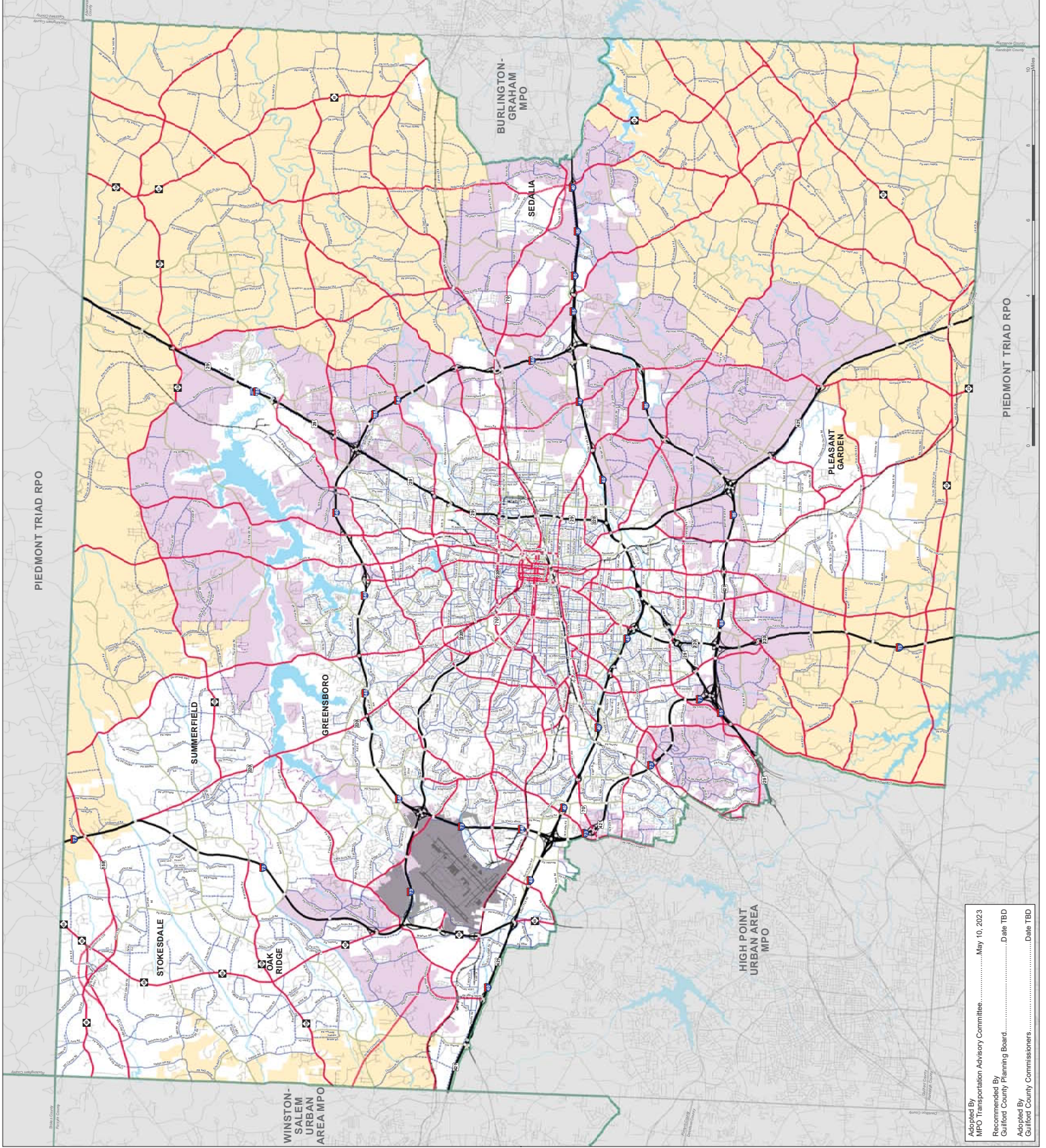
- Existing Freeway
- Proposed Freeway
- Existing Major
- Proposed Major
- Existing Minor
- Proposed Minor

Collector Street

- Existing Collector
- Proposed Collector

Other Features

- Street
- Railroad
- County Boundary
- MPO Area
- PTI Airport
- Water/Sewer Boundary
- Unincorporated Areas



Adopted By
MPO Transportation Advisory Committee..... May 10, 2023
Recommended By
Guilford County Planning Board..... Date TBD
Adopted By
Guilford County Commissioners..... Date TBD

Guilford County Unincorporated Areas Thoroughfare & Collector Street Plan | June 2023



Action	Street	Street Begin	Street End	Current Status	New Status	Comments
Reclassify	E Sheraton Park Rd	Randleman Rd	E Sheraton Park Rd	Existing Collector	Existing Collector	
Add	Proposed	Old Reidsville Rd	MPO Boundary	N/A	Proposed Collector	
Add	Proposed	Abernathy Rd	Proposed Collector	N/A	Proposed Collector	
Remove	Proposed	Abernathy Rd	Proposed Collector	Proposed Collector	N/A	Removed Due To Realignment
Add	Proposed	Benaja Rd	MPO Boundary	N/A	Proposed Collector	Added With Development Plan
Remove	Proposed	Mcconnell Rd	Ingold Rd	Proposed Collector	N/A	Removed Due To Realignment
Add	Proposed	Benaja Rd	End Of Road	N/A	Proposed Collector	Added With Development Plan

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Rezoning
Application**

Date Submitted: **June 30, 2023** Fee \$500.00 Receipt # **REC-007986-2023** Case Number **23-06-PLBD-00052**

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to
CZ-LI (19-07-GCPL-05789 & CZ-LI - Amendment (19-07-GCPL-05789
rezone the property described below from the 11-05-GCPL-01897 zoning district to the & 11-05-GCPL-01897 zoning district.

Said property is located at 4165 Pleasant Garden Road

in Fentress Township; Being a total of: 5.16 **8.24 ATC** acres.
07/06/2023

Further referenced by the Guilford County Tax Department as:

Tax Parcel # Parcel ID: ¹³⁵¹³⁰ ~~135160~~ PIN:78 Tax Parcel # _____

Tax Parcel # ^{ATC} _____ Tax Parcel # _____
07/05/2023

Tax Parcel # _____ Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

- 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: (Required)

- 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 may be included 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. At least one (1) 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 Exhibit A

2)

3)

4)

Development Conditions

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

1) See attached Exhibit A

2)

3)


4)

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

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

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

Respectfully Submitted,



 Property Owner Signature
 Todd M. Allen

 Name
 1146 Canton Street

 Mailing Address
 Roswell, GA 30075

 City, State and Zip Code
 770-609-8276

 Phone Number Email Address

Digitally signed by Ricardo Menchaca
 DN: cn=Ricardo Menchaca, o=Guilford County, ou=Guilford County, email=ricardo.menchaca@ GuilfordCounty.org, c=US
 Ricardo Menchaca

 Owner/ Representative/ Applicant Signature (if applicable)
 Ricardo Menchaca

 Name
 2300 Windy Ridge Pkwy SE

 Mailing Address
 Atlanta, GA 30339

 City, State and Zip Code
 (404) 551-3634

 Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.



June 30th, 2023

Mr. Oliver Bass, AICP
Senior Planner
Guilford County Planning and Development Office
obass@guilfordcountync.gov

Re: Midgard – 4165 Pleasant Garden Road
4165 Pleasant Garden Road, Greensboro, NC
Re-Zoning Conditions Modifications

Mr. Bass,

We are writing to you as notification of our intent to modify the conditions established with the Conditional Zoning Cases # 19-07-GCPL-05789 & 11-05-GCPL-01897. Please see attached Exhibit A to see the modifications to the existing conditions and the proposed desired conditions.

Based on W&A Engineering's review of the zoning code for CZ-LI in Guilford County's ~~Municode~~^{UDO}, we did not see any code explicitly precluding us from being able to see the proposed modifications through. Therefore, we ask to only remove the conditions as shown in Exhibit A without any additional concessions.

ATC
07/05/2023

Please feel free to contact me directly to discuss the items listed above.

Sincerely,

Ric Menchaca
Senior Project Engineer

Cc: Aarron Calloway, Planner I, Guilford County Planning and Development Office



REVIEW OFFICER'S CERTIFICATION
State North Carolina
County of Guilford
I, George Beck, Review Officer of Guilford County, North Carolina, do hereby certify that the information on this plat meets all technical requirements for recording.

PLANNING DIRECTOR
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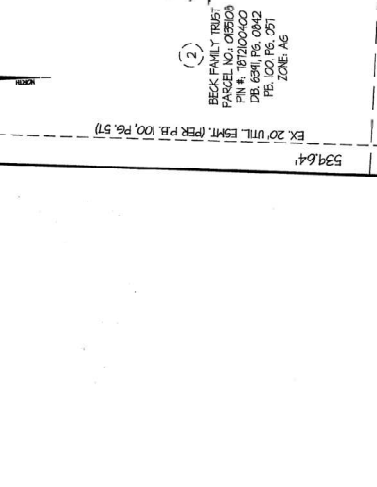
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BK: P 187
PG: 108-108
GUILFORD COUNTY, NC
REGISTERED DEED
DATE: 09-26-2014
BY: J. S. B. / J. S. B. / J. S. B.
DEED BY: J. S. B. / J. S. B. / J. S. B.
DEED TO: J. S. B. / J. S. B. / J. S. B.

RTH, C. SMT.
PARCEL NO. 02810
PIN # 170200675
DR. TR. PG. 0446
ZONE: RS-40/AS



EXCLUSION PLAT
EASEMENT DEDICATION FOR
PLEASANT GARDEN STORAGE

PROPERTY OF
RANDALL G. CLARK &
PAULETTE F. CLARK
4165 PLEASANT GARDEN ROAD
FENTRESS TOWNSHIP GUILFORD COUNTY
PLEASANT GARDEN, NORTH CAROLINA
SCALE: 1"=60'
SEPTEMBER 16, 2014

ZONING CONDITIONS (#11-05 - 60PL-01B4T.L):
USES WILL BE LIMITED TO OFFICES FOR SELF-STORAGE FACILITY, SELF-STORAGE BUILDINGS AND ACCESSORY USES.
STORAGE UNIT ACCESS SHALL BE LIMITED TO THE HOURS OF 6:00 AM TO 1:00 PM EACH DAY OF THE WEEK.
1. ALL OUTDOOR LIGHTING SHALL BE DIRECTED DOWNWARD AND INTO THE INTERIOR OF THE PROPERTY AND SHALL INCLUDE DIFFUSERS OR MINIMAL WATTAGE BALLS THAT MINIMIZE GLARE TO ADJACENT ROADWAYS AND PROPERTIES.
2. NO CARPORTS OR DRIVING INITS SHALL BE PERMITTED.
3. NO GARAGES SHALL BE PERMITTED.
4. THE EXISTING DRIVEWAY SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
5. CENTER SHALL BE CONSTRUCTED ALONG THE FRONT OF THE PROPERTY BETWEEN THE BUILDING AND THE ROAD AND OPPOSED 8 FEET IN HEIGHT SHALL BE CONSTRUCTED AROUND THE REMAINING PROPERTY TO BE RECORDED AND PLACED INSIDE OF PLANTING YARDS.
6. PERMANENT EASEMENT SHALL BE MAINTAINED.
7. THE 8 FT. STREET YARD ALONG PLEASANT GARDEN ROAD, FROM THE PROPOSED REZONING LINE TO THE NORTH PROPERTY LINE, AND THE TYPE 'A' PLANTING YARD ALONG THE ENTIRE NORTH PROPERTY LINE AND ALONG THE EASTERN PROPERTY LINE TO THE PROPOSED REZONING LINE SHALL BE INSTALLED DURING THE PROPOSED CONSTRUCTION OF THE EXISTING PLEASANT GARDEN ROAD AND THE TYPE 'A' PLANTING YARD ALONG THE EAST PROPERTY LINE FROM BLUMENTHAL ROAD TO PLEASANT GARDEN ROAD AND THE TYPE 'A' PLANTING YARD ALONG THE WEST PROPERTY LINE FROM BLUMENTHAL ROAD TO THE PROPOSED REZONING LINE SHALL BE INSTALLED AT THE TIME THE FUTURE DEVELOPMENT AREA IS CONSTRUCTED.
8. THERE WILL BE AN ADDITIONAL 8 FT. PLANTING YARD ADDED WHICH WILL BE PLANTED ALONG THE DEGRADATIVE METAL FENCE PARALLEL WITH PLEASANT GARDEN ROAD. IT ALL COMPOSES OF FOUR (4) UNDERSTORY TREES AND SEVENTEN (17) SHRUBS PER ONE HUNDRED FEET.

