



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

September 13, 2023

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: August 9, 2023
- D. Rules and Procedures
- E. Continuance Requests
- F. Old 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 unincorporated areas within 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 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 on the **RECOMMENDATION ON THE GREENSBORO MPO 2023 THOROUGHFARE & COLLECTOR STREET PLAN** can be viewed by scrolling to the September 13, 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 Map and a list and

reference map of proposed 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 northeast 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 24 hours 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 September 13, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

G. New Business

Legislative Hearing Item(s)

CONDITIONAL REZONING CASE #23-07-PLBD-00059: LB, LIMITED BUSINESS TO CZ-GB, CONDITIONALLY ZONING-GENERAL BUSINESS: 5101 YANCEYVILLE ROAD

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

This is a request to conditionally rezone the property from LB, Limited Business to CZ-GB, Conditional Zoning-General Business with the following condition:

Use Condition: (1) Uses of the property shall be limited to: a) Club or Lodge; b) Physical Fitness Center; c) Vocational, Business or Secretarial School; d) Daycare Center (Not In-Home); e) Emergency Services; f) Government Office; g) Office (General); h) Medical or Professional Office; i) Personal Service; j) Bank or Finance without Drive-through; k) Bank or Finance with Drive-through; l) Building Maintenance Services; m) Insurance Agency (Carriers and On-Site Claims Inspections); n) Laundromat or Dry Cleaner; o) Motion Picture Production; p) Pest or Termite Control Services; q) Studios-Artists and Recording; r) Retail (General); s) Convenience Store (With Gasoline Pumps); t) Equipment Rental and Repair, Light; u) Garden Center or Retail Nursery; v) Pawnshop or Used Merchandise Store; w) Bakery; x) Restaurant (With Drive-thru); y) Restaurant (Without Drive-thru); z) Equipment Rental and Leasing (No Outside Storage); aa) Equipment Repair, Light; bb) Communication or Broadcasting Facility; cc) Utility Company Office.

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

Information for **REZONING CASE #23-07-PLBD-00059** can be viewed by scrolling to the September 13, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

Evidentiary Hearing Item(s)

None

H. Other Business

Comprehensive Plan Update

I. Adjourn

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.

(Insert Color Paper)

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

August 9, 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; Sam Stalder; Rev. Gregory Drumwright; and Jason Little

The following Board members were absent for this meeting.

Ryan Alston and Cara Buchanan

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

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

B. Agenda Amendments

Mr. Bell requested that the Greensboro Metropolitan Planning Organization (MPO) 2023 Thoroughfare & Collector Street Plan listed under Item G on the agenda be rescheduled and addressed at the next regular meeting. Mr. Bell indicated that he will ask the MPO to provide staff and the Planning Board the same complete listing of all road classification changes since the last Thoroughfare & Collector Street Plan that were presented to the MPO Technical Advisory Committee (TAC) for a vote for the 2023 Thoroughfare & Collector Street Plan. There is no problem with the updated map, we just would like to get a more comprehensive list of the changes since the 2006 Thoroughfare & Collector Street Plan . Mr. Bell also asked that Case #23-06-PLBD-00052 at 4165 Pleasant Garden Road be postponed and rescheduled to the September meeting.

Mr. Craft moved to approve agenda amendments, as stated by staff, seconded by Dr. Bui. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

C. Approval of Minutes: July 12, 2023

Rev. Drumwright moved to approve the minutes of the July 12, 2023, meeting, as submitted by staff with a minor adjustment from Chair Donnelly to change the reference in the last paragraph from "Board" to "Steering Committee", seconded by Mr. Craft. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

D. Rules of Procedure

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

E. Continuance Requests

None

F. Old Business

Non-Legislative Hearing Item(s)

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

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.

Chair Donnelly indicated that a request to withdraw (included in the packet) this case has been submitted. Mr. Bell indicated that staff anticipates a different rezoning request for this same property to be submitted.

Mr. Craft moved to approve withdrawal of the above-stated case, seconded by Mr. Gullick. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

G. New Business**Non-Legislative Hearing Items(s)****RECOMMENDATION ON THE GREENSBORO METROPOLITAN PLANNING ORGANIZATION (MPO) 2023 THOROUGHFARE & COLLECTOR STREET PLAN (CONTINUED – See Agenda Amendments)**

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.

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 (CONTINUED-See Agenda Amendments)**

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:

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

Oliver Bass made the Board aware of two changes made to the application since the Planning Board received its packet. The first amendment is to revise development condition #1 to read: "A minimum 50-foot Type A Buffer shall be required along the eastern property line adjacent to the residential subdivision(s)." to make the condition more definitive. The second amendment to the application was to have the signatures of the property owner and the Owner/Representative/Applicant Signature (in this case, the buyer being Bright Valley Transport, LLC and its authorized representative) in the appropriate signature blocks. No other revisions to the application were made at this time.

Chair Donnelly stated that there has been a request for an amendment to the conditions and the signatory page. Members have received copies of the proposed amendment(s). He asked if someone wanted to make a motion.

Dr. Bui moved to accept the amendments to the application, as stated by the Chair, seconded by Mr. Craft. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

Oliver Bass stated that this property is located at 715 S. Chimney Rock Road (Guilford County Tax Parcel #154712 in Friendship Township), and 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.

Mr. Bass indicated that he had copies of a sales contract for this property if the Planning Board wanted a copy.

Chair Donnelly asked those in favor of the request to come forward to speak on this item.

Brian Pearce, 800 Green Valley Road, Suite 500, Greensboro, NC, attorney representing the applicant, stated that this request is not overly complicated. The property is located along Chimney Rock Road, in an area which is called the "tank farm area," as that is the predominate landmark in that area and is located across the street from the subject property. Almost all the land across the street is owned by Colonial Pipeline and is zoned Heavy Industrial. The proposed use is very limited and the proposed conditions are *automobile parking, truck stop, and trucking or freight terminal*. The applicant proposes to install a parking lot for his four (4) trucks. Those trucks will be on the road Monday through Friday of each week and will only use the parking lot on the weekends (Saturday and Sunday). It is not the applicant's intention to construct a building on the property, and there will be no water and sewer services used on the property. This would not be an intensive use, and it has been conditioned in such a way that the uses are very limited. The applicant has gone above and beyond to limit the uses solely to what is being requested.

Chair Donnelly asked if the applicant has reached out to any of the neighbors regarding this request.

Clifton Adams, 4005 Palladium Drive, broker for the applicant, stated that he reached out to several of the neighbors to explain his intentions for the property. He told them that there would not be a truck stop or any other type of business on the property, it is only to be used as a parking lot for some

large trucks. In response to a question posed, Mr. Adams stated that the abandoned house that is currently on the property will be taken down and removed.

Mr. Gullick stated that he is concerned that a “truck stop” is allowed as one of the conditions and could have fuel sales on the property. Rev. Drumwright stated that he would like some assurance that there would not be any underground storage allowed on the property.

Mr. Pearce stated that there is no intention for something like the classic “truck stop” on this property. Chair Donnelly asked if any site plan work has been done regarding planting yards and the use of the facility. Mr. Pearce added that the site plan has not been done yet but should be completed soon.

Chair Donnelly asked for those in opposition to the request to come forward to speak on this matter.

Dave Hayes, 733 S. Chimney Rock Road, stated that he has lived at his residence for about 45 years, and he is concerned about the rainwater run-off from the parking lot property onto his land. The property is bordered by residential property on the left side. This is already a very wet property, and he has witnessed several people getting stuck, especially right after a rainstorm. The property is within the Randleman Dam floodplain area. He has seen standing water very frequently on this property. Mr. Hayes stated that he has concerns about a trucking terminal locating on the site and possible contaminant of well water. Also, the City of High Point wants to annex this property for water and sewer uses.

David Williams, 719 Chimney Rock Road, stated that he is also very worried about the water run-off from this property causing problems for the neighbors. This property is very flat and does not drain very well, and if there is more water coming in, there it is going to be a problem for everybody in the area. He feels that there should be a study done of some type that will show which way the water is going to drain from this property. The property is already very wet and difficult to drive a vehicle across it.

Lou Gordh, 720 Chimney Rock Road, stated that the subject property is just due north of her property. There is a stream on the property that flows eastward and under Chimney Rock Road. Her current husband is a retired minister and wanted to open the property to other people for their use to enjoy the outdoors and the natural area. They have had many enjoyable occasions and retreats on their property and want to continue to do so in the future. She feels that the proposed use of the subject property will ruin the adjacent property and everyone’s enjoyment of it. She would like to see the subject property remain in its natural state.

Chair Donnelly asked if those in favor would like to speak in rebuttal.

Mr. Pearce returned to the speaker’s table and stated that there has been a lot of speculation from the speakers who are opposed to the request. He feels sure that the applicant will meet all the

requirements imposed to be able to rezone this property. He stated that the applicant is willing to take out the use condition relative to "Truck Stop" [as a permitted use] from the application.

Rev. Drumwright moved to delete the use condition stating, "Truck Stop," seconded by Mr. Gullick. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

Mr. Bell stated that the attorney (property owner's representative) for the applicant will have the applicant sign and date the document, showing that he is agreeable with the change.

Chair Donnelly asked if anyone in opposition would like to speak in rebuttal.

Dave Hayes stated that he again wanted to reiterate that he is concerned about the floodplain and the water run-off for this property.

There being no other speakers, Chair Donnelly asked for a motion to close the Public Hearing.

Mr. Craft moved to close the Public Hearing, seconded by Dr. Bui. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

Discussion:

Mr. Craft stated that the Bicentennial Greenway is a primarily paved, 8-10-foot wide greenway from Greensboro to High Point, and passes on the north side of the road as a 4-foot sidewalk. He asked Mr. Bell if this [GIS] layer is out there, or has it been brought forward as part of the Greenway? Mr. Bell responded that there is a joint jurisdictional map available of these facilities that was recently updated earlier this year by the Guilford County Parks Department.

Mr. Little stated that he would like to know whether *commercial automobile parking* covers the parking of 53-foot tractor trailers. He feels the condition of trucking or freight terminal could be 24/7 maintenance, and it could mean a lot of things. Mr. Bell stated that there really is no explicit definition for that.

Attorney Pearce stated that the applicant would like to add a condition that no fuel tanks will be allowed on the property.

Mr. Craft moved to approve the added condition [clarification that no external tanks be allowed on the property], as stated by Attorney Pearce, seconded by Mr. Little. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

Mr. Gullick moved to approve the zoning amendment located at Guilford County Tax Parcel #154712 from AG to CZ-LI, because the amendment is consistent with applicable plans because the proposed rezoning is consistent with the Airport Area recommendation of non-residential. The amendment is reasonable and in the public interest because its 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 residence or subdivisions along S. Chimney Rock Road, seconded by Mr. Stalder. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

Rev. Drumwright stated that he needed to leave the meeting at this time, to attend another function. Mr. Craft moved to excuse Rev. Drumwright from the remainder of the meeting, seconded by Mr. Gullick. The Board voted (6-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder. Nays: None.)