GOVERNMENT ACCESS RIGHTS:
THE GOVERNMENT OFFICE HAVING JURISDICTION FOR INTERFERED PROTECTION AND THESE AREAS WILL HAVE RIGHT OF ACCESS TO THE PERMANENT PROTECTION AREAS FOR INSPECTIONS AND MAINTENANCE IMPROVEMENT.
INDIVIDUAL OWNERS MAINTENANCE:
THE OWNER IS RESPONSIBLE FOR MAINTAINING THE COMPLETED PERMANENT PROTECTION AREAS AS DESCRIBED IN THIS PLAT. THE OWNER SHALL MAINTAIN THE PERMANENT PROTECTION AREAS AS DESCRIBED AND AS MORE FULLY PROVIDED FOR IN THE CONSTRUCTION AND MAINTENANCE AGREEMENT.
OWNERSHIP AND EASEMENT:
THE OWNER IN RECORDING THIS PLAT HAS ASSUMED AS A PERSONAL MAINTENANCE OBLIGATION TO MAINTAIN AND REPAIR THE PERMANENT PROTECTION AREAS AS DESCRIBED IN THIS PLAT. THE OWNER SHALL MAINTAIN THE PERMANENT PROTECTION AREAS AS DESCRIBED AND AS MORE FULLY PROVIDED FOR IN THE CONSTRUCTION AND MAINTENANCE AGREEMENT.

SURVEYOR'S
I, ROBERT S. MADE, certify that the plat was drawn under my supervision and that the information on this plat meets all technical requirements for recording. I am a duly Licensed Professional Engineer in the State of North Carolina. My license number is 15789. I am not a party to this deed and I have no interest in the property described hereon. My seal is attached to this plat. I am not a party to this deed and I have no interest in the property described hereon. My seal is attached to this plat.

REVIEW OFFICER'S CERTIFICATION
State North Carolina
County of Guilford
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MAIL TO: BORUM MADE & ASSOC. P.O. BOX 14215 GREENSBORO, NC 27415

WILL PICK UP

F:\P\PLA\187\PLEASANT GARDEN R/D\PLAT\BLOCK

BLUMENTHAL ROAD
N.C.S.R. #9316
60' RIGHT-OF-WAY (P.B.L.C.)

- 1. ALL OUTDOOR LIGHTING SHALL BE DIRECTED DOWNWARD AND INTO THE INTERIOR OF THE PROPERTY AND SHALL INCLUDE DIFFUSERS OR MINIMAL WATTAGE BALLS THAT MINIMIZE GLARE TO ADJACENT ROADWAYS AND PROPERTIES.
- 2. NO CARPORTS OR DRIVING INITS SHALL BE PERMITTED.
- 3. NO GARAGES SHALL BE PERMITTED.
- 4. THE EXISTING DRIVEWAY SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
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BWA
Engineers
Planners
Surveyors
Borum, Weir and Associates, P.A.
611 Edge Court, Suite 100, Greensboro, NC 27409-2711
Phone: 336.275.8781 Fax: 336.752.1119
Web: www.bwainc.com

Exhibit A:

MODIFICATIONS TO CONDITIONAL ZONING CASE # 19-07-GCPL-
05789

Proposed Conditions

Use Conditions:

1. ~~Uses to be limited to offices for self-storage facility, self-storage buildings, and accessory uses.~~
1. **Uses to be limited to:**
 - a) **Caretaker Dwelling (accessory);**
 - b) **Warehouse (self-storage);**
 - c) **Office (general);**
 - d) **Truck and Utility Trailer Rental and Leasing, Light.**

Development Conditions:

1. ~~Storage unit access will be limited to the hours of 6:00 a.m. to 11:00 p.m. each day of the week.~~
1. **Storage unit access will be allowed access 24 hour access each day of the week.**
2. All outdoor lighting will be directed downward and into the interior of the property and shall include diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties.
3. The side of the buildings facing Pleasant Garden Road will be constructed of brick or stone materials.
4. ~~No caretaker dwelling units will be permitted~~
- ~~5.~~ 4 An ornamental metal fence six (6) feet high with seven (7) feet high brick columns, approximately twelve (12) feet on center, shall be constructed along the front of the property between the building and the road and on the north side of the property to a point approximately two hundred (200) feet from the front property line. An opaque fence eight (8) feet in height will be constructed around the remaining property to be rezoned and placed inside of the planting yards.
- ~~6.~~ 5 No billboards will be permitted on the property.
- ~~7.~~ 6 Freestanding signage will be monument signs.
- ~~8.~~ 7 The eight (8) foot Street Yard along Pleasant Garden Road, from the proposed rezoning line to the north property line, and the Type "A" Planting Yard along the entire north property line and along the eastern property line to the proposed rezoning line shall be installed during this project. The eight (8) foot Street Yard along Pleasant Garden Road from the proposed rezoning line south to Blumenthal Road, the eight (8) foot Street Yard along Blumenthal Road to the proposed rezoning line will be installed at the time the future development area is constructed.
- ~~9.~~ 8 There will be an additional eight (8) foot Planting Yard added which will be planted along the decorative metal fence parallel with Pleasant Garden Road. It will consist of four (4) understory trees and seventeen (17) shrubs per one hundred (100) feet.

CONDITIONAL REZONING CASE #23-06-PLBD-00052: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL, CASES #11-05-GCPL-01897 AND #19-07-GCPL-05789 TO CZ-LI AMENDED: 4165 PLEASANT GARDEN ROAD

Property Information

Located at 4165 Pleasant Garden Road (a portion Guilford County Tax Parcel #135130 in Fentress Township), the subject parcel is northwest of the intersection of Pleasant Garden Road and Blumenthal Road and comprises approximately 8.24 acres.

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

Nature of the Request

This is a request to conditionally rezone the property from CZ-LI, Conditional Zoning-Light Industrial, Cases #11-05-GCPL-01897 and #19-07-GCPL-05789 To CZ-LI Amended with the following conditions:

Use Condition: (1) uses of the property shall be limited to: a) Caretaker Dwelling (Accessory); b) Warehouse (self-storage); c) Office (general); d) Truck and Utility Rental and Leasing, Light.

Development Conditions: 1) Storage unit access will be allowed access 24 hour access each day of the week. 2) All outdoor lighting will be directed downward and into the interior of the property and shall include diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties. 3) The side of the buildings facing Pleasant Garden Road will be constructed of brick or stone materials. 4) An ornamental metal fence six (6) feet high with seven (7) feet high brick columns, approximately twelve (12) feet on center, shall be constructed along the front of the property between the building and the road and on the north side of the property to a point approximately two hundred (200) feet from the front property line. An opaque fence eight (8) feet in height will be constructed around the remaining property to be rezoned and placed inside of planting yards. 5) No billboards will be permitted on the property. 6) Freestanding signage will be monument signs. 7) The eight (8) foot Street Yard along Pleasant Garden Road, from the proposed rezoning line to the north property line, and the Type "A" Planting Yard along the entire north property line and along the eastern property line to the proposed rezoning line shall be installed during this project. The eight (8) foot Street Yard along Pleasant Garden Road from the proposed rezoning line south to Blumenthal Road, the eight (8) foot Street Yard along Blumenthal Road and the Type "A" Planting Yard along the east property line from Blumenthal Road to the proposed rezoning line will be installed at the time the future development area is constructed. 8) There will be an additional eight (8) foot Planting Yard added which will be planted along the decorative metal fence parallel with Pleasant Garden Road. It will consist of four (4) understory trees and seventeen (17) shrubs per one hundred (100) feet.

District Descriptions

This **LI, Light Industrial, District** is primarily intended to accommodate limited, small-scale

manufacturing, wholesaling, research and development, and related commercial activities that have little adverse effect, through noise, odor, or visual distraction, on neighboring properties.

The **CZ, Conditional Zoning District** is established as a companion district for every district established in Section 4.2. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process apply.

Character of the Area

The residential property to the north is zoned RS-40, Residential, and AG, Agricultural. The residential properties to the east are zoned AG. The parcel abutting to the south is agricultural in use. The parcel abutting to the west is undeveloped and wooded within the City Limits of Greensboro. There is a large industrial site approximately 1,100 feet north. However, the overall development within this area is rural residential and undeveloped. The subject parcel is within the I-85 Scenic Corridor which has general requirements that are not affected by this request.

Existing Land Use(s) on the Property: Self-storage

Surrounding Uses:

- North: Residential
- South: Agricultural
- East: Residential
- West: Wooded/Undeveloped

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: Pleasant Garden
- Miles from Fire Station: Approximately 2.89 miles

Water and Sewer Services:

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

Transportation:

Existing Conditions: Pleasant Garden Road is classified as a Major Thoroughfare with an Average Annual Daily Traffic (AADT) of 3,000 vehicles per the 2021 NCDOT traffic count.

Proposed Improvements: Subject to NCDOT Driveway permit

Projected Traffic Generation: Undetermined

Environmental Assessment

Topography: Nearly flat and 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. A portion of 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: Southern Area Plan (2016)

Plan Recommendation: Light Industrial (LI)

Consistency: The proposed rezoning is conditionally consistent with the Southern Area Plan.

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

Recommendation

Staff Recommendation: Staff recommends approval of the request.

The property is already the site of a self-storage facility. The amendment to allow 24-hour access would adaptively serve the surrounding area that may rely on the noted facility. The addition of a caretaker dwelling unit as an allowed accessory use would ensure customer and site safety if the amendment for 24-hour access is approved. Also, truck and utility rental and leasing is typically a complementary use for self-storage that aims to better meet the needs of customers.

Furthermore, the request is consistent to Policies 1.1.1 and 1.4.3 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 1.4.3 - Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.

Per the Southern Area Plan, the LI zoning district is conditionally consistent with the Area Plan designation of Light Industrial.

Area Plan Amendment Recommendation:

The proposed conditional rezoning is conditionally consistent with the Southern Area Plan recommendation of Light Industrial; therefore, if the request is approved, no plan amendment would be required.

DRAFT

TABLE OF PERMITTED USES FOR LI ZONING DISTRICT

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Section Article 9 - Environmental Regulations
 P = Use by Right D = Individual Development Standards Apply - See Article 5 S = Individual Development Standards per Article 5
 Apply & Special Use Permit Required

**Strikethrough text= Uses proposed by the Applicant to be excluded
 under Conditional Zoning Case CZ 23-06-PLBD-00052**

Use Category	Use Type	WCA Prohibited Use	LI	
Agriculture/Animal Services	Animal Services (Livestock)		P	
	Animal Services (Other)		P	
	Horticultural Specialties		P	
Household Living	Caretaker Dwelling (Accessory)		D	
Group Living/Social Service	Homeless Shelter		D	
Recreation and Entertainment (Light)	Athletic Fields		P	
	Batting Cages		D	
	Country Club with Golf Course		D	
	Golf Course		D	
	Paintball Field		D	
	Public Park (including Public Recreation Facility)		D	
	Swim and Tennis Club		D	
	Amusement or water Parks, Fairgrounds		D	
Recreation and Entertainment (Heavy)	Auditorium, Coliseum or Stadium		P	
	Go-cart Racing		P	
	Physical Fitness Center		P	
	Shooting Range Indoor		D	
Civic, Educational, and Institutional	Place of Worship		P	
	Vocational, Business or Secretarial School		P	
	Daycare Centers in Residence (In-Home) (12 or Less)		D	
	Daycare Center (Not In-Home)		D	
	Emergency Services		P	
	Fraternity or Sorority (University or College Related)		P	
	Government Office		P	
	Post Office		P	
	Office (General)		P	
	Medical or Professional Office		P	
Business, Professional, and Personal Services	Personal Service		P	
	Advertising, Outdoor Services		P	
	Bank or Finance without Drive-through		P	
	Bank or Finance with Drive-through		P	
	Boat Repair	X	P	
	Building Maintenance Services		P	
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X	P	
	Insurance Agency (Carriers and On-Site Claims Inspections)		P	
	Kennels or Pet Grooming		P	
	Landscape and Horticultural Services	X	P	
	Motion Picture Production		P	
	Pest or Termite Control Services	X	P	
	Research, Development or Testing Services		P	
	Studios Artists and Recording		P	
	Automobile Rental or Leasing	X	P	
	Automobile Repair Services	X	P	
	Car Wash	X	P	
	Building Supply Sales (with Storage Yard)		P	
	Convenience Store (with Gasoline Pumps)	X	P	
	Equipment Rental and Repair, Light		P	
	Fuel Oil Sales	X	P	
	Garden Center or Retail Nursery		P	
	Manufactured Home Sales		P	
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)		P	
	Service Station, Gasoline	X	P	
	Fire Sales		P	
	Retail Trade	Bar Private Club/ Tavern		P
		Restaurant (Without Drive thru)		P
Food Service	Restaurant (Without Drive thru)		P	
Funeral and Internment Services	Cemetery or Mausoleum		D	
	Wholesale Trade Heavy		S	
	Wholesale Trade Light		P	
	Automobile Parking (Commercial)		P	
	Automotive Towing and Storage Services	X	D	
	Equipment Rental and Leasing (No Outside Storage)		P	

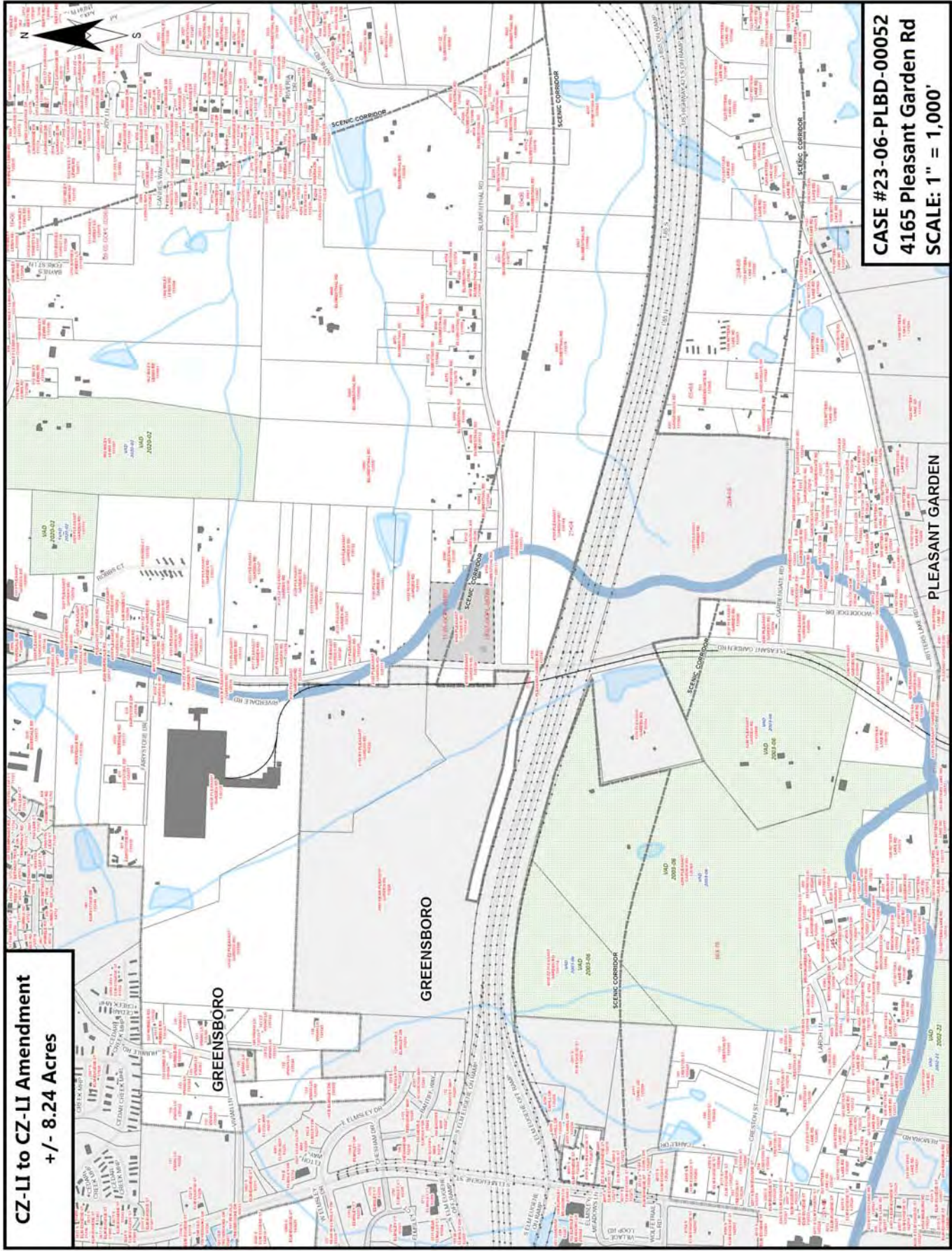
TABLE OF PERMITTED USES FOR LI ZONING DISTRICT

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Section Article 9 - Environmental Regulations
 P = Use by Right D = Individual Development Standards Apply - See Article 5 S = Individual Development Standards per Article 5 Apply & Special Use Permit Required

Strikethrough text= Uses proposed by the Applicant to be excluded under Conditional Zoning Case CZ 23-06-PLBD-00052

Use Category	Use Type	WCA Prohibited Use	LI
Transportation, Warehousing, and Who	Equipment Rental and Leasing (with Outside Storage)		P
	Equipment Repair, Light		P
	Truck Stop	X	P
	Truck and Utility Rental and Leasing, Light	X	P
	Truck Tractor and Semi-Rental and Leasing, Heavy	X	P
	Beneficial Fill Area		D
	Bus Terminal and Service Facilities	X	P
	Courier Service, Central Facility		P
	Courier Service Substation		P
	Heliport	X	S
	Moving and Storage Service		P
	Railroad Terminal or Yard	X	P
	Trucking or Freight Terminal		P
	Taxi Terminal		P
Utilities and Communication	Wireless Communication Tower – Stealth Camouflage Design		D
	Wireless Communication Tower – Non-Stealth Design		D
	Communication or Broadcasting Facility		P
	Small Cell Wireless Tower		S
	Radio or TV Station		P
	Utilities, Major		S
	Utilities, Minor		P
	Solar Collectors Principal		S
	Utility Company Office		P
	Utility Equipment and Storage Yards		P
	Construction or Demolition Debris Landfill, Minor		D
Waste-Related Uses	Land Clearing & Inert Debris Landfill, Minor		D
	Recycling Facilities, Outdoors		P
	Septic Tank Services	X	P
	Warehouse (General Storage, Enclosed)		P
	Warehouse (Self-Storage)		P
	Laundry or Dry-Cleaning Plant	X	P
	Laundry or Dry-Cleaning Substation	X	P
Manufacturing	Welding Shops	X	P
	Manufacturing Light		P
Special Events	Temporary Events/Uses		D

**CZ-II to CZ-LI Amendment
+/- 8.24 Acres**

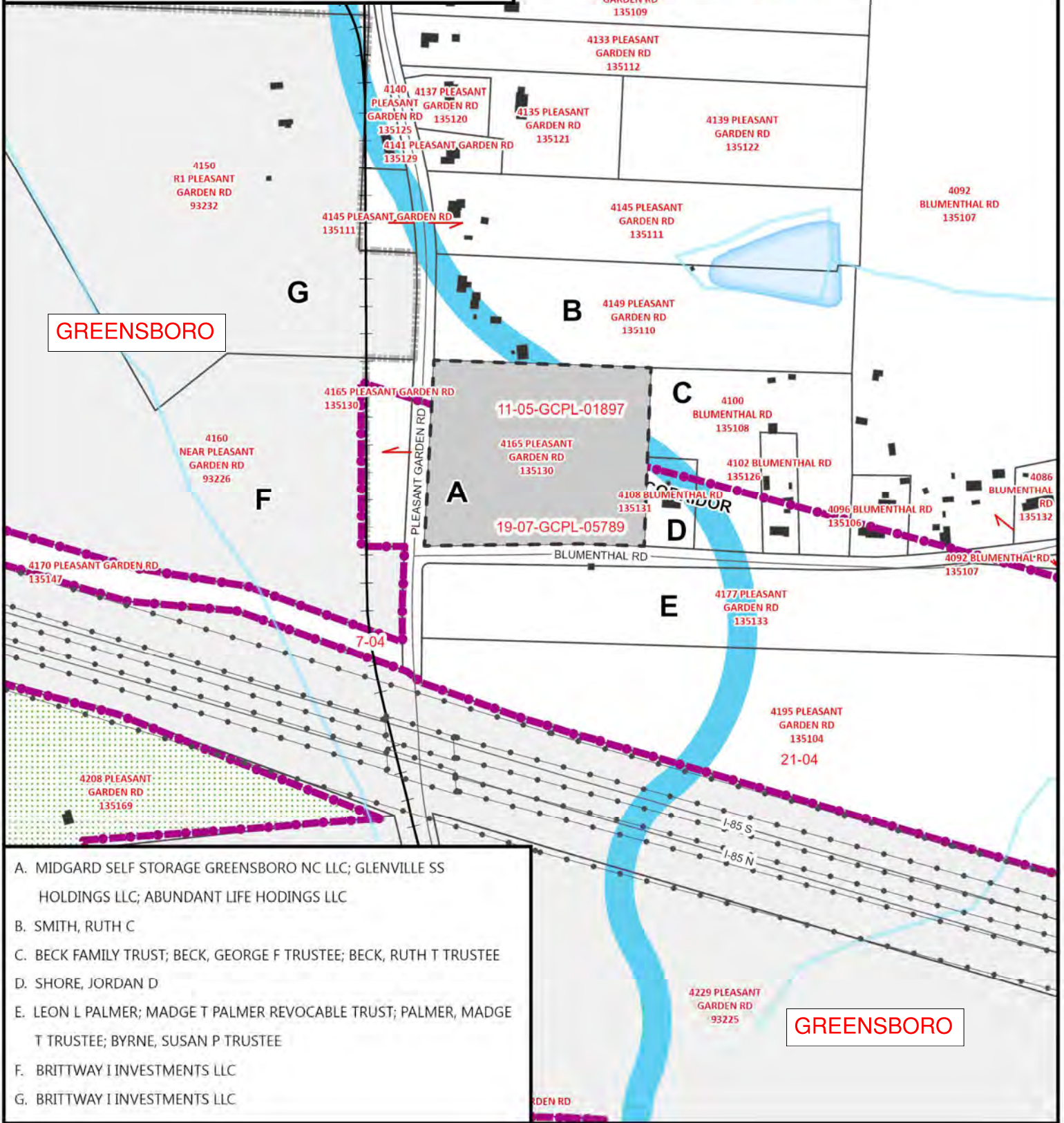


**CASE #23-06-PLBD-00052
4165 Pleasant Garden Rd
SCALE: 1" = 1,000'**



PLEASANT GARDEN

CZ-LI to CZ-LI Amendment +/- 8.24 Acres

902 WILEY LEWIS RD
131097
VAD
2020-02



- A. MIDGARD SELF STORAGE GREENSBORO NC LLC; GLENVILLE SS HOLDINGS LLC; ABUNDANT LIFE HODINGS LLC
- B. SMITH, RUTH C
- C. BECK FAMILY TRUST; BECK, GEORGE F TRUSTEE; BECK, RUTH T TRUSTEE
- D. SHORE, JORDAN D
- E. LEON L PALMER; MADGE T PALMER REVOCABLE TRUST; PALMER, MADGE T TRUSTEE; BYRNE, SUSAN P TRUSTEE
- F. BRITTWAY I INVESTMENTS LLC
- G. BRITTWAY I INVESTMENTS LLC

 <p>Planning & Development Department</p>	<p>Jurisdiction: GUILFORD COUNTY</p>	<p>Case Number: 23-06-PLBD-00052</p>	<p>Case Area: Portion of Parcel - 135130 4165 Pleasant Garden Rd</p>	 <p>Scale: 1" = 400'</p>
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Planning & Development
Department