Rev. Drumwright was excused at 7:09 PM.

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 (APPROVED)

Kaye Graybeal stated that this item is located within unincorporated Guilford County, generally between Vickrey Chapel Road (SR 4228) and the eastern city limits of High Point, where three (3) roadway segments of the 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.

Chair Donnelly asked if there was anyone wishing to speak on this item, and no one came forward.

Mr. Craft moved to close the Public Hearing, seconded by Dr. Bui. The Board voted (6-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder. Nays: None.)

Mr. Gullick moved to adopt the Road Naming resolution, as submitted by staff, seconded by Mr. Stalder. The Board voted (6-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder. Nays: None.)

H. Other Business

Comprehensive Plan Update

Kaye Graybeal gave a presentation on the progress of the Comprehensive Area Plan and results of the Community Pulse Survey stating that the response goal was met with about [approximately] 841 completed and about 572 partially completed surveys [approximately] for a total of approximately 1,413 responses. She also relayed that the next steps in Phase 2 would be a series of public workshops which would be scheduled for September in various locations throughout the Guilford County.

Chair Donnelly stated that he and Mr. Craft are involved in this process through the Steering Committee, and they certainly appreciate the efforts that have gone into getting the survey responses up to this point. This will come to the Board in the spring for a recommendation to the County Commissioners.

Mr. Bell stated that there will be Board training, tentatively scheduled for August 17th at 9:30, August 24th at 11:00, and August 29th at 1:30. These dates will be sent out via email this week.

I. Adjourn

There being no other items to be discussed, the meeting adjourned at 7:30 p.m.

The next scheduled meeting is September 13, 2023 at 6:00 p.m.

(Insert Color Paper)

2023 THOROUGHFARE & COLLECTOR STREET PLAN

STAFF REPORT

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 multi-lane, 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 unincorporated areas within 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 adopted by the County Board of Commissioners on August 24, 2006.

Enclosed is a summary of proposed changes from the Collector Street Plan adopted in 2006.

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.

Comprehensive Plan Support

Adoption of the 2023 Thoroughfare and Collector Street Plan is supported by 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, by “Present[ing] 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).

Recommendation

Staff Recommendation: Staff recommends approval.

Adoption of the recommended 2023 Thoroughfare and Collector Street Plan is supported by the Guilford County Comprehensive Plan and complements the adopted Guilford County Area Plans and Small Area Plan.

Guilford County Thoroughfare & Collector Street Plan | May 2023



Action	Street	Street Begin	Street End	Current Status	New Status	Comments
Reclassify	Airline Rd	N Regional Rd	End Of Road	Existing Collector	Existing Local	
Reclassify	Airline Rd	W Market St	End Of Road	Existing Collector	Existing Local	
Reclassify	Alamance Rd/ Cromwell Rd	High Point Rd	End Of Road	Existing Collector	Existing Local	
Reclassify	Ashworth Rd	Eckerson Rd	End Of Road	Existing Residential	Existing Collector	
Reclassify	Bethel Church Rd	Bethel Ch Rd Connector	Bethel Ch Rd Connector	Existing Collector	Existing Minor	This Is A Minor Thoroughfare
Reclassify	Birch Creek Rd	Mcleansville Rd	Knox Rd	Existing Residential	Existing Collector	
Reclassify	Blackmoor Rd	Liberty Rd	Madre Pl	Existing Residential	Existing Collector	
Reclassify	Bloomfield Rd	Burlington Rd	Proposed Collector	Existing Collector	Existing Local	
Reclassify	Briar Run Dr	Link Rd	Panarama Dr	Existing Residential	Existing Collector	
Reclassify	Brigham Rd	Pleasant Ridge Rd	End Of Road	Existing Collector	Existing Local	
Reclassify	Broadacres Dr	Kings Pond Rd	York House Dr	Existing Collector	Existing Local	
Reclassify	Burton Farm Rd	Yanceyville Rd	Burton Farm Rd	Existing Residential	Existing Collector	
Reclassify	Bush Rd	Kalon Dr	Lees Chapel Rd	Existing Collector	Existing Residential	
Reclassify	Castilian Way	Southall Dr	End Of Road	Existing Residential	Existing Collector	
Reclassify	Clapp Farms Rd	Mt Hope Church Rd	Mcconnell Rd	Existing Major	Existing Minor	
Reclassify	Clayton Rd	NC 150	Doggett Rd	Existing Residential	Existing Collector	
Reclassify	Clell Rd/ Wedgewood Dr	Alfred Dr	Ruffin Rd	Existing Residential	Existing Collector	
Add	Concord Church Rd Extension	Concord Church Rd	Proposed Collector	N/A	Proposed Collector	
Reclassify	Cromwell Rd	Hilltop Rd	End Of Road	Existing Collector	Existing Local	
Reclassify	Dawn Rd	Eckerson Rd	End Of Road	Existing Residential	Existing Collector	
Add	Dawn Rd Extension	Rankin Mill Rd	Dawn Rd	N/A	Proposed Collector	
Reclassify	Debane Rd	Eastcrest Rd	Carlann Valley Rd	Existing Residential	Existing Collector	
Add	Desmond Dr Extension	Desmond Dr	Chilham Dr	N/A	Proposed Collector	
Reclassify	Dunstan Rd	Hicone Rd	Proposed Collector	Existing Residential	Existing Collector	
Reclassify	E Sheraton Park Rd	Randleman Rd	E Sheraton Park Rd	Existing Collector	Existing Collector	
Reclassify	Eckerson Rd	Hicone Rd	Dawn Rd	Existing Residential	Existing Collector	
Reclassify	Edgemont Rd	J M Hunt, Jr Expy	Proposed Collector	Existing Collector	Existing Local	
Reclassify	Edgemore Rd	Proposed Collector	End Of Road	Existing Collector	Existing Local	
Reclassify	Fairfax Rd	Cabot Dr	End Of Road	Existing Collector	Existing Local	
Reclassify	Fairfax Rd	Thrush Ln	End Of Road	Existing Collector	Existing Local	
Reclassify	Flemingfield Rd	Burlington Rd	Huffine Mill Rd	Existing Collector	Existing Minor	
Reclassify	Foxdale Dr	Foxhaven Dr	End Of Road	Existing Collector	Existing Local	
Reclassify	Friendly Farms Rd	Proposed Collector	End Of Road	Existing Collector	Existing Local	
Reclassify	Green Lake Ct	Rose Lake Dr	End Of Road	Existing Collector	Existing Local	
Reclassify	Hendren Rd	Rock Creek Dairy Rd	End Of Road	Existing Local	Existing Collector	

Action	Street	Street Begin	Street End	Current Status	New Status	Comments
Reclassify	High Point Rd	Cromwell Rd	End Of Road	Existing Minor	Existing Collector	
Reclassify	Jamestown Pkwy	Guilford College Rd	Vickrey Chapel Rd	Existing Collector	Existing Major	
Reclassify	Kalon Dr	Yanceyville Rd	Bush Rd	Existing Collector	Existing Residential	
Reclassify	Kings Pond Ct	Broadacres Dr	End Of Road	Existing Collector	Existing Local	
Add	Kylind Ave Ext	Kylind Ave	McLeansville Rd	N/A	Proposed Collector	Added With Development Plan
Reclassify	Marley Dr	Knox Rd	Proposed Collector	Existing Residential	Existing Collector	
Add	Minorwood Rd Ext	Minorwood Rd	Cone Blvd	N/A	Proposed Collector	
Reclassify	Nancy Jean Rd	Thacker Dairy Rd	Proposed Collector	Existing Residential	Existing Collector	
Reclassify	Oakwood Dr	US 29	Pine Cone Dr	Existing Private	Existing Collector	
Reclassify	Panarama Dr	Briarmeade Rd	Briar Run Dr	Existing Residential	Existing Collector	
Reclassify	Pegg Rd	National Service Rd	MPO Boundary	Existing Minor	Existing Collector	
Reclassify	Peppercorn Ln	Pitman Rd	Proposed Collector	Existing Residential	Existing Collector	
Reclassify	Pine Cone Dr	Oakwood Dr	Proposed Collector	Existing Private	Existing Collector	
Reclassify	Pleasant Hill Dr/ Hasselwood Dr/ Minkiff Rd	Guilford College Rd	Minkiff Ln	Existing Collector	Existing Local	
Add	Proposed	Olde Salem Dr	Proposed Collector	N/A	Proposed Collector	
Remove	Proposed	Proposed Collector	Proposed Collector	Proposed Collector	N/A	No Longer Needed
Add	Proposed	Bloomfield Rd	Proposed Collector	N/A	Proposed Collector	
Add	Proposed	NC 150	Yanceyville Rd	N/A	Proposed Collector	
Remove	Proposed	Beckett Rd	Proposed Collector	Proposed Collector	N/A	
Add	Proposed	Village Rd	Andrews Farm Rd	N/A	Proposed Collector	Added For Realignment
Add	Proposed	Longacre Rd	Proposed Collector	N/A	Proposed Collector	Possible Connection
Remove	Proposed	Reedy Fork Pkwy	Proposed Collector	Proposed Collector	N/A	Removed For Realignment Above
Add	Proposed	Mcconnell Rd	Abernathy Rd	N/A	Proposed Collector	
Remove	Proposed	Alamance Church Rd	Fox Glen Dr	Proposed Collector	N/A	
Add	Proposed	Scottsdale Rd	Proposed Collector	N/A	Proposed Collector	
Remove	Proposed	Ruffin Rd	Clell Rd	Proposed Collector	N/A	
Add	Proposed	Hines Chapel Rd	Rankin Mill Rd	N/A	Proposed Collector	
Remove	Proposed	NC 150	Yanceyville Rd	Proposed Collector	N/A	
Remove	Proposed	Proposed Collector	Proposed Collector	Proposed Collector	N/A	Removed Due To Realignment
Remove	Proposed	Village Rd	Andrews Farm Rd	Proposed Collector	N/A	Removed Due To Realignment
Add	Proposed	Old Birch Creek Rd	Proposed Collector	N/A	Proposed Collector	
Add	Proposed	Millpoint/Williams Dairy Connector	Millpoint Rd	N/A	Proposed Collector	
Add	Proposed	Roberts Court Rd	Viewmont Dr	N/A	Proposed Collector	
Add	Proposed	Old Reidsville Road	MPO Boundary	N/A	Proposed Collector	
Remove	Proposed	Mcknight Mill Rd	US 29 Hwy	Proposed Collector	N/A	

Action	Street	Street Begin	Street End	Current Status	New Status	Comments
Add	Proposed	Vandalia Rd Extension	Proposed Collector	N/A	Proposed Collector	
Add	Proposed	Crossbend Rd	Proposed Collector	N/A	Proposed Collector	
Add	Proposed	Abernathy Rd	Proposed Collector	N/A	Proposed Collector	
Add	Proposed	Mcknight Mill Rd	Whiterock Rd	N/A	Proposed Collector	
Remove	Proposed	Buchanan Church Rd	West Acres Dr	Proposed Collector	N/A	
Add	Proposed	Doggett Rd	Proposed Collector	N/A	Proposed Collector	
Remove	Proposed	Mcconnell Rd	Reserve Pkwy	Proposed Collector	N/A	Removed Due To Realignment
Add	Proposed	Ashworth Rd	Proposed Collector	N/A	Proposed Collector	
Remove	Proposed	Proposed Collector	Proposed Collector	Proposed Collector	N/A	
Add	Proposed	Williams Dairy Rd	Stonebrook Farms Rd	N/A	Proposed Collector	
Add	Proposed	S Elm-Eugene St	Pleasant Garden Rd	N/A	Proposed Collector	
Remove	Proposed	Brushy Fork Dr	Coriander Ct	Proposed Collector	N/A	
Add	Proposed	Ritters Lake Rd	Wolfetail Rd	N/A	Proposed Collector	
Remove	Proposed	Burlington Rd	Bloomfield Rd	Proposed Collector	N/A	
Add	Proposed	Reedy Fork Pkwy	Hines Chapel Rd	N/A	Proposed Collector	
Remove	Proposed	Piney Rd	End Of Proposed Section	Proposed Collector	N/A	
Remove	Proposed	Abernathy Rd	Proposed Collector	Proposed Collector	N/A	Removed Due To Realignment
Remove	Proposed	Pleasant Garden Rd	Creston St	Proposed Collector	N/A	
Add	Proposed	Whiterock Rd	Dunstan Rd	N/A	Proposed Collector	
Remove	Proposed	Old Oak Ridge Dr	Proposed Collector	Proposed Collector	N/A	Removed All Due To Airport Ownership
Remove	Proposed	Pleasant Ridge Rd	Leabourne Rd	Proposed Collector	N/A	Removed The Extension
Remove	Proposed	Proposed Collector	End Of The Proposed Collector	Proposed Collector	N/A	
Add	Proposed	Proposed Collector	Proposed Collector	N/A	Proposed Collector	
Add	Proposed	Randleman Rd	Peppercorn Ln	N/A	Proposed Collector	
Add	Proposed	Rockhurst Dr	Proposed Collector	N/A	Proposed Collector	
Remove	Proposed	Burlington Rd	Flemingfield Rd	Proposed Collector	N/A	
Add	Proposed	Vandalia Rd Extension	Edgemont Rd	N/A	Proposed Collector	
Add	Proposed	Jason Rd	Shenandoah Rd	N/A	Proposed Collector	
Add	Proposed	Burton Farm Rd	Proposed Collector	N/A	Proposed Collector	
Add	Proposed	Burlington Rd	Bloomfield Rd	N/A	Proposed Collector	
Add	Proposed	Carmon Road Extension	Hines Andrews Rd	N/A	Proposed Collector	
Add	Proposed	Hines Chapel Rd	Trailhead Dr	N/A	Proposed Collector	
Remove	Proposed	Hicone Rd	End Of Proposed Section	Proposed Collector	N/A	
Remove	Proposed	Edgemont Rd	Proposed Collector	Proposed Collector	N/A	
Add	Proposed	Creston St	Proposed Collector	N/A	Proposed Collector	

Action	Street	Street Begin	Street End	Current Status	New Status	Comments
Add	Proposed	Carliann Valley Rd	Proposed Collector	N/A	Proposed Collector	
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
Remove	Proposed	Yanceyville Rd	Foxdale Dr	Proposed Collector	N/A	
Remove	Proposed	Mcleansville Rd	Turner Smith Rd	Proposed Collector	N/A	
Remove	Proposed	NC 150	Proposed Collector	Proposed Collector	N/A	
Add	Proposed	Benaja Rd	End Of Road	N/A	Proposed Collector	Added With Development Plan
Remove	Proposed Collector	Cedar Park Rd	Youngs Mill Rd	Proposed Collector	N/A	Removed, Not Feasible
Add	Proposed Holden Rd	S Holden Rd	Old Randleman Rd	N/A	Proposed Major	
Remove	Proposed Holden Rd Extension	Holden Rd	Kivett Rd	Proposed Major	N/A	Removed And Realigned
Remove	Proposed Ritters Lake Rd	Wolfetrail Rd	Ritters Lake Rd	Proposed Minor	N/A	Removed And Realigned To Ritters Lake Rd
Add	Proposed US 70	Burlington Rd	Rock Creek Dairy Rd	N/A	Proposed Major	
Reclassify	Regional Rd	W Market St	End Of Road	Existing Collector	Existing Local	
Reclassify	Reserve Pkwy	Mcconnell Rd	Northrop Dr	Existing Residential	Existing Collector	
Add	Ritters Lake Rd	Randleman Rd	Elm-Eugene St	Existing Minor	Existing Minor	Added to the Thoroughfare Plan
Reclassify	Riverdale Rd	Pleasant Garden Rd	Pleasant Garden Rd	Existing Residential	Existing Collector	
Reclassify	Rud Barber Way	Proposed Collector	End Of Road	Existing Collector	Existing Local	
Reclassify	S Chimney Rock Rd	S Chimney Rock Rd	End Of Road	Existing Minor	Existing Collector	
Add	S Holden Rd	Holden Rd	Proposed Holden Rd	Existing Major	Existing Major	Added to the Thoroughfare Plan
Reclassify	Scottsdale Rd	Pisgah Church Rd	End Of Road	Existing Residential	Existing Collector	
Reclassify	Sharpe Rd	Alamance Church Rd	Alamance Church Rd	Existing Collector	Existing Minor	This Is A Minor Thoroughfare, Not A Collector
Reclassify	Spencer-Dixon Road	NC 150	Church St	Existing Collector	Existing Minor	
Reclassify	Summit Ave	Reedy Fork Pkwy	Brown Summit Rd	Existing Collector	Existing Minor	
Reclassify	Thorncroft Rd/ Wolf Run Dr	Blackberry Rd	Bushy Fork Dr	Existing Collector	Existing Local	
Reclassify	Trailwood Dr	Postbridge Dr	End Of Road	Existing Collector	Existing Local	
Reclassify	White St	Landfill Access Rd	Proposed Collector	Existing Private	Existing Collector	
Reclassify	Whiterock Rd	Proposed Collector	Proposed Collector	Existing Residential	Existing Collector	
Reclassify	Wild Wolf Dr/ Brushy Fork Dr	Blackberry Rd	Proposed Collector	Existing Collector	Existing Local	Ending At The Proposed Collector
Reclassify	Wolfetrail Rd	S Elm-Eugene St	Randleman Rd	Existing Residential	Existing Collector	
Reclassify	Wynterhall Way	Mcknight Mill Rd	Proposed Collector	Existing Residential	Existing Collector	
Add	Wynterhall Way Extension	Wynterhall Way	Pine Cone Dr	N/A	Proposed Collector	
Add	Youngs Mill / SE School Rd	Youngs Mill / SE School Rd	Youngs Mill / SE School Rd	N/A	Proposed Major	Added For Realignment
Remove	Youngs Mill / SE School Rd	Youngs Mill / SE School Rd	Youngs Mill / SE School Rd	Proposed Major	N/A	Removed Due To Realigned

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

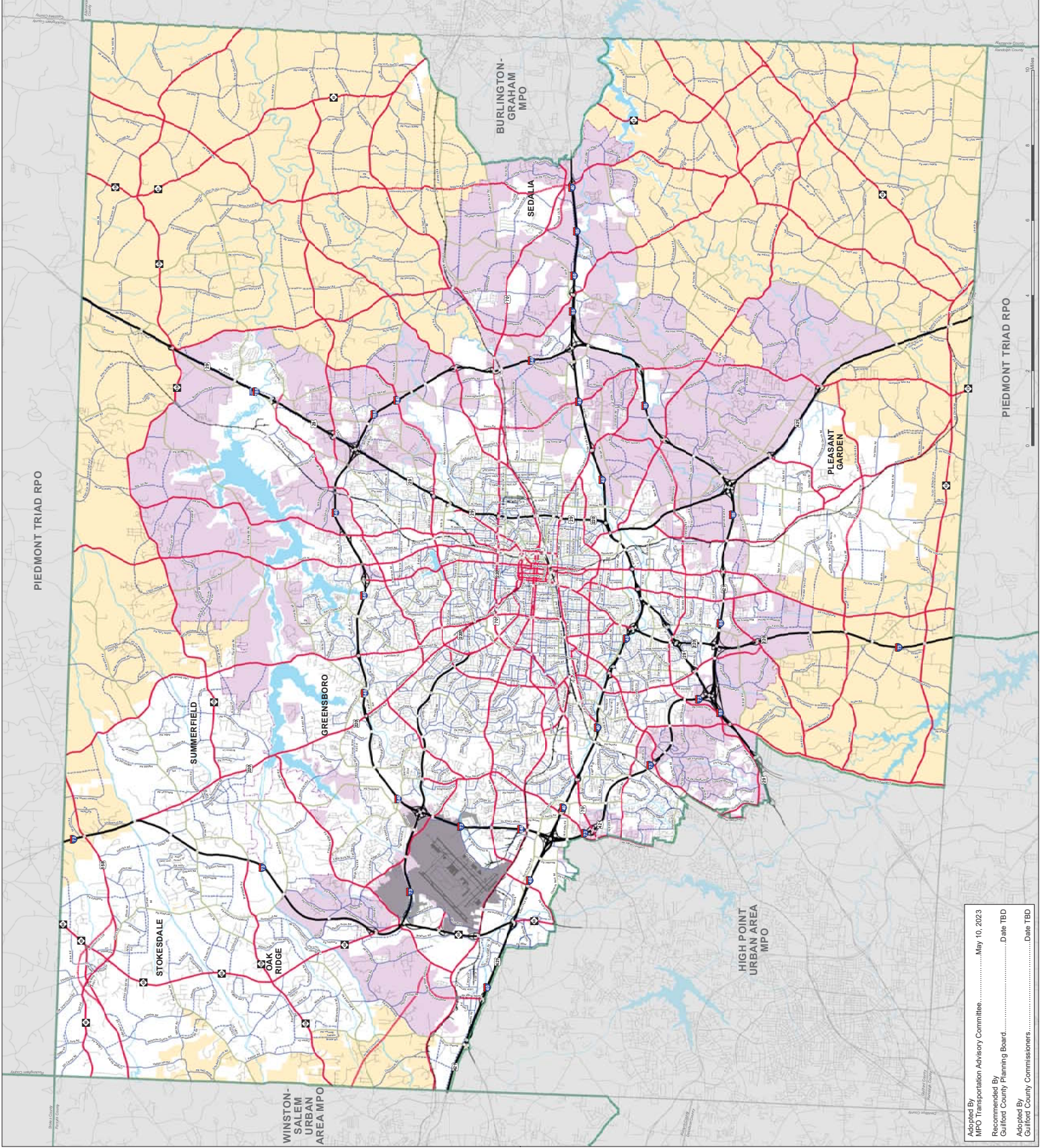
- Existing Freeway
- Proposed Freeway
- Existing Major
- Proposed Major
- Existing Minor
- Proposed Minor