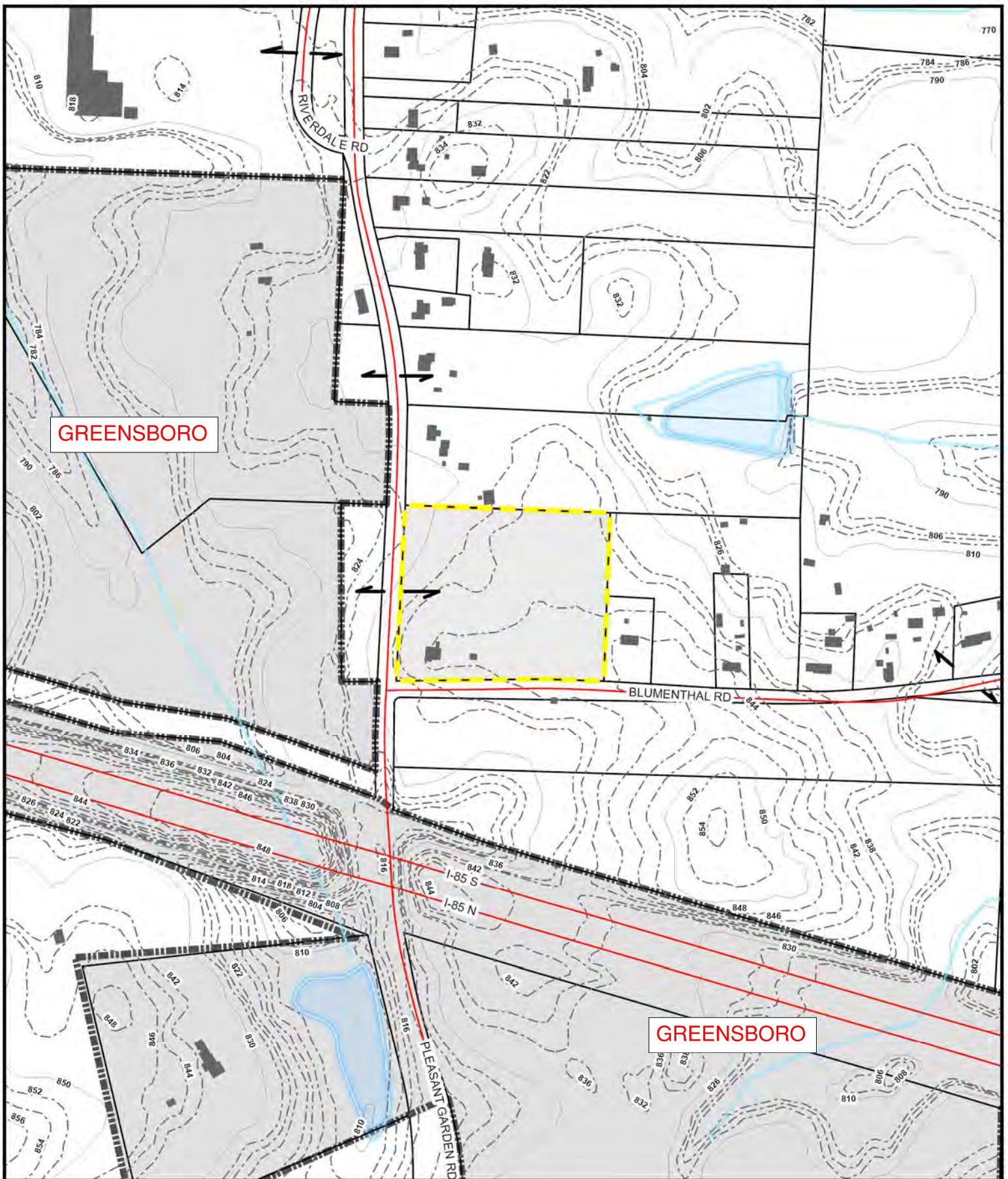
Jurisdiction:
GUILFORD COUNTY

Case Number:
23-06-PLBD-00052

Case Area:
Portion of Parcel - 135130
4165 Pleasant Garden Rd



Scale: 1" = 400'



GREENSBORO

GREENSBORO



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
23-05-PLBD-00052

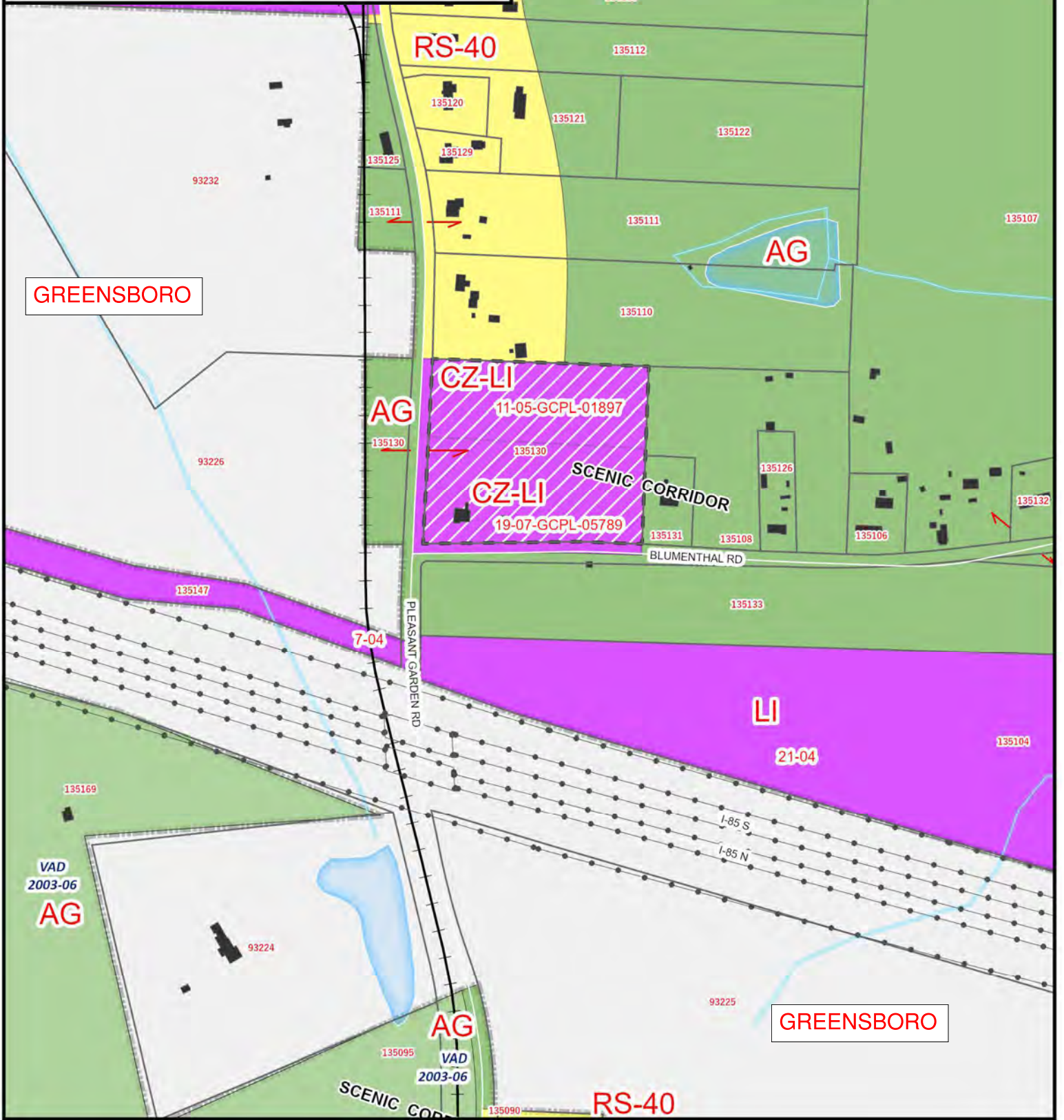
Case Area:
Portion of Parcel - 135130
4165 Pleasant Garden Rd



Scale: 1" = 400'

CZ-LI to CZ-LI Amendment +/- 8.24 Acres

VAD 131097
2020-02



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
23-06-PLBD-00052

Case Area:
Portion of Parcel - 135130
4165 Pleasant Garden Rd



Scale: 1" = 400'

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CONDITIONAL REZONING CASE #23-06-PLBD-00052: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL, CASE #11-05-GCPL-01897 AND #19-07-GCPL-05789 TO CZ-LI AMENDED: 4165 PLEASANT GARDEN 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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CONDITIONAL REZONING CASE #23-06-PLBD-00052: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL, CASE #11-05-GCPL-01897 AND #19-07-GCPL-05789 TO CZ-LI AMENDED: 4165 PLEASANT GARDEN 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 #135130 from CZ-LI to CZ-LI Amended because:

1. The amendment **is** consistent with applicable plans because:

[Describe elements of controlling land use plans and how the amendment is consistent.]

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

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

CONDITIONAL REZONING CASE #23-06-PLBD-00052: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL, CASE #11-05-GCPL-01897 AND #19-07-GCPL-05789 TO CZ-LI AMENDED: 4165 PLEASANT GARDEN 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 #135130 from CZ-LI to CZ-LI Amended because:

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

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

CONDITIONAL REZONING CASE #23-06-PLBD-00052: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL, CASE #11-05-GCPL-01897 AND #19-07-GCPL-05789 TO CZ-LI AMENDED: 4165 PLEASANT GARDEN 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 #135130 from CZ-LI to CZ-LI Amended because:

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

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

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

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

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

CONDITIONAL REZONING CASE #23-06-PLBD-00052: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL, CASE #11-05-GCPL-01897 AND #19-07-GCPL-05789 TO CZ-LI AMENDED: 4165 PLEASANT GARDEN 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 #135130 from CZ-LI to CZ-LI Amended because:

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

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

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Rezoning
Application**

Date Submitted: 7/7/2023 Fee \$500.00 Receipt # 7960-2023 Case Number 23-07-PLBD-0005p

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the AG zoning district to the CZ-HI zoning district. Said property is located at 715 S Chimney Rock Rd. in Friendship Township; Being a total of: 6.1 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>154712</u>	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

- 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: (Required)

- 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 may be included 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. At least one (1) 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) Automobile Parking (commercial)
- 2) Truck STOP
- 3) Trucking or Freight Terminal.
- 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) Plan on ~~re~~ placing a "Type A" Buffer on Eastern of Property, adjacent to residential Area.
- 2) Minimum of 15 feet street planting yard along S Chimney Rock Rd.
- 3)
- 4)

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

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

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

Respectfully Submitted,

Property Owner Signature

Khalid Ahmedbasher

Name

4700 Tower Rd, Greensboro, NC 27410

Mailing Address

Guilford Co, NC 27410

City, State and Zip Code

(336) 210-5624

Phone Number

INQKhalid@hotmail.com

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Cliffon A. Adams

Name

11005 Palladium Dr

Mailing Address

Greensboro, NC 27410

City, State and Zip Code

(336) 895-3222

Phone Number

cliffon.adams@yale.edu

Email Address

Additional sheets for conditions and signatures are available upon request.

CONDITIONAL REZONING CASE #23-06-PLBD-00056: 715 S CHIMNEY ROCK RD; AG, AGRICULTURAL TO CZ-LI CONDITIONAL ZONING-LIGHT INDUSTRIAL

Property Information

Located at 715 S. Chimney Rock Road (Guilford County Tax Parcel #154712 in Friendship Township), the subject parcel is approximately 1,246 feet east of the intersection of Federal Drive, bordering the city limits of High Point and Greensboro, and comprises approximately 6.24 acres.

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

Nature of the Request

This proposed request is to conditionally rezone property from AG to CZ-LI with the following conditions:

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) Automobile Parking (Commercial); (2) Truck Stop; (3) Trucking or Freight Terminal.

Development Conditions-Development of the property shall be in accordance with the following standards and requirements in addition to those specified in the UDO: (1) A minimum 50-foot Type A Buffer shall be required along the eastern property line adjacent to the residential subdivision(s); and (2) Minimum street planting yard of 15 feet along Chimney Rock Road.