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 Reference Map

June 2023



LEGEND

Interchange & Grade Separation

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

Thoroughfare

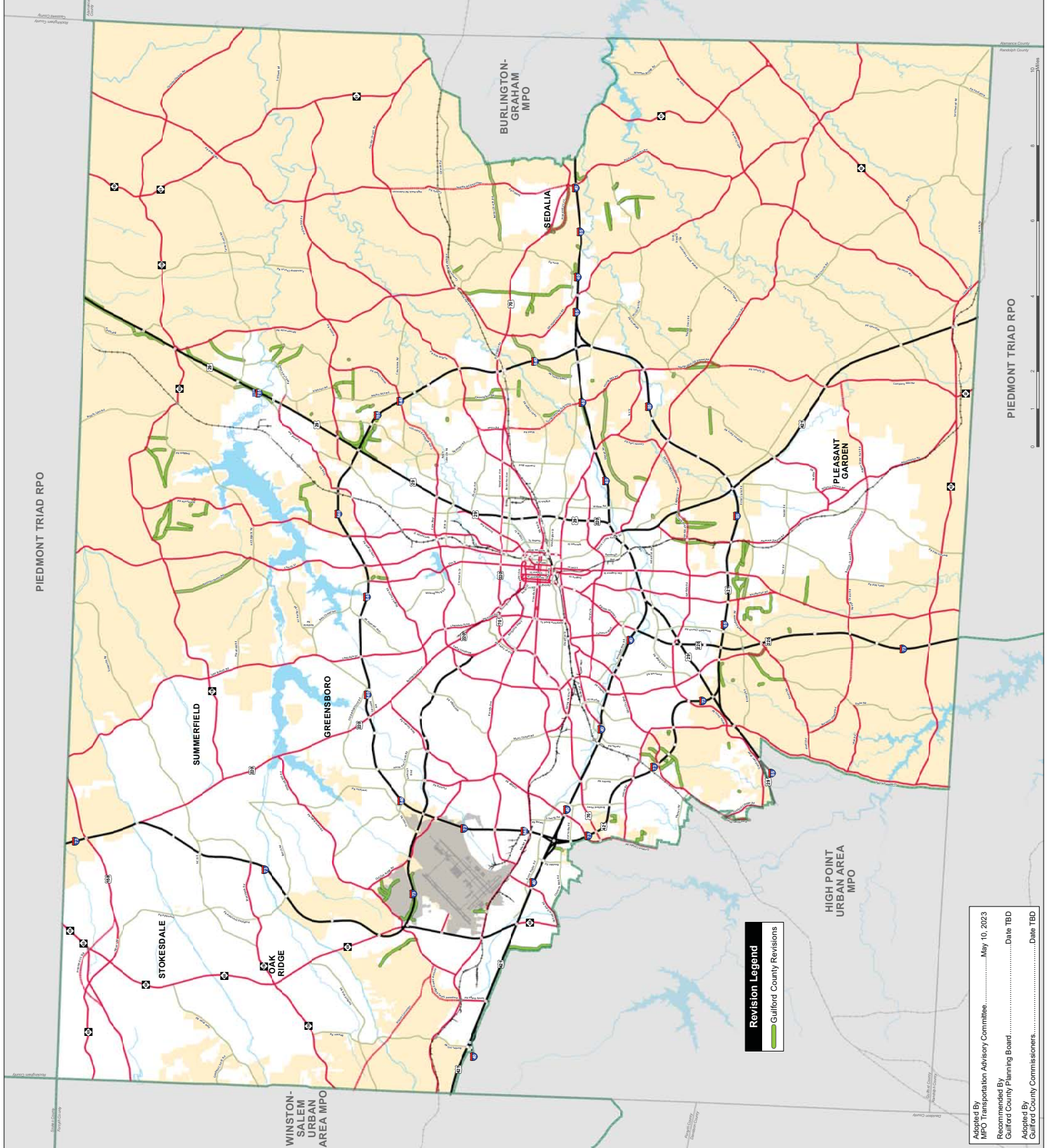
- Existing Freeway
- Proposed Freeway
- Existing Major
- Proposed Major
- Existing Minor
- Proposed Minor

Collector Street

- Existing Collector
- Proposed Collector

Other Features

- Street
- Railroad
- County Boundary
- MPO Area
- PTI Airport
- Unincorporated Areas
- Proposed Changes



Revision Legend

- Greensboro Revisions

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

(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 Guilford County Planning & Development Department.

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

Said property is located at 4165 Pleasant Garden Road in Fentress Township; Being a total of: 8.24 acres.

Further referenced by the Guilford County Tax Department as:

- | | |
|--|--------------------|
| Tax Parcel # <u>Parcl ID: 135130 PIN: 78</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) 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)

A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND 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,

Midgard Self Storage Greensboro NC, LLC

Property Owner Signature **Glenville SS Holdings, LLC & Abundant Life SS Holdings, LLC**

Name
1146 Canton Street

Mailing Address
Roswell, GA 30075

City, State and Zip Code
770-609-8276

Phone Number Email Address

Owner/ Representative/ Applicant Signature (if applicable)
Todd M. Allen, Manager of Reliant Self Storage Fund IV, LLC
said LLC being the Manager of Midgard Self Storage

Name
1146 Canton Street

Mailing Address
Roswell, GA 30075

City, State and Zip Code
770-609-8276

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 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.

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

Proposed Conditions

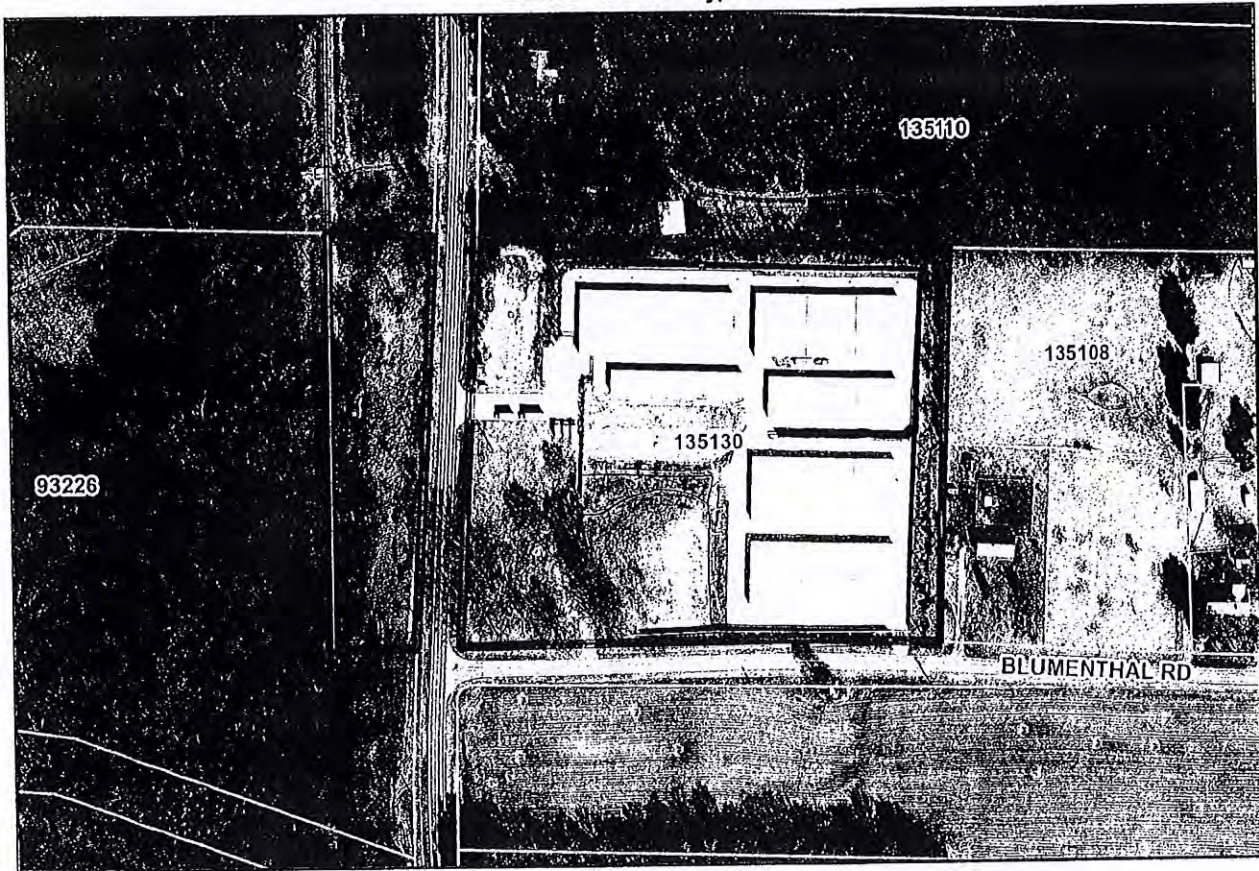
Use Conditions:

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 24 hours 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~~
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.
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 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.