District Descriptions

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

The CZ, Conditional Zoning District is established as a companion district for every district established in Section 4.2. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process apply.

Character of the Area

The subject parcel is in an area with a divergent mix of uses. The adjacent parcels on the south side of Chimney Rock Road are single-family residential or agricultural lands. The residential subdivision to the east is in the City of Greensboro and is zoned R-3, Single-family Residential. However, it contains both single-family dwellings and manufactured homes as well as several undeveloped parcels. Additionally, a Duke Energy electric substation is on an adjacent property in the Plantation East subdivision. Parcels on the north side of Chimney Rock Road include a second Duke Energy transfer station and undeveloped parcels owned by Colonial Pipeline. Property south of the subject parcel is in the City of High Point and has developed industrially under a CZ-LI (formerly CU-LI) zoning district.

Existing Land Use(s) on the Property: Single-family detached dwelling with utility lines running along the western boundary from Chimney Rock Road and then diagonally to the utility station in Plantation Farms Subdivision.

Surrounding Uses:

North: Vacant land owned by Colonial Pipeline and Duke Energy substation. Zoned BP (Business Park) or HI (Heavy Industrial) by the City of Greensboro

South/Southwest: Single-family dwelling zoned RS-40 by Guilford County. Publicly-owned (City of High Point) property, zoned CZ-LI (formerly CU-LI) by the City of High Point

East: Plantation Farm residential subdivision and utility substation. Zoned R-3 (Residential, Single-family) by the City of Greensboro

West: Single-family, vacant, open land (Tax Parcel 154717)

Historic Properties: There are no inventoried historic resources 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 from industrial use.

Emergency Response:

Fire Protection District: Deep River FPSD

Miles from Fire Station: Served by High Point FPD; Approximately 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: Chimney Rock Road is classified as a Minor Thoroughfare with an Average Annual Daily Traffic (AADT) of 4500 vehicles per the 2019 NCDOT traffic count near the Gallimore Dairy Road intersection.

Proposed Improvements: None proposed. Subject to NCDOT driveway permit.

Projected Traffic Generation: Undetermined

Environmental Assessment

Topography: Nearly flat and gently sloping.

Regulated Floodplain/Wetlands:

There is regulated floodplain on the south-eastern portion of the lot. There are no mapped wetlands on the property.

Streams and Watershed:

The property is located in the High Point (WS-IV) Water Supply Watershed in the General Watershed Area. There is a mapped stream on the south-eastern side of the property, this stream is protected by the Randleman lake riparian buffer rules.

Land Use Analysis

Land Use Plan: Airport Area Plan

Plan Recommendation: Non-Residential

Consistency:

The LI zoning district is consistent with the Airport Area Plan recommendation of Non-Residential. The primary uses allowed in the LI district are non-residential which include the light manufacturing, transportation, and warehousing use categories. Given the proximity of the site to both Greensboro and High Point City Limits, the Comprehensive Plan Future Land Use Element-Objective 1.4 states that the County will "...Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring jurisdictions...".

Recommendation

Staff Recommendation: Staff recommends approval.

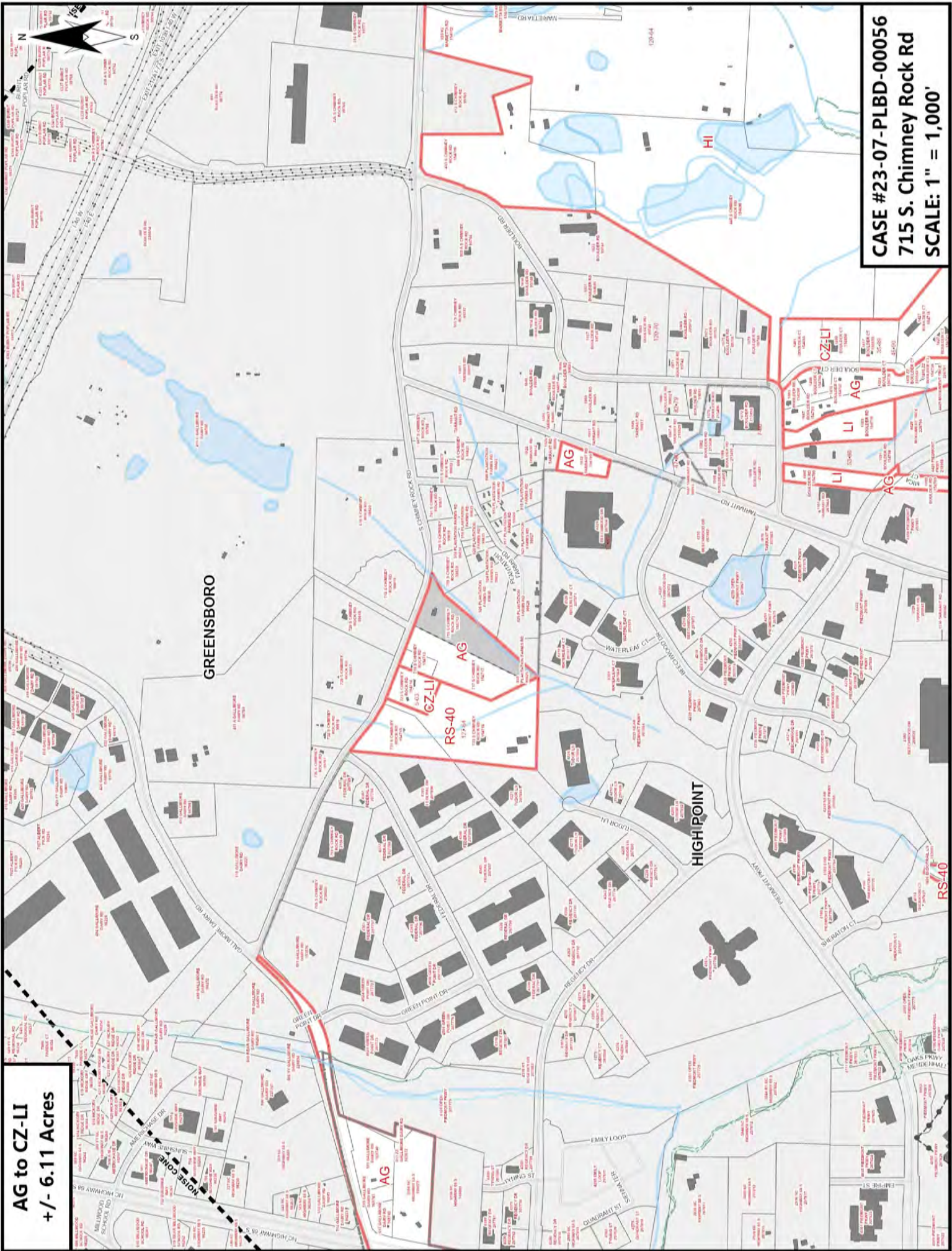
The rezoning request is reasonable and in the public interest because it is consistent with the Airport Area Plan recommendation of Non-Residential. The UDO, coupled with the proposed development conditions, provides additional buffering along the eastern property line adjacent

to the residential subdivision(s) and along S. Chimney Rock Road. The proposed use and development conditions support the Future Land Use Element-Objective 1.4 which states that the County will "...Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring jurisdictions...".

Area Plan Amendment Recommendation:

The proposed rezoning is consistent with the Airport Area Plan recommendation of Non-Residential; therefore, if the request is approved, a plan amendment will not be required.

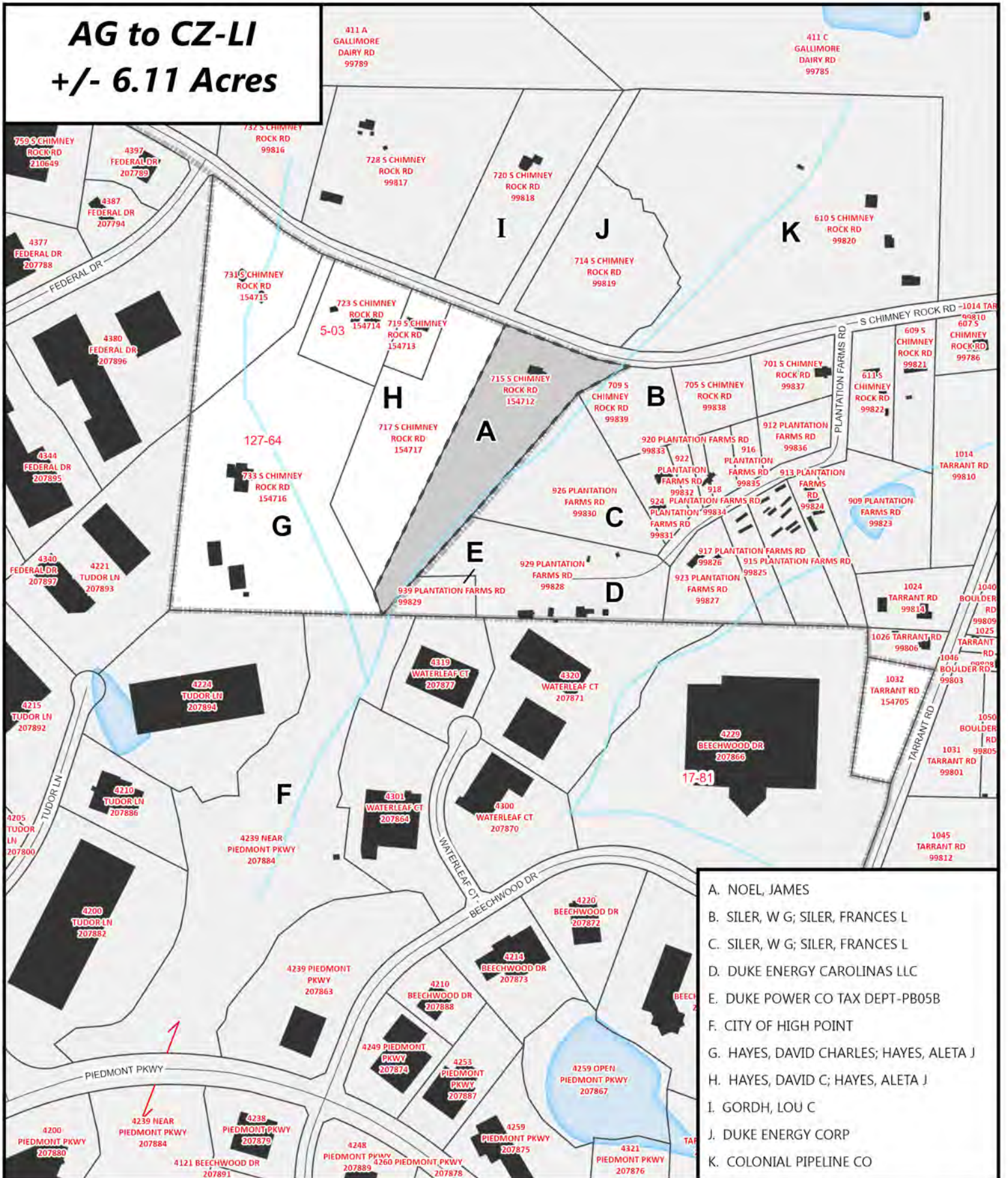
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CASE #23-07-PLBD-00056
715 S. Chimney Rock Rd
SCALE: 1" = 1,000'

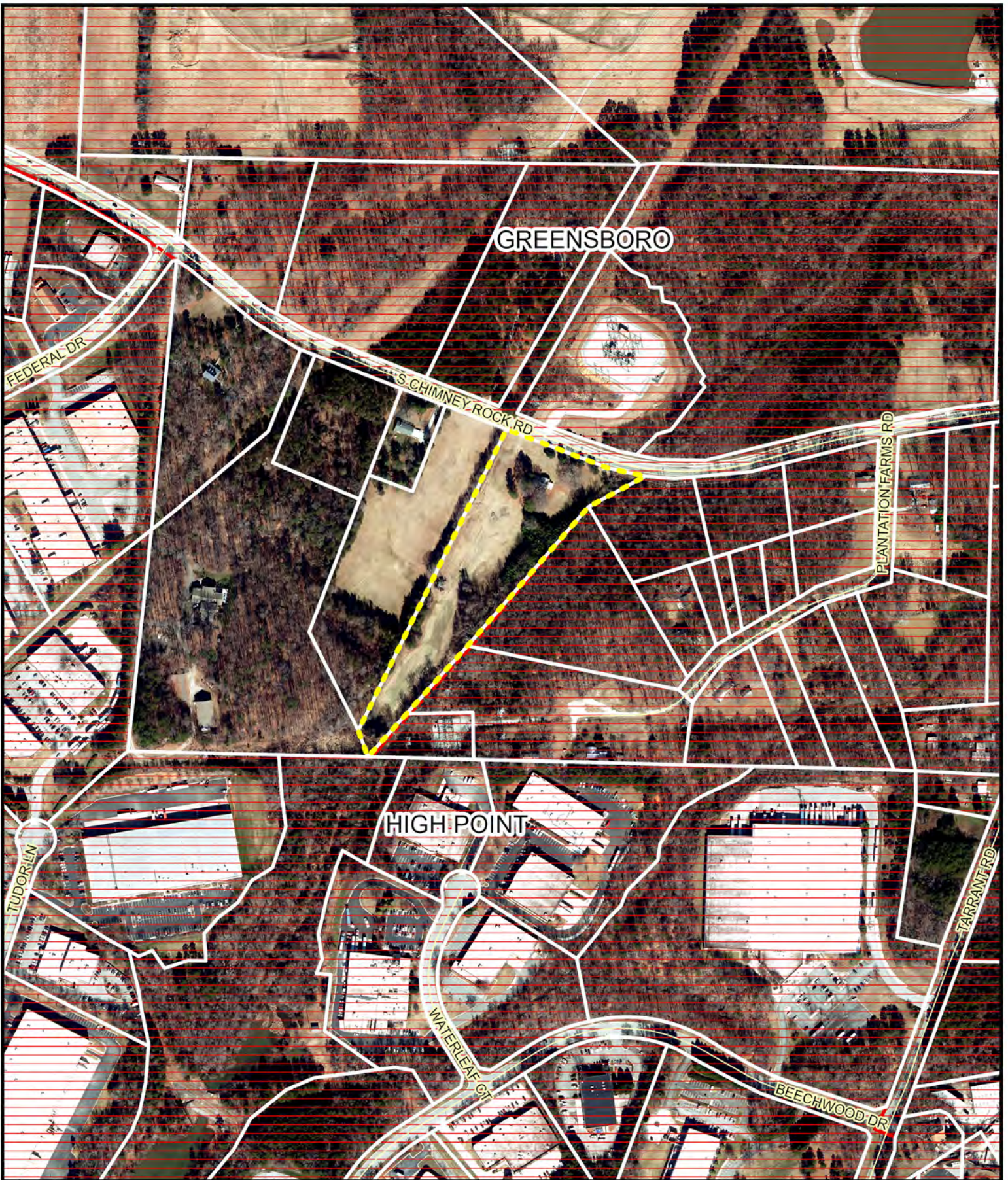
AG to CZ-LI
+/- 6.11 Acres

AG to CZ-LI +/- 6.11 Acres



- A. NOEL, JAMES
- B. SILER, W G; SILER, FRANCES L
- C. SILER, W G; SILER, FRANCES L
- D. DUKE ENERGY CAROLINAS LLC
- E. DUKE POWER CO TAX DEPT-PB05B
- F. CITY OF HIGH POINT
- G. HAYES, DAVID CHARLES; HAYES, ALETA J
- H. HAYES, DAVID C; HAYES, ALETA J
- I. GORDH, LOU C
- J. DUKE ENERGY CORP
- K. COLONIAL PIPELINE CO

 Planning & Development Department	Jurisdiction: GUILFORD COUNTY	Case Number: 23-07-PLBD-00056	Case Area: Parcel - 154712 715 S Chimney Rock Rd
			 Scale: 1" = 450'



Planning & Development
Department

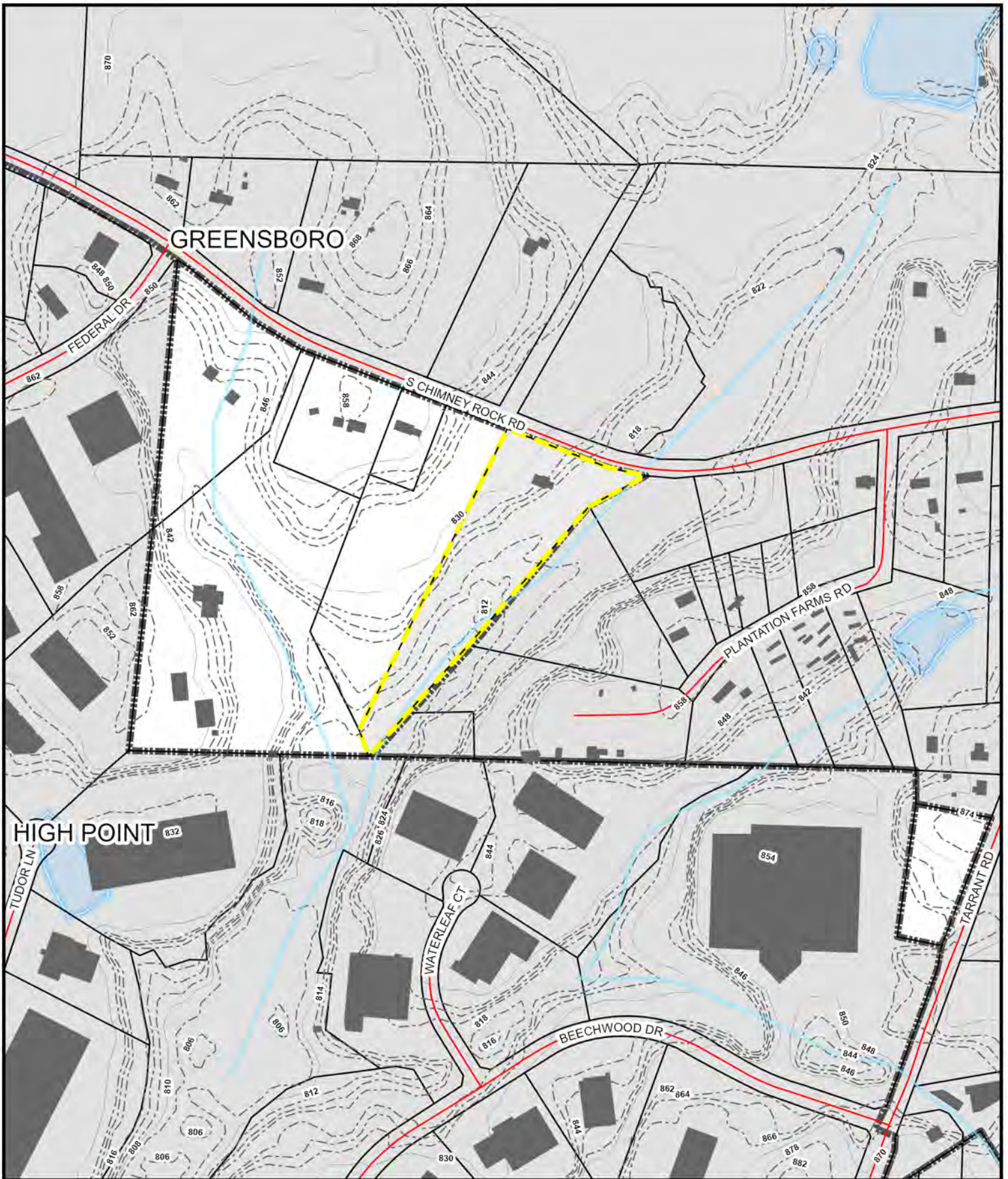
Jurisdiction:
GUILFORD COUNTY

Case Number:
23-07-PLBD-00056

Case Area:
Parcel - 154712
715 S Chimney Rock Rd



Scale: 1" = 400'



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

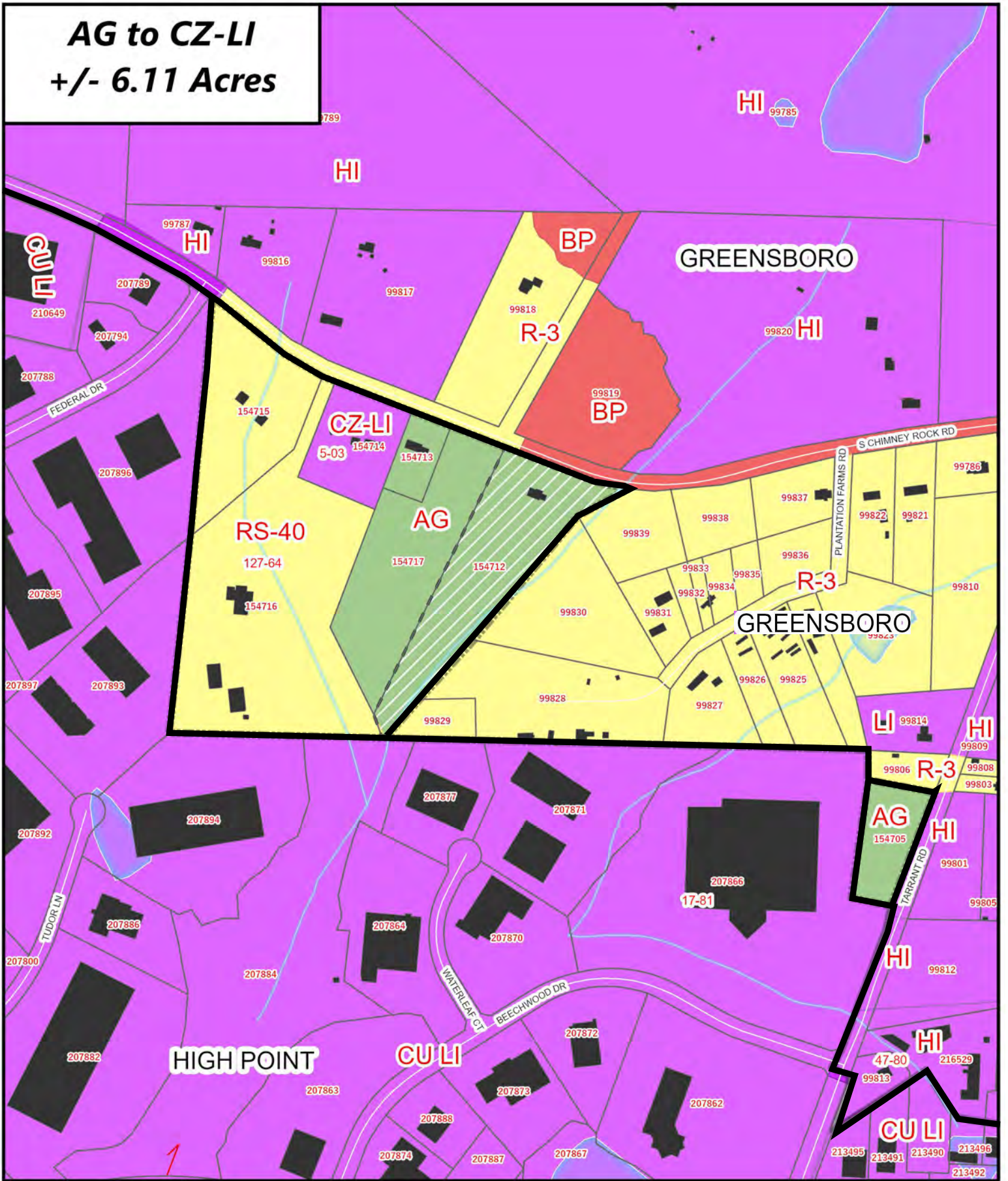
Case Number:
23-07-PLBD-00056

Case Area:
Parcel - 154712
715 S Chimney Rock Rd



Scale: 1" = 400'

**AG to CZ-LI
+/- 6.11 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
23-07-PLBD-00056

Case Area:
Parcel - 154712
715 S Chimney Rock Rd



Scale: 1" = 450'

**CONDITIONAL REZONING CASE #23-06-PLBD-00056: 715 S CHIMNEY ROCK RD; AG,
AGRICULTURAL TO CZ-LI CONDITIONAL ZONING-LIGHT INDUSTRIAL**

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

DECISION MATRIX

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

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CONDITIONAL REZONING CASE #23-06-PLBD-00056: 715 S CHIMNEY ROCK RD; AG, AGRICULTURAL TO CZ-LI CONDITIONAL ZONING-LIGHT INDUSTRIAL

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

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

I move to **Approve** this zoning amendment located on Guilford County Tax Parcel #154712 from **AG** to **CZ-LI** because:

1. The amendment **is** consistent with applicable plans because:

[Describe elements of controlling land use plans and how the amendment is consistent.]