Guilford County, NC



Parcel Number	135130	Total Out Building Value	39700
PIN	7872003462	Total Land Value	313800
Owner	MIDGARD SELF STORAGE GREENSBORO NC LLC; GLENVILLE SS HOLDINGS LLC; ABUNDANT LIFE HODINGS LLC	Total Deferred Value	0
Mail Address	1146 CANTON ST	Bldg Card	1
Mail City	ROSWELL	Appraisal Model Code	1
Mail State	GA	Deed Data	6/13/2023
Mail Zip	30075	Neighborhood	7862C03
Property Address	4165 PLEASANT GARDEN RD	Property Type	COMM
Legal Description	PLEASANT GARDEN MINI STORAGE	Structure Size	
Deed	008735-02773	Lot Size	11.17
Plat	187-108	Year Built	2014
Condo		Bedrooms	
Total Assessed	4443120	Bathrooms	
Total Building Value	3512700	Grade	Good



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No

Map Scale
1 inch = 250 feet

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Limited Liability Company

Legal Name

Midgard Self Storage Greensboro NC, LLC

Information

SosId: 2642397

Status: Current-Active ⓘ

Date Formed: 6/1/2023

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

Current Annual Report Status:

Registered Agent: URS Agents, LLC

Addresses

Mailing

1146 Canton St
Roswell, GA 30075-3641

Principal Office

1146 Canton St
Roswell, GA 30075-3641

Reg Office

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Reg Mailing

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Reliant Self-Storage Fund IV, LLC

1146 Canton Street
Roswell GA 30075-3641

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Limited Liability Company

Legal Name

Reliant Self-Storage Fund IV, LLC

Information

SosId: 2642381

Status: Current-Active ⓘ

Date Formed: 6/1/2023

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

Current Annual Report Status:

Registered Agent: URS Agents, LLC

Addresses

Mailing

1146 Canton St
Roswell, GA 30075-3641

Principal Office

1146 Canton St
Roswell, GA 30075-3641

Reg Office

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Reg Mailing

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Company Officials

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Reliant Fund IV Manager, LLC

1146 Canton Street

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Limited Liability Company

Legal Name

Reliant Fund IV Manager, LLC

Information

SosId: 2642386

Status: Current-Active ⓘ

Date Formed: 6/1/2023

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

Current Annual Report Status:

Registered Agent: URS Agents, LLC

Addresses

Mailing

1146 Canton St
Roswell, GA 30075-3641

Principal Office

1146 Canton St
Roswell, GA 30075-3641

Reg Office

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Reg Mailing

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Todd M. Allen

1146 Canton Street

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Limited Liability Company

Legal Name

GLENVILLE SS HOLDINGS, LLC

Information

SosId: 2641917

Status: Current-Active ⓘ

Date Formed: 5/31/2023

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

Current Annual Report Status:

Registered Agent: URS Agents, LLC

Addresses

Mailing

1146 Canton Street
Roswell, GA 30075-3641

Principal Office

1146 Canton Street
Roswell, GA 30075-3641

Reg Office

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Reg Mailing

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Reliant Fund IV Manager, LLC

1146 Canton Street
Roswell GA 30075-3641

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Limited Liability Company

Legal Name

Reliant Fund IV Manager, LLC

Information

SosId: 2642386

Status: Current-Active ⓘ

Date Formed: 6/1/2023

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

Current Annual Report Status:

Registered Agent: URS Agents, LLC

Addresses

Mailing

1146 Canton St
Roswell, GA 30075-3641

Principal Office

1146 Canton St
Roswell, GA 30075-3641

Reg Office

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Reg Mailing

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Todd M. Allen

1146 Canton Street

Roswell GA 30075-3641

- File an Annual Report/Amend an Annual Report
- Upload a PDF Filing
- Order a Document Online
- Add Entity to My Email Notification List
- View Filings
- Print a Pre-Populated Annual Report form
- Print an Amended a Annual Report form

Limited Liability Company

Legal Name

Abundant Life SS Holdings, LLC

Information

SosId: 2641913

Status: Current-Active ⓘ

Date Formed: 5/31/2023

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

Current Annual Report Status:

Registered Agent: URS Agents, LLC

Addresses

Mailing

1146 Canton Street
Roswell, GA 30075-3641

Principal Office

1146 Canton Street
Roswell, GA 30075-3641

Reg Office

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Reg Mailing

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Reliant Self-Storage Fund IV, LLC

1146 Canton Street
Roswell GA 30075-3641

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name

Reliant Self-Storage Fund IV, LLC

Information

SosId: 2642381

Status: Current-Active ⓘ

Date Formed: 6/1/2023

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

Current Annual Report Status:

Registered Agent: URS Agents, LLC

Addresses

Mailing

1146 Canton St
Roswell, GA 30075-3641

Principal Office

1146 Canton St
Roswell, GA 30075-3641

Reg Office

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Reg Mailing

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Reliant Fund IV Manager, LLC

1146 Canton Street
Roswell GA 30075-3641

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name

Reliant Fund IV Manager, LLC

Information

SosId: 2642386

Status: Current-Active ⓘ

Date Formed: 6/1/2023

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

Current Annual Report Status:

Registered Agent: URS Agents, LLC

Addresses

Mailing

1146 Canton St
Roswell, GA 30075-3641

Principal Office

1146 Canton St
Roswell, GA 30075-3641

Reg Office

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Reg Mailing

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Todd M. Allen

1146 Canton Street
Roswell GA 30075-3641



GEORGIA
CORPORATIONS
DIVISION

GEORGIA SECRETARY OF STATE

BRAD
RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	Reliant Self-Storage Fund IV, LLC	Control Number:	22261284
Business Type:	Foreign Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Real Estate and Rental and Leasing	NAICS Sub Code:	Lessors of Miniwarehouses and Self-Storage Units
Principal Office Address:	1146 Canton Street, Roswell, GA, 30075, USA	Date of Formation / Registration Date:	12/20/2022
Jurisdiction:	Delaware	Last Annual Registration Year:	2023
Principal Record Address:	1146 Canton Street, Roswell, GA, 30075, USA		

REGISTERED AGENT INFORMATION

Registered Agent Name: **Todd Allen**
 Physical Address: **1146 Canton Street, Roswell, GA, 30075, USA**
 County: **Fulton**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530,
 Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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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 northeast 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

In 2011, a northern portion of the property, approximately 3.74 acres, was rezoned from AG, Agricultural, and RS-40, residential, to CZ-LI, Conditional Zoning-Light Industrial, by Case #11-05-GCPL-01897. In 2019, the remaining portion of the parcel, approximately 5.16 acres, east of Pleasant Garden Road was rezoned from AG and RS-40 to CZ-LI by Case #19-07-GCPL-05789 with the same use and development conditions found in the 2011 case (see enclosed applications).

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.

The amendments to the previous use conditions in this request are the additions of Caretaker Dwelling (Accessory), Office (General), and Truck and Utility Rental and Leasing, Light, as permitted uses. The amendments to the previous development conditions are the removal of Caretaker Dwelling (Accessory) as a prohibited use and increasing the window of operation of the self-storage facility from hours of 6:00 a.m. to 11:00 p.m. to 24-hour access.

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 amended request to the CZ-LI, Conditional Zoning-Light Industrial, district is reasonable and in the public interest because the property is already the site of a self-storage facility, and per the Southern Area Plan, the LI zoning district is conditionally consistent with the Area Plan designation of Light Industrial. The amendments to the existing development conditions 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. Also, truck and utility rental and leasing are typically complementary uses for self-storage that aims to better meet the needs of customers. Furthermore, the request is consistent with Policy 1.1.1 of the Future Land Use Element of Guilford County's Comprehensive Plan which states, "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."

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.

4165 Pleasant Garden Road, Tax Parcel #135130

	Case #11-05-GCPL-01897	Case #19-07-GCPL-05789	Case #23-06-PLBD-00052
Use Conditions			
1	Uses to be limited to offices for self-storage facility, self-storage buildings and accessory uses.	Uses to be limited to offices for self-storage facility, self-storage buildings and accessory uses.	Warehouse (Self-storage)
2			Caretaker Dwelling (Accessory)
3			Office (General)
4			Truck and Utility 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	Storage unit access will be limited to the hours of 6:00 a.m. to 11:00 p.m. each day of the week	Storage unit access will be limited to the hours of 6:00 a.m. to 11:00 p.m. each day of the week. 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.	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.	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	No caretaker dwelling units will be permitted.	No caretaker dwelling units will be permitted.	No caretaker dwelling units will be permitted.
4	The side of the buildings facing Pleasant Garden Road will be constructed of brick or stone materials.	The side of the buildings facing Pleasant Garden Road will be constructed of brick or stone materials.	The side of the buildings facing Pleasant Garden Road will be constructed of brick or stone materials.
5	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.	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.	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.
6	No billboards will be permitted on the property.	No billboards will be permitted on the property.	No billboards will be permitted on the property.
7	Freestanding signage will be monument signs.	Freestanding signage will be monument signs.	Freestanding signage will be monument signs.
8	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.	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.	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.
9	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.	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.	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.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Conditional Use Rezoning Procedures
And
Rezoning Application**

Date Submitted: 5-23-11 Fee/Receipt #: \$500.00/ 83422 Case Number: 11-05 GCA-01899

Provide the required information as indicated below. Pursuant to the Guilford County Development Ordinance, 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 3-12 of the Guilford County Development Ordinance, the undersigned hereby requests Guilford County to rezone the property described below from the RS-40 and AG zoning district to the CU-LI zoning district.

Said property is located on the east side of Pleasant Garden Road north of Bluementhal Road in Fentress Township; Being a total of: +/- 3.764 acres.

Further referenced on the Guilford County Tax Maps as:

(Parcel No. 0135130)

Tax Map # 0 9 -- 0 9 -- 0 6 3 1 -- 0 Block # 0 5 5 8 -- W Parcel # 0 2 6 (0135130) PT
 Tax Map # _____ Block # _____ Parcel # _____
 Tax Map # _____ Block # _____ Parcel # _____
 Tax Map # _____ Block # _____ 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 a map are attached.

Check One:

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

Conditional Use Rezoning Requirements

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional use rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Guilford County Development Ordinance.
- Zoning Conditions. Use and/or development conditions must be provided. Complete Part Two of this application. Refer to uses as listed in Table 4-3-1 of the Guilford County Development Ordinance.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Conditional Use Rezoning Procedures
And
Rezoning Application**

Case #: _____

Use Conditions

Uses of the property shall be limited to the following uses as listed in Article IV, Table 4-3-1 of the Guilford County Development Ordinance:

- 1) Uses will be limited to offices for a self-storage facility, self-storage buildings and accessory uses.
- 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 Guilford County Development Ordinance:

- 1) See attached.
- 2) _____
- 3) _____
- 4) _____

A Conditional Use Rezoning 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.

(YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING.)

Respectfully Submitted,

Randall G. Clark, Paulette F. Clark
Property Owner Signature

Charles E. Melvin, Jr.
Representative Signature (if applicable)

Randall G. Clark and wife, Paulette F. Clark
Name
6000 Spring Forest Court
Mailing Address
Pleasant Garden, NC 27313
City, State and Zip Code
336-674-2715
Phone Number

Charles E. Melvin, Jr.
Name
PO Box 21927
Mailing Address
Greensboro, NC 27420-1927
City, State and Zip Code
336-378-5204
Phone Number

REZONING LEGAL DESCRIPTION FOR
MINI WAREHOUSES
R.P. CLARKGROUP
REZONED TO CU-LI
3.764 AC.

TAX MAP ACL-9-631-558W-26 (PT.)