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

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

CONDITIONAL REZONING CASE #23-06-PLBD-00056: 715 S CHIMNEY ROCK RD; AG, AGRICULTURAL TO CZ-LI CONDITIONAL ZONING-LIGHT INDUSTRIAL

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

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

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #154712 from **AG** to **CZ-LI** because:

1. The amendment **is not** consistent with applicable plans because:

[Describe elements of controlling land use plans and how the amendment is not consistent.]

2. The amendment **is not** reasonable and in the public interest because:

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

CONDITIONAL REZONING CASE #23-06-PLBD-00056: 715 S CHIMNEY ROCK RD; AG, AGRICULTURAL TO CZ-LI CONDITIONAL ZONING-LIGHT INDUSTRIAL

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

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

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #154712 from **AG** to **CZ-LI** because:

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

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

(Insert Color Paper)

ROAD NAMING CASE #23-07-PLBD-00058: TO NAME THREE UNNAMED ROADWAY SEGMENTS OF THE JAMESTOWN BYPASS LOCATED WITHIN UNINCORPORATED GUILFORD COUNTY AS “JAMESTOWN PARKWAY” TO CREATE A CONTINUOUS AND CONSISTENT ROAD NAME

Description and Purpose

The Jamestown bypass, a project by the N.C. Department of Transportation (NCDOT), is a new four-lane median-divided roadway constructed on a new alignment connecting I-74 and I-73. The purpose of the bypass is to enhance connectivity and reduce congestion between High Point and Greensboro. It opened to traffic in December of 2023.

Three roadway segments (see attached map) of Jamestown bypass were constructed within unincorporated Guilford County generally between Vickrey Chapel Road (SR 4228) and the eastern city limits of High Point and remain unnamed. These three roadway segments are recommended to be named “Jamestown Parkway” for ongoing continuity and consistency of road name which will facilitate addressing and public wayfinding.

Background Information

State legislation (SL) 1979-283 HB686 (Attachment A), allows the Guilford County Board of Commissioners to delegate Road Naming authority to the Guilford County Planning Board.

A segment passing through High Point from its eastern city limits to I-74, and two short segments passing through Jamestown in the vicinity of Dillon Road (SR 1334) and Oakdale Road (SR 1352) were named “Jamestown Parkway” by those jurisdictions, with the official name taking effect on April 26, 2023 (Attachment B) and February 16, 2021 (Attachment C) respectively.

All owners of properties abutting the three unnamed segments of the bypass, based on County records, were notified by mail of this public hearing. Signs with information about the hearing were posted at strategic locations along the segments as indicated on the map accompanying this staff report, and a notice was advertised as required on the County website.

Staff Recommendation

Naming the three roadway segments of the new bypass constructed within unincorporated Guilford County’s jurisdiction as “Jamestown Parkway” to create a continuous and consistent road name will serve the public interest and maintain public safety by facilitating street addressing and public wayfinding.

The roadway naming is consistent with the **Guilford County Comprehensive Plan goals:**
GOAL #1: Support a functional countywide transportation network that is environmentally sound in design and promotes safety, efficiency, and choice for the residents and visitors of Guilford County.

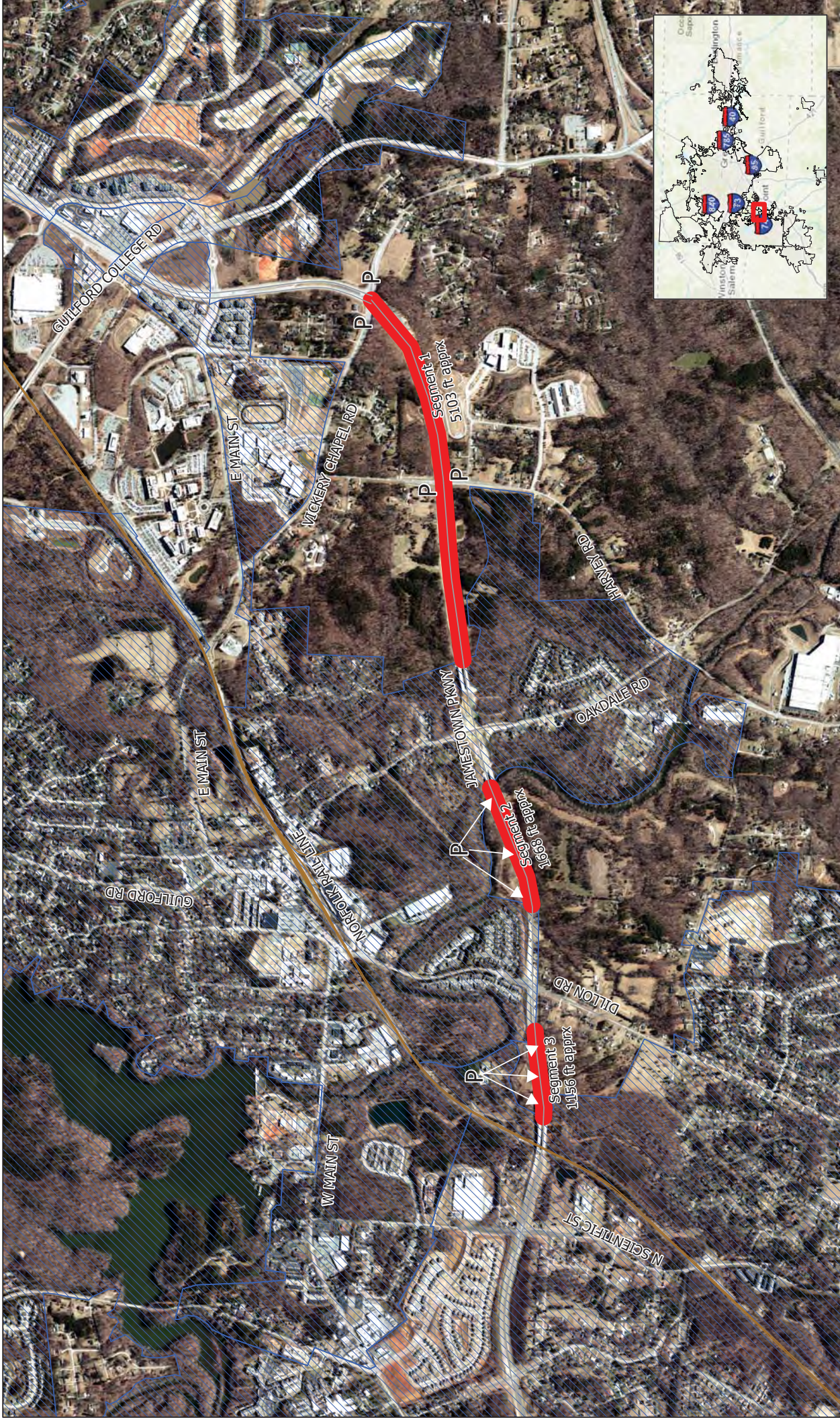
Objective 1.1: Seek to maximize the functionality and efficiency of current and future network components.

Objective 1.2: Identify and overcome system “gaps” that inhibit the provision of a seamless transportation network throughout Guilford County, and beyond.

Appeals per SL 1979-283 HB686: Any person affected by a decision of the Planning Board made pursuant to this act may, within 10 days, notify the planning department director of the desire to appeal to the Board of Commissioners of Guilford County. The planning department director shall arrange for the appealing party or parties to be heard at a regularly scheduled meeting of the Board of County Commissioners within 30 days after receiving notice of appeal to the Board.

Recommendation: Based on the information provided in this report, staff recommends approval of the roadway naming of the Jamestown bypass to “Jamestown Parkway”.

DRAFT

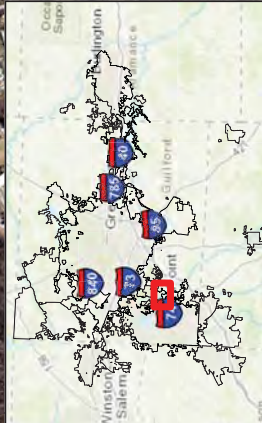
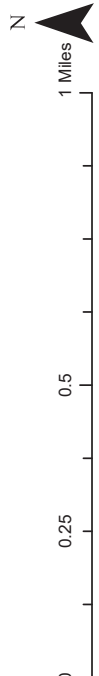


P = Posted Sign

Jamestown Parkway within Unincorporated Area

Legend

-  Jamestown Pkwy GC
-  Sections
-  City/Town Limits



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NORTH CAROLINA GENERAL ASSEMBLY
1979 SESSION

CHAPTER 283
HOUSE BILL 686

AN ACT TO ALLOW THE BOARD OF COMMISSIONERS OF GUILFORD COUNTY TO DELEGATE THEIR AUTHORITY FOR NAMING ROADS AND ASSIGNING HOUSE AND BUILDING NUMBERS IN UNINCORPORATED AREAS TO THE PLANNING BOARD OF GUILFORD COUNTY.

The General Assembly of North Carolina enacts:

Section 1. The Board of County Commissioners of Guilford County may by resolution delegate its statutory authority pursuant to G.S. 153A-240 for naming roads and assigning house and building numbers in the unincorporated areas of Guilford County to the Planning Board of Guilford County.

Sec. 2. The Planning Board of Guilford County, after delegation to it properly made by resolution of the Board of County Commissioners of Guilford County, may name or rename any public road within its legal jurisdiction of the unincorporated areas of Guilford County and may assign or reassign house and building numbers for use on such a road.

Sec. 3. In naming or renaming a public road, the planning board may not

- (1) change the name, if any, given to the road by the board of transportation, unless the board of transportation agrees;
- (2) change the number assigned to the road by the board of transportation, but may give the road a name in addition to its number; or
- (3) give the road a name that is deceptively similar to the name of any other public road in the vicinity.

Sec. 4. The planning board shall not name or rename a road or assign or reassign house and building numbers on a road until it has held a public hearing on the matter. At least 10 days before the day of the hearing, the planning board shall cause notice of the time, place, and subject matter of the hearing to be prominently posted in at least three places along the road involved.

Sec. 5. After naming or renaming a public road, or assigning or reassigning house and building numbers on a public road, the planning board shall cause notice of its action to be given to the local postmaster with jurisdiction over the road, to the board of transportation, and to any city within five miles of the road.

Sec. 6. The planning board shall also cause notice of its actions and of the right of any person affected by its actions to appeal to the Board of County

Commissioners of Guilford County to be prominently posted in at least three places along the road involved for 10 days.

Sec. 7. Any person affected by a decision of the planning board made pursuant to this act may, within 10 days, notify the planning department director of his desire to appeal to the Board of County Commissioners of Guilford County. The planning department director shall arrange for the appealing party or parties to be heard at a regularly scheduled meeting of the board of county commissioners within 30 days after receiving notice of appeal to the board.

Sec. 8. The Board of County Commissioners of Guilford County may by resolution revoke the delegation to the planning board pursuant to this act; however, such revocation shall not affect any action previously taken by the planning board pursuant to this act.

Sec. 9. This act is effective upon ratification.

In the General Assembly read three times and ratified, this the 3rd day of April, 1979.

STREET RENAMING CERTIFICATION
Street Naming Case 22-02 (SN-22-02)

RENAMING OF GREENSBORO ROAD

(western segment of this road between Five Points Place/Cleveland Avenue intersection and Hampton Drive)

AND

RENAMING OF RING STREET

(northern segment between Greensboro Road and Jamestown Parkway)

WHEREAS, Greensboro Road is a public street located entirely within the City of High Point, NC (herein after referred to as the “City”) corporate limits; and

WHEREAS, The North Carolina Department of Transportation (NCDOT) is in the final stages of construction of the Jamestown Parkway project (NCDOT Project U-24-12A). This NCDOT project will realign that portion of Greensboro Road, east of the I-74 corridor, to transition into the newly constructed Jamestown Parkway and will also be realigning adjacent roads that intersection with Greensboro Road; and

WHEREAS, To maintain an orderly street naming pattern, the Planning and Development Department has submitted this Street Name Change application to address naming conflicts that will occur once this project is complete.