Beginning at a point, said point being known as the northwestern lot corner of Lot 2, as shown on a map entitled "George F. Beck and Ruth T." and recorded in Plat Book 100, Page 57 in the Office of the Register of Deeds of Guilford County, N.C., said point being the recorded northeastern property corner of Grantor (now or formerly Randall Glen Clark and Paulette F. as described and recorded in Deed Book 5464, Page 1067 in said Guilford County Registry), said point also being on the recorded southern boundary of Ruth C. Smith as described and recorded in Deed Book 779, Page 446 in said Guilford County Registry, and said point also being the recorded northwestern property corner of George F. Beck & Ruth T. of Beck Family Trust as described and recorded in Deed Book 6391, Page 842; thence, from said point of beginning, along Grantor's recorded eastern property line, said western boundary of Beck Family Trust, South 03°43'00" West 250.60 feet to a point marking Grantor's proposed southeastern rezoning corner; thence, along Grantor's proposed southern rezoning line, North 86°32'30" West 657.10 feet to a point in the recorded eastern margin of Pleasant Garden Road and point also being the proposed southwestern rezoning corner, said point also being located North 04°29'00" East 308.98 feet from the northeastern corner of the intersection of Pleasant Garden Rd. and Bluementhal Road; thence, along said recorded eastern margin of Pleasant Garden Road, Grantor's recorded western property line, North 04°29'00" East 250.04 feet to a point marking Grantor's northwestern property corner and the southwestern corner of Ruth C. Smith; thence along Grantor's recorded northern property line, said southern line of Ruth C. Smith, the following two bearing and distances: 1) South 86°32'30" East 282.76 feet to a point; 2) South 86°38'00" East 370.97 feet to the point of beginning, containing an area of 3.764 acres, more or less.



**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 IV, Table 4-3-1 of the Guilford County Development Ordinance:

- 1) _____
See attached Use Conditions
- 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 Guilford County Development Ordinance:

- 1) _____
See attached Development Conditions
- 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,

Randall G. Clark Paulette F. Clark

Property Owner Signature

Randall G. Clark and wife, Paulette F. Clark

Name

6000 Spring Forest Court

Mailing Address

Pleasant Garden, N.C. 27313

City, State and Zip Code

(336) 674-2715 rpclarkgroup@triad.rr.com

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Homer S. Wade, P.E.

Name

621 Eugene Court - Suite 100

Mailing Address

Greensboro, N.C. 27401

City, State and Zip Code

(336) 275-0471

hswade@borum-wade.com

Phone Number

Email Address

Additional sheets for conditions and signatures are available upon request.

Rezoning Legal Description

Parcel ID 135130 - PIN 7872003462 (PART)

R. P. Clark Group

Being a parcel of land situate in Fentress Township, Guilford County, North Carolina to be Zoned CU-LI being described by the following metes and bounds description:

BEGINNING at an existing iron pipe in the northern margin of Blumenthal Road marking the southwestern corner of Jordan D. Shore, Lot1, Beck Subdivision as shown on a map recorded in Plat Book 100 Page 57 and as recorded and described in Deed Book 7643 Page 540 in the office of the Register of Deeds of Guilford County, North Carolina; thence running along a new Zoning Line South $02^{\circ}08'14''$ West 30.01 feet to a point in the centerline of said Blumenthal Road; thence along said centerline and said new Zoning Line the following four (4) courses and distances: 1) North $86^{\circ}42'37''$ West 0.47 feet to a point; thence 2) North $87^{\circ}12'46''$ West 88.25 feet to a point; thence 3) North $88^{\circ}41'42''$ West 101.80 feet to a point; thence 4) South $89^{\circ}21'43''$ West 501.60 feet to a point at the intersection of said centerline of said Blumenthal Road and the centerline of Pleasant Garden Road; thence along said centerline of said Pleasant Garden Road and said new Zoning Line North $02^{\circ}53'43''$ East 340.37 feet to a point in the existing old Zoning Line; thence along said old Zoning Line South $88^{\circ}09'12''$ East 687.02 feet to a point in the western line of Beck Family Trust, Lot 2, said Beck Subdivision, as shown on said map recorded in said Plat Book 100 Page 57 and as recorded and described in Deed Book 6391 Page 540 in said Guilford County Registry; thence along said western line of said Beck Family Trust, said Jordan D. Shore and said new Zoning Line South $02^{\circ}08'14''$ West 289.06 feet to the point and place of BEGINNING containing an area of 5.16 acres more or less.

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.
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. No caretaker dwelling units will be permitted.
4. The side of the buildings facing Pleasant Garden Road will be constructed of brick or stone materials.
5. An ornamental metal fence six feet high with seven feet high brick columns, approximately twelve 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 200' from the front property line. An opaque fence eight feet in height will be constructed around the remaining property to be rezoned and placed inside of planting yards.
6. No billboards will be permitted on the property.
7. Freestanding signage will be monument signs.
8. The 8' 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 8' Street Yard along Pleasant Garden Road from the proposed rezoning line south to Blumenthal Road, the 8' 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.
9. There will be an additional 8' 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 feet.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Date Submitted: July 16, 2019 Fee **\$500.00** Receipt # _____ Case Number 19-07-GCPL-05789

REV 8-8-19

Provide the required information as indicated below. Pursuant to the Guilford County Development Ordinance, 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 3-12 of the Guilford County Development Ordinance, the undersigned hereby requests Guilford County to rezone the property described below from the RS-40 and AG zoning district to the CZ-LI zoning district.

Said property is located 4165 Pleasant Garden Road

in Fentress Township; Being a total of: 5.16 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # Parcel ID: 135130 PIN: 7872003462 Tax Parcel # _____

Tax Parcel # _____ Tax Parcel # _____

Tax Parcel # _____ Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One:

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

Check One:

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

Conditional Zoning Requirements:

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Guilford County Development Ordinance.
- Zoning Conditions. Use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Table 4-3-1 of the Guilford County Development Ordinance.

Proposed Conditions

These conditions are those previously approved at the Guilford County Planning Board meeting held on July 13, 2011 for Conditional Zoning Case #11-06-GCPL-01897.

Use Conditions:

1. Uses to be limited to offices for self-storage facility, self-storage buildings and accessory uses.

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.

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. No caretaker dwelling units will be permitted.

4. The side of the buildings facing Pleasant Garden Road will be constructed of brick or stone materials.

5. 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.

6. No billboards will be permitted on the property.

7. Freestanding signage will be monument signs.

8. 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.

9. 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.

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	
	Retail Trade	Tire Sales		P
	Food Service	Bar Private Club/ Tavern		P
		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

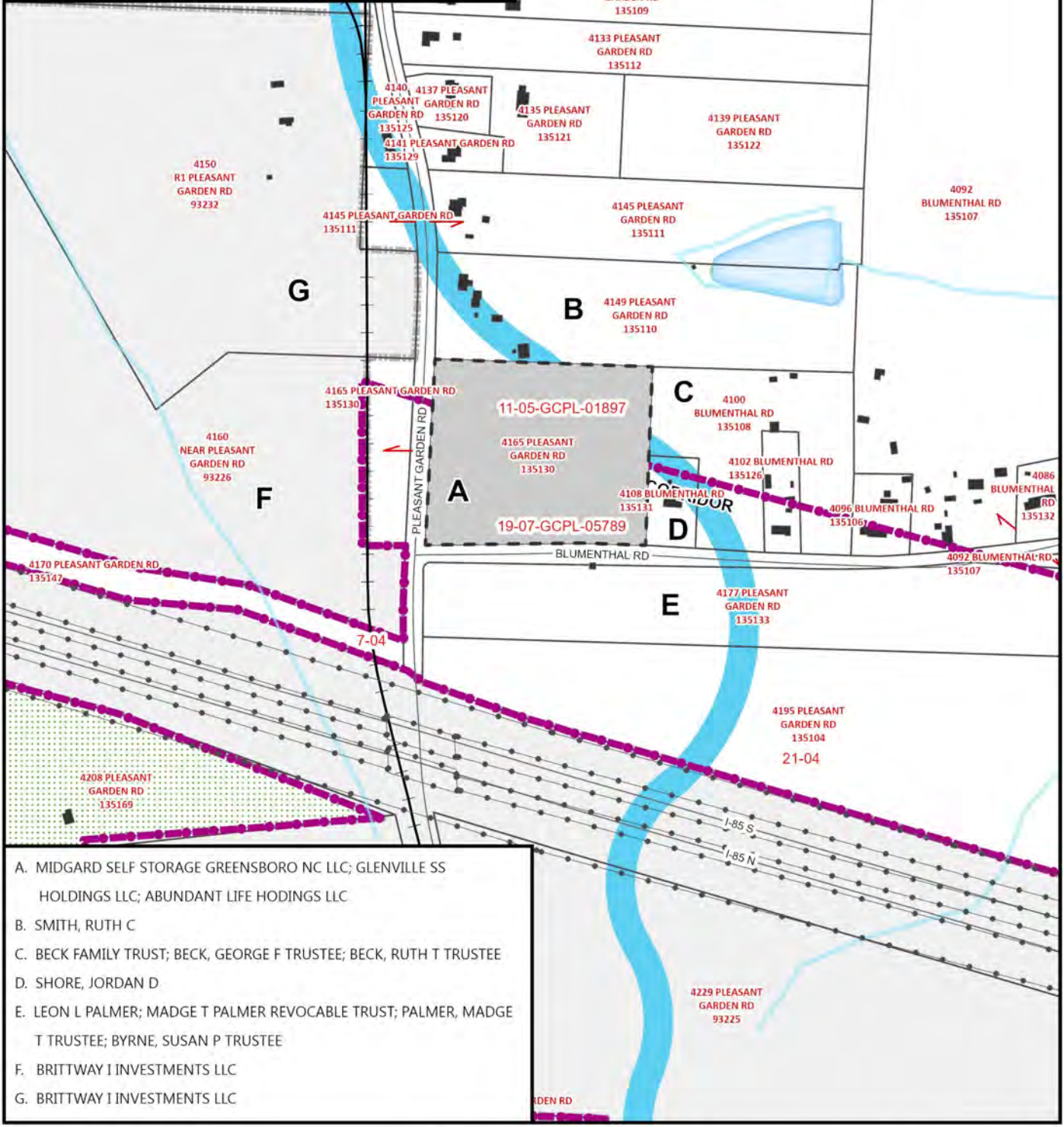
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 P = Use by Right D = Individual Development Standards Apply - See Article 5 S = Individual Development Standards per Article 5 Apply & Special Use Permit Required

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-LI to CZ-LI Amended +/- 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



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

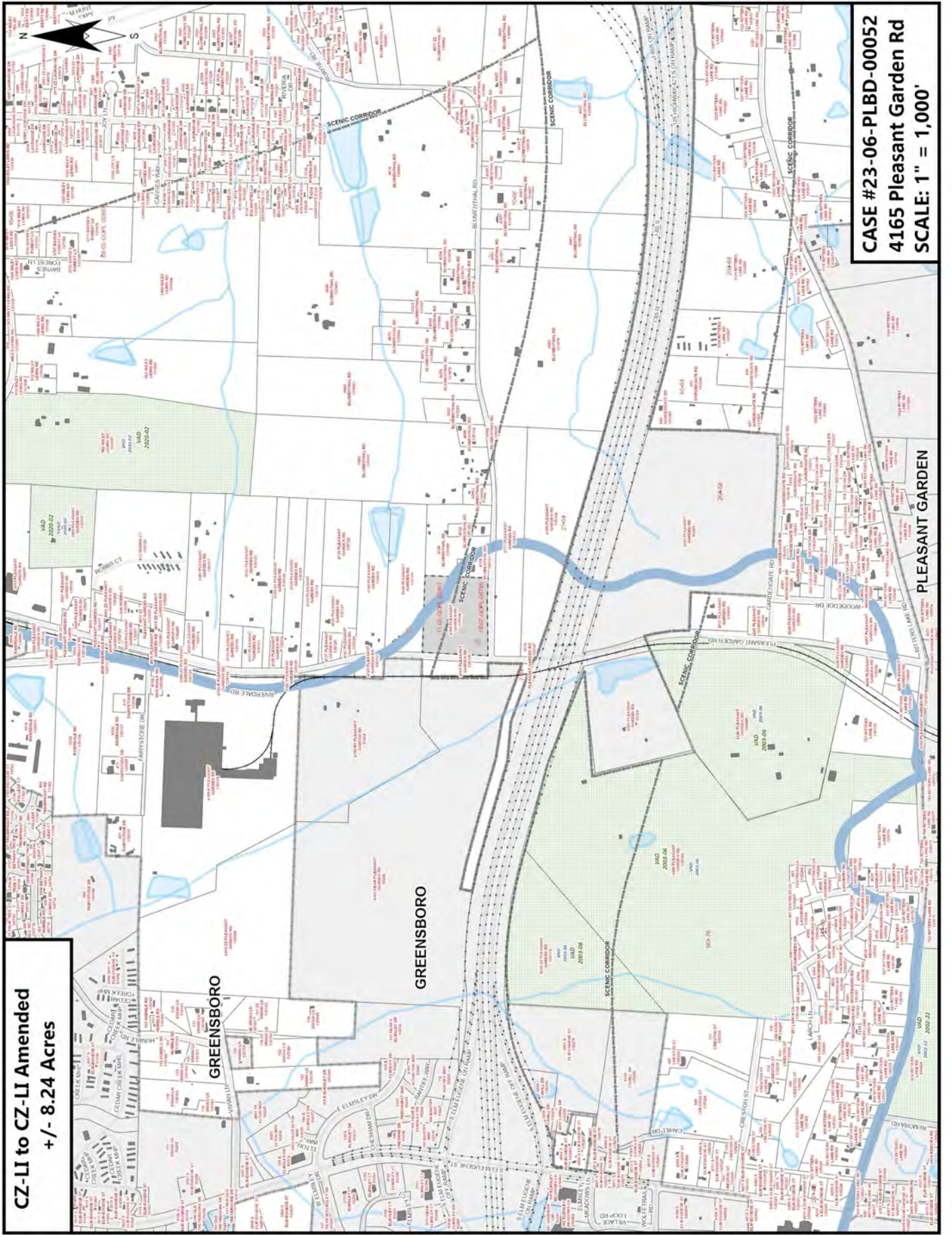
Case Number:
23-06-PLBD-00052

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



Scale: 1" = 400'

**CZ-LI to CZ-LI Amended
+/- 8.24 Acres**



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



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'

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

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 nor 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 not** reasonable nor 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: 7/31/2023 Fee \$500.00 Receipt # 9161-2023 Case Number 23-07-PLBD-00059

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 Guilford County Planning & Development Department.

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 C2-GB zoning district.

Said property is located at 5181 Yanceyville Rd
in MONROE Township; Being a total of: 1 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>125338</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) See ATTACHED

2)

3)

4)

Development Conditions

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

1)

2)

3)

4)

A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND 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,

C Ray Holmes
Property Owner Signature

C Ray Holmes
Name

1104 DOVER Rd
Mailing Address

Greensboro, NC 27408
City, State and Zip Code

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

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

SUBMIT

C. Ray Holmes 7-31-23

Use Type	GB
Family Care Facility	
Temporary Family Healthcare Structures	
Club or Lodge	P
Private Club or Recreation Facility, Other	
Physical Fitness Center	P
Vocational, Business or Secretarial School	P
Daycare Center (Not In-Home)	D
Emergency Services	P
Government Office	P
Office (General)	P
Medical or Professional Office	P
Personal Service	P
Bank or Finance without Drive- through	P
Rural Residential Occupation	
Bank or Finance with Drive- through	P
Building Maintenance Services	P
Insurance Agency (Carriers and On-Site Claims Inspections)	P
Landscape and Horticultural Services	
Laundromat or Dry Cleaner	P
Motion Picture Production	P
Pest or Termite Control Services	P
Payday Loan Services	
Research, Development or Testing Services	
Studios-Artists and Recording	P
Retail (General)	P
ABC Store (Liquor)	P
Convenience Store (with Gasoline Pumps)	P
Equipment Rental and Repair, Light	D
Garden Center or Retail Nursery	P
Pawnshop or Used Merchandise Store	P
Bakery	P
Restaurant (With Drive-thru)	P
Restaurant (Without Drive-thru)	P
Equipment Rental and Leasing (No Outside Storage)	P
Equipment Repair, Light	D
Communication or Broadcasting Facility	P
Utility Company Office	P

I, FREDERICK HOLBROOK FROM
5100 YANCEYVILLE ROAD HAS NO
ISSUE WITH THE NEW BUSINESS
ACROSS THE STREET FROM MY
RESIDENCE. JEFF'S WELDING AND
LAWNMOWER REPAIR HAS BEEN
BENEFICIAL TO THE NEIGHBORHOOD.
THE BUILDING NOW HAS A PERMANENT
RESIDENT WITHOUT BEING VACANT
FOR THE MAJORITY OF THE YEAR.
HE HAS KEPT UP ALL MAINTENANCE
OF THE PROPERTY AND HAS ACTUALLY
IMPROVED IT.



Jeff is A VERY COMPETENT
PERSON. VERY PROFESSIONAL AND
CARING. HE IS CONCERNED ABOUT
THE COMMUNITY, AND WORKS WELL
WITH OTHERS. HE IS A CARING
PERSON THAT BELIEVES IN DOING
THE RIGHT^{ING} AND ALWAYS WORKS
WELL WITH THE COMMUNITY
HE RESPONDS & REPRESENTS IN A
VERY PROFESSIONAL & COURTEOUS
MANNER.

Jimmie L. Dugan
1105 TALLY HO ST.
CITY 27455
336 295-3641

RICHARD JOHNSON
2102 NORTHBAY DR
BROWN SUMMIT NJ 07214

I HAVE BEEN LIVING IN THE
WATERFORD COMMUNITY FOR 21
YEARS

I WAS EXCITED THAT JEFF'S
WELDING AND LAWNMOWER
REPAIR CAME INTO OUR
NEIGHBORHOOD. THE SERVICE
IS GREAT, THE PRICES ARE
REASONABLE, AND THE WORKERS
ARE FRIENDLY.

THIS IS A MUCH NEEDED
BUSINESS FOR OUR
NEIGHBORHOOD AND
COMMUNITY.

PASTOR R. _____

Jeff's Welding & Lawn
Mower Repair is a
welcome business in his
present location. The
building has been
vacant & Jeff is a
welcome sight for us.
His business is very
convenient for us.

Robert Kull & Co.
6905 Thacker Rd

To Whom IT MAY CONCERN,

I AM TOTALLY IN SUPPORT OF JEFF ALLEN IN HIS ATTEMPT TO KEEP HIS BUSINESS AT 5101 YANCEYVILLE STREET. JEFF IS A GREAT NEIGHBOR AND HIS BUSINESS SERVES THIS COMMUNITY VERY WELL. I HOPE HE IS ABLE TO CONTINUE HIS OPERATION FOR MANY YEARS TO COME

Sincerely

T. WAYNE TRAXLER

7467 Doggett Road

BROWN SUMMIT, N.C. 27204

The business, Jeff's Welding and Lawnmower Repair, operating at 5101 Yanceyville Road Browns Summit, NC, is an excellent neighbor. They provide necessary and helpful services to the community and beyond. They updated and improved the appearance of the property.

We hope Young Board recognizes the viability of this business and approves any changes needed to ensure their on going operation.

Sincerely -

Paula & Ray Knight
6910 Wicklow Dr.
Browns Summit, NC
27214
(336) 908-8103

To whom it may concern,

This letter is in support of Jeff Allen and his business Jeff's Welding and Lawnmower Repair located on 5101 Yanceyville Rd. in Browns Summit, NC. In short, Jeff's company has been a much-needed addition to the general area. He has taken a building that has housed various businesses, even a sweepstakes/gaming location, for typically very short amounts of time, and made it a location for a thriving business that serves the nearby community as well as the broader area.

Jeff's business has been consistently busy since shortly after he opened. The business has shown signs of regular growth, and rarely do I drive by during business hours when there is not some activity. His presence near to so many households who require his services has been a boon to the neighborhood and general area. I find it a nice thing that I am able to honk when I pass by and see him out working. It makes the neighborhood feel more like a neighborhood. Jeff always obliges with a wave.

Jeff has taken a run-down building and consistently upgraded it. He's installed a new sign to replace his banner, he has installed fencing to house some of the projects that need to be done outside. I can't wait to see how his business grows. I can honestly say that if his business continues to grow, we may lose him as the space can only handle so much. While that would be great for Jeff, it would certainly be a loss for me and the community.

In closing, I think the addition of Jeff's Welding and Lawnmower Repair has been great for the area. It would be a shame if his business had to up and leave. We would lose a valuable service, and genuinely nice individual who does good work. I hope that he is able to stay at his current location and continue to serve the community and grow his business. If there are any other questions, please do not hesitate to contact me.

Sincerely,

Dr. Michael K. Cundall, Jr.

Professor of Philosophy

Department of Liberal Studies

NCA&T State University

336.256.2165

mcundall@ncat.edu

Pronouns He/Him/Y'all

[The Humor Hack](#)

[ACUE Certified Professor](#)

[Certified Humor Professional](#)

June 30, 2023

So whom it may concern:

We total support Jeff's Welding & Lawn Mower service and would like him to stay in operation at the Yanceyville Rd location. He and his business are a asset to the community. He provides a needed service and is an upstanding resident of Guilford County. There is never any noise, trash or traffic hazards caused by his business. It would be a great loss to the community to lose him and the shop.

Gayle - Jimmy Myrick

To whom it concerns
I live next door
to Jeff Allen's
Lawn-mower Repair shop
and I glad to say that
this is the best business
that has been here as
long as I have been here
I have live here over
20 years. Jeff is a good
and respectful person in
my dealings with him
and runs a good shop

Rensenthal

June 28, 2023

To whom it may concern,

We are writing this letter to support the zoning change proposed by Jeff's Welding and Lawnmower Repair. We have lived in Browns Summit for 16 years. During that time, we have seen several businesses occupy the building at 5101 Yanceyville Rd, from an ice cream shop to an antique/home fashion store. We sought to support the ventures when they were open, as we were glad of the addition of small businesses to our community. Unfortunately, each was short-lived, resulting in the building's long-term vacancy.