WHEREAS, Table 2.2.3 of the City of High Point Development Ordinance authorizes the Planning and Zoning Commission to review and take final action on applications for street name changes and that Section 2.4.14 of the Development Ordinance sets out procedures for this process; and

WHEREAS, the City Street Name and Address Assignment Guidelines and Policies states, *“The purpose of these guidelines and policies is to provide for the orderly assignment of street addresses and for street name and/or address (number) changes. These policies have been developed to protect the safety of the general public by facilitating the finding of individual dwellings and businesses for the delivery of public and private goods and services. The Department of Planning and Development is the only agency with authority to assign or modify street addresses within the City. The Planning and Zoning Commission has decision making authority with regard to street name change”*; and

WHEREAS, the City notified property owners abutting this specific segment of Greensboro Road of the street renaming public hearing by first class mail that stated the date, time, and location of the public hearing; and that notice of the public hearing was published in the High Point Enterprise on March 13, 2022; and

WHEREAS, on March 22, 2022 and on April 26, 2022 a public hearing was held by the Planning and Zoning Commission of the City of High Point at 6:00pm in the City of High Point Municipal

Building at 211 S. Hamilton Street, NC to receive input from the public and abutting property owners on the proposed street name change.

THEREFORE, THIS CERTIFICATION SHALL SERVE AS DOCUMENTATION THAT ON April 26, 2022 THE CITY OF HIGH POINT, NORTH CAROLINA, PLANNING AND ZONING COMMISSION TOOK THE FOLLOWING ACTION:

SECTION 1. That the street name of the western portion of Greensboro Road (*segment between Five Points Place/Cleveland Avenue intersection and Hampton Drive*) and the northern segment of Ring Street (*between Greensboro Road and Jamestown Parkway*) is hereby changed as follows:

Part A: GREENSBORO ROAD (portion) TO E. LEXINGTON AVENUE

Rename that segment of **GREENSBORO ROAD** between the Five Points Place/Cleveland Avenue intersection and Deep River Road to **E. LEXINGTON AVENUE** (*See area highlighted in **Green** on the attached map*).

Part B: GREENSBORO ROAD (portion) TO JAMESTOWN PARKWAY

Rename that segment of Greensboro Road, between Deep River Road and Guilford County Tax Parcel 182052 (also known as 606 Greensboro Road, lying approximately 500 feet east of Enterprise Drive) to **JAMESTOWN PARKWAY** (*See area highlighted in **Blue** on the attached map*).

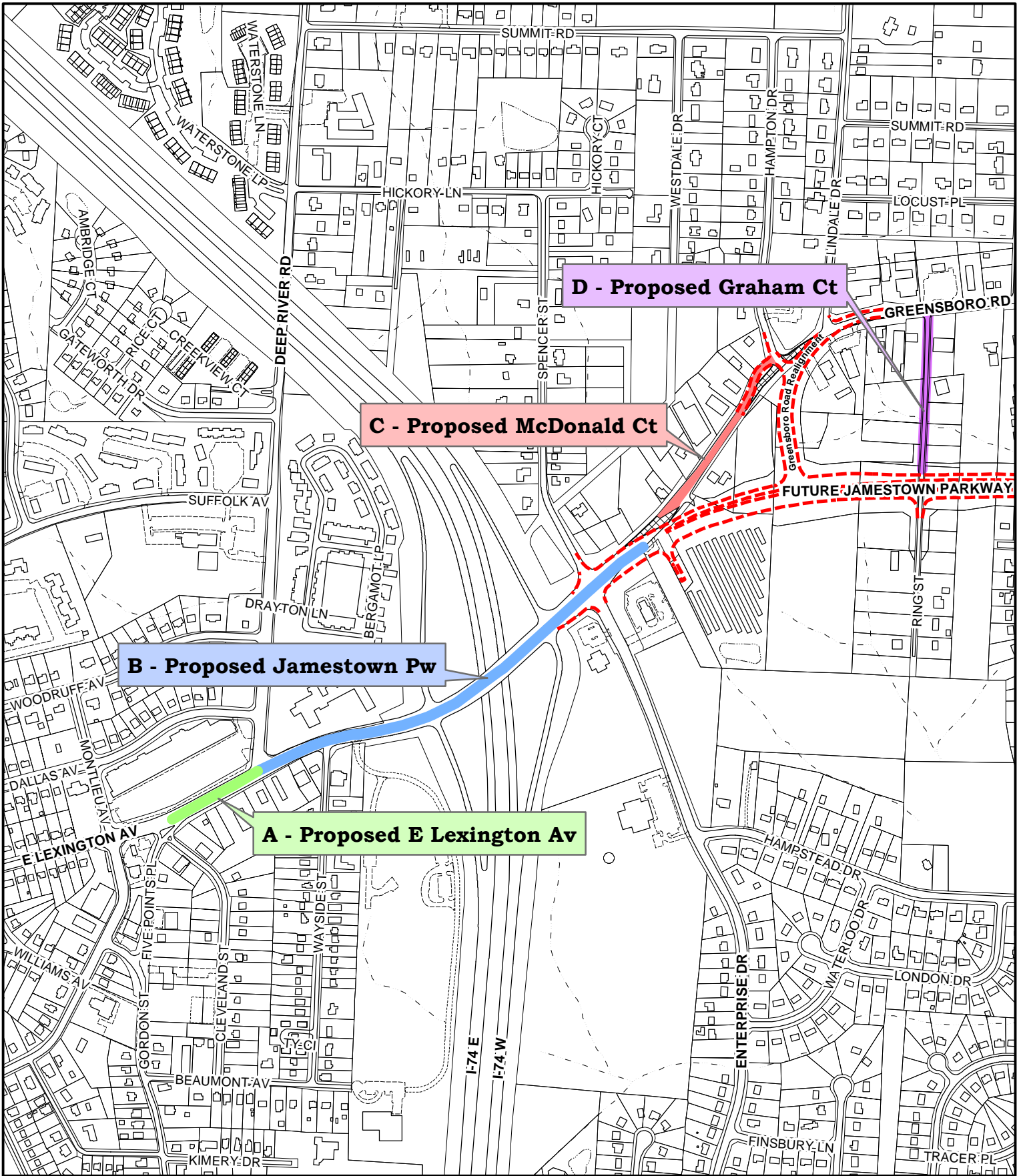
Part C: GREENSBORO ROAD (portion) TO McDONALD COURT

Rename that segment of Greensboro Road, between Hampton Drive and Guilford County Tax Parcel 184706 (also known as 609 Greensboro Road, lying approximately 850 feet west of Hampton Court), to **McDONALD COURT** (*See area highlighted in **Red** on the attached map*).

Part D: RING STREET TO GRAHAM COURT

Rename that segment of Ring Street between Greensboro Road and Jamestown Parkway to **GRAHAM COURT** (*See area highlighted in **Purple** on the attached map*).

SECTION 2. That the street name change shall become effective on **April 26, 2023**.



STREET NAME CHANGE: SN-22-02

- A - Greensboro Road to East Lexington Avenue
- B - Greensboro Road to Jamestown Parkway
- C - Greensboro Road to Hampton Court
- D - Ring Street to Graham Court

**Planning & Development
Department**

City of High Point



Scale: 1"=600'

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Settled 1752
JAMESTOWN
NORTH CAROLINA

RESOLUTION TO SUPPORT THE NAMING OF JAMESTOWN BYPASS

WHEREAS, The North Carolina Department of Transportation U-2412 A (Jamestown Bypass) roadway project is currently under construction; and

WHEREAS, The Town of Jamestown renamed a portion of High Point Road to Jamestown Parkway on October 21, 2014; and

WHEREAS, The Town Council of the Town of Jamestown is in favor of the continuation of the Jamestown Parkway name for the portion of the roadway beginning at Vickery Chapel Road proceeding westward to Interstate 74; and

WHEREAS, The section of the Jamestown Bypass currently under construction would directly connect to the existing Jamestown Parkway; and

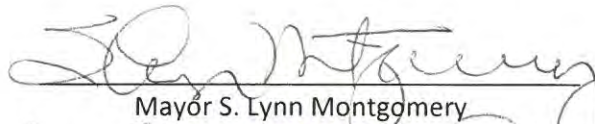
WHEREAS, This section of the roadway serves as a corridor through much of Jamestown’s jurisdiction and town limits; and

WHEREAS, The designation of Jamestown Parkway would identify for travelers that they are in the Town of Jamestown which would provide clarity for travelers, law enforcement, fire departments, and emergency responders.

NOW, THEREFORE, I, Lynn Montgomery, Mayor of the Town of Jamestown and the Town Council do hereby offer our formal support that the U-2412 A roadway project from Vickery Chapel Road proceeding westward to interstate 74 be named Jamestown Parkway.

BE IT FURTHER RESOLVED, That a copy of the adopted Resolution shall be spread upon the official minute book of the Town of Jamestown and will also be sent to the Guilford County Planning Department.

Adopted this the 16th day of February, 2021.



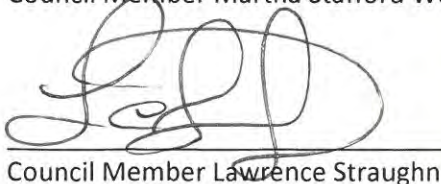
Mayor S. Lynn Montgomery



Council Member Martha Stafford Wolfe



Council Member Rebecca Mann Rayborn



Council Member Lawrence Straughn





Council Member John Capes

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**ORDINANCE NAMING SEGMENTS OF THE JAMESTOWN BYPASS WITHIN THE
UNINCORPORATED AREA OF GUILFORD COUNTY**

WHEREAS, the Jamestown bypass is a new roadway on a new alignment connecting I-74 and I-73 with the purpose of enhancing connectivity and reducing congestion between High Point and Greensboro;

WHEREAS, a portion of this completed roadway within the Town of Jamestown's jurisdiction and was officially named "Jamestown Parkway" on February 16, 2021;

WHEREAS, a portion of this completed roadway within the City of High Point's jurisdiction, was officially name "Jamestown Parkway" on April 26, 2023;

WHEREAS, there are three unnamed roadway segments of the bypass within unincorporated Guilford County located generally between Vickrey Chapel Road (SR4228) and the eastern city limits of High Point as indicated in accompanying map;

WHEREAS, pursuant to the provisions of SL 1979-283 HB686, the Guilford County Board of Commissioners may delegate Road Naming authority to the Guilford County Planning Board;

WHEREAS, the proposed road name does not pose any road name duplication issues;

WHEREAS, naming the bypass roadway segments within unincorporated Guilford County's jurisdiction "Jamestown Parkway" to create a continuous and consistent name will serve the public interest and maintain public safety by facilitating street addressing and public wayfinding;

WHEREAS, pursuant to the provisions of SL 1979-283 HB686, at least ten (10) days prior to conducting the public hearing to name said roadway, Guilford County caused notice of time, place, and subject matter of the hearing on this proposed road naming to be prominently posted on the official Guilford County website and at a minimum of three strategic locations along said roadway;

WHEREAS, pursuant to the provisions of SL 1979-283 HB686, if any person affected by a decision of the Planning Board made pursuant to this act should, within 10 days, notify the planning department director of the desire to appeal to the Board of Commissioners of Guilford County, the planning department director shall arrange for the appealing party or parties to be heard at a regularly scheduled meeting of the Board of County Commissioners within 30 days after receiving notice of appeal to the Board;

NOW, THEREFORE BE IT ORDAINED by the Guilford County Planning Board, after notice and conducting a public hearing as required by law, that the roadway segments 1, 2, and 3 of the Jamestown bypass located within unincorporated Guilford County as further identified on the accompanying map, are hereby named "Jamestown Parkway";

BE IT FURTHER ORDAINED that after naming "Jamestown Parkway", Guilford County shall cause notice of this action to be given to the local Postmaster with jurisdiction over said road, to the NC Board of Transportation, and to any municipality within five miles of said road as required by law; and

BE IT FURTHER ORDAINED that this ordinance shall become effective upon its adoption.

Adopted this 9th day of August 2023.

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