We were glad when we saw movement again at this location, and even more so when it turned out to be a welding and lawnmower repair shop. As it happened, we needed a small engine repair soon after Jeff's opened. We quickly decided to give this new shop our business and have since become repeat customers. Jeff provides excellent service and has the skills needed as this area grows. His company is indeed a small, family-run business. I spoke with his wife to schedule the appointment and met his son in the shop when I came to pick up my repaired equipment. His location is convenient, and his business is incredibly customer focused. The property and the building are well-kept and, in my opinion, do not detract from the surrounding residential area, primarily because his company centers on serving their residential needs.

We are happy customers and look forward to the continued support of Jeff's Welding and Lawnmower Repair.

We appreciate your consideration,

Heath and Michelle Howell

Handwritten signatures of Heath and Michelle Howell in black ink.

2908 Bishopsgate Way Browns Summit, NC 27214

March 20, 2023

To Whom It May Concern:

We the neighbors of 5101 Yanceyville Street, Browns Summit, NC are signing this petition in support of Jeff's Welding and Lawnmower repair and Jeff Allen.

He has operated a lawnmower and welding shop at 5101 Yanceyville Road for the last year. In that time, he has improved the exterior and interior of the building, as well as providing a great service to our community.

Please consider the rezoning request as we, the neighbors, support his operation continuing.

Signature:

Steven W. Troch

Address

7017 CLAYTON RD Browns Summit



Jeff Allen <weldingandmowerrepair@gmail.com>

Statement from Community Members

1 message

Rolitta Dawson <rolitta@hotmail.com>

Wed, Jul 12, 2023 at 10:15 AM

To: "weldingandmowerrepair@gmail.com" <weldingandmowerrepair@gmail.com>

Jeff's Welding & Lawnmower Repair is a mainstay in the Brown Summit community. They offer a unique service in a unique way. Their customer service is second to none! From the first interaction, my husband and I knew we'd found our place. There is no lawnmower repair place in the surrounding areas that offers pick up and delivery services.

It is important to the reputation of Jeff's Welding & Lawnmower Repair to stay in the Brown Summit community, because they are our hidden treasure! As members of this community, we appreciate having them here.

Sincerely,
Rodney & Rolitta Dawson

March 20, 2023

To Whom It May Concern:

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Please consider the rezoning request as we, the neighbors, support his operation continuing.

Signature: Steven W. Troch

Address 7017 CLAYTON RD Browns Summit

March 20, 2023

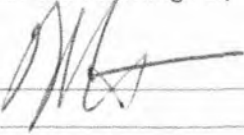
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Please consider the rezoning request as we, the neighbors, support his operation continuing.

Signature:



Address

7451 DOBLET RD
BROWNS SUMMIT

Samantha De Jesus 3391 Battleground Ave.

Richard Harmon.

Tom W. Williams
5807 Rodd station Road
Brown Summit, N.C. 27214
336-662-5943

Sharon Shatt
3922 Old Berkshire Dr.
Browns Summit, NC 27214
703-675-1929

W. Andrew
3922 Old Berkshire Dr.
Browns Summit, NC 27214
703-678-8382

March 20, 2023

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He has operated a lawnmower and welding shop at 5101 Yanceyville Road for the last year. In that time, he has improved the exterior and interior of the building, as well as providing a great service to our community.

Please consider the rezoning request as we, the neighbors, support his operation continuing.

Signature:

Address

Hayle Myrick
Paul Lockman
Bruce Gilbert
Kristin M Myrick
Nellie Leggett
Paula Knight
Ray Knight
Dave Almond
Jimmy Myrick

6607 Lisimore Dr. 27214
6913 Wicklow Rd 27214
6600 Lisimore Dr 27214
Hwy 150
6913 Wicklow
6910 Wicklow
6908 Wicklow
6607 Lisimore

Ed. Ratty
770 Y Seethee Blvd Dr,
336 255 4261

JASON Bowers
336-508-2908
608 Westwood Dr Raleigh NC

~~PO Box~~ Richard Johnson
2102 Northway Dr
Browns Summit NC 27214

Trevette Foreman
336 549-1377
3537 Wesley Point Dr.
Browns Summit NC 27214

CLARENCE William
336-605-8371
4221 YANCEYVILLE St
Browns Summit NC 27214

Karen Williams Ken Blum
336 482 6511
410 Autumn Ridge Ct
Greensboro NC 27455

David S. Thompson
1718 Northway Dr.
Browns Summit NC
336-621-9677 27214

Ken Andersm 336-681-5207
8001 Chatsworth Ct
Browns Summit, NC 27214

March 20, 2023

To Whom It May Concern:

We the neighbors of 5101 Yanceyville Street, Browns Summit, NC are signing this petition in support of Jeff's Welding and Lawnmower repair and Jeff Allen.

He has operated a lawnmower and welding shop at 5101 Yanceyville Road for the last year. In that time, he has improved the exterior and interior of the building, as well as providing a great service to our community.

Please consider the rezoning request as we, the neighbors, support his operation continuing.

Signature:

Address

Danya Haymore
7409 Fairbairn Rd
Greensboro NC 27455
336-580-3554

Clifford Phillips

Don Raul

1103 Tally Ho Ct
Greensboro NC 27455

Janifer Martin 1805 Townsend Rd La.
336-894-8912 Browns Smt 27214

Ron Bebb
225 Rockgunk Dr
Browns Summit, NC 27814
336-210-6429

Summit Willie
Daryl Sel
M. M.
Bonnie Pate
Clarence Brown

Kari Sault

J. Whit Wilkins Jr.

~~David Wood~~
DAVID WOOD.

Linda D Cobb
336-543-3806

Matthew Hoffman

Bette Lynn

Ralph F. Crite, Jr.
216 Burton Farm Rd.
Browns Summit, N.C.

1905 Northwing
202 Kinley Ct - Dr
Greensboro
6912 Wicklow Dr.
Browns Summit NC 27214

1712 Brent Rd
Browns Summit
6100 N. Church St
Greensboro, NC 27455

2806 Brackledge Ct.
Browns Summit N.C.
27214

8106 SHAMALI CT
Browns Summit, NC
~~27407~~
27214

1701 TOWNSEND
FOREST LANE
Browns Summit.

6925 Thacker Rd.
Brown Summit NC
27214

7403 Townsend Edge Way
Browns Summit, NC
27214

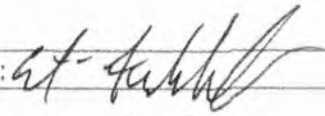
March 20, 2023

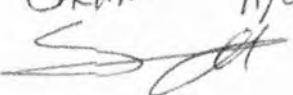
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Signature: 

Steve Hyshe


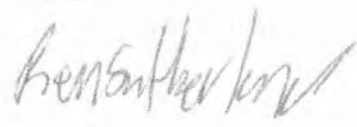
Leonard Smith
Betson Coul

Sewardson
Lee Thum

Kenneth Brady





Address 1317 Lees Chapel Rd

GSO, NC 27455
5709 Shelby Katherine Ct
GSO, NC 27455

8306 Peason Farm Ct
BROWN Summit, NC,

2021 Armhurst Rd.
GSO, NC 27405

5101 Yanceyville Rd

7529 Fairbairn Rd
BS, NC 27214

5318 Ederson Rd GSO 27405

1601 Northbay Dr.
Browns Summit, NC 27214


5455 Yanceyville
Browns Summit, NC
27214

2907 Dray Court
Jamestown, NC 27282

5015 Yanceyville Rd 27214

~~Summit Patrick~~ 7570 FAIR HAVEN
Brown Summit, NC
Chris Hice 484 Hiatts Dr 27214
Greensboro NC 27455

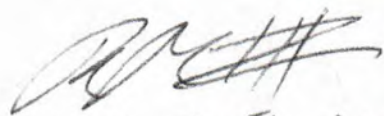
FREDERICK HOLBROOK
5100 YANCEYVILLE RD.
BROWN SUMMIT, NC


716-680-2722

Nickola Hatcher

214 Burtonz Farm Rd
BROWN SUMMIT NC
27214

JOHN JOYCE
7510 OAK VALLEY LN
BROWN SUMMIT, NC 27214
336-814-5005


8106 Southerland DR
Brown Summit, NC 27214
918-734-4257

FRANK TULEK
2397 HOPKINS FARM CT
BROWN SUMMIT
707-688-5513

Danny & Sherry Watkins
5007 Yanceyville Rd
BS. 27214

March 20, 2023

To Whom It May Concern:

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Signature: Nathaniel Wagon

Address 1604 Northbay Dr
Browns Summit, NC
27214
5109 Yanceyville Rd
Browns Summit NC 27214

Patricia Wagon

Zy Barber

Alshia Bull

J. Jones

6830 Trace Dr.
Browns Summit NC 27214

Denick El Reissville Browns Summit
358 Wilkerson Lane

Joe McClern Brown Summit Burton Farm Rd

Joey Richardson Reissville 505 Sherwood Drive

Charles Young Greensboro 5504 Clydebank Rd.

Maria Brown Summit 1706 Townsend

Lee Fulk 7108 Byfield Rd Browns Summit NC 27214

Lori Fulk 7108 Byfield Rd. Browns Summit, NC 27214

Dale McKinnon 1909 Northbay Dr Browns Summit, NC

Carlos Gutierrez 1901 Townsend Forest Browns Summit 27214

Guilford County, NC



Parcel Number	125339	Total Out Building Value	700
PIN	7878373117	Total Land Value	59900
Owner	CRH INVESTMENTS LLC	Total Deferred Value	0
Mail Address	5400 W FRIENDLY AVE	Bldg Card	1
Mail City	GREENSBORO	Appraisal Model Code	1
Mail State	NC	Deed Data	7/20/2001
Mail Zip	27410	Neighborhood	7879C01
Property Address	5101 YANCEYVILLE RD	Property Type	COMM
Legal Description	1 AC SR 2523 WEBB	Structure Size	
Deed	005272-00766	Lot Size	1
Plat		Year Built	1973
Condo		Bedrooms	
Total Assessed	97900	Bathrooms	
Total Building Value	37300	Grade	Fair



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 125 feet
 8/31/2023

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name

CRH Investments, LLC

Information

SosId: 0595084

Status: Current-Active ⓘ

Date Formed: 6/21/2001

Citizenship: Domestic

Annual Report Due Date: April 15th

Current Annual Report Status:

Registered Agent: Holmes, C. Ray

Addresses

Mailing

1104 Dover Road
Greensboro, NC 27408-7314

Principal Office

1104 Dover Road
Greensboro, NC 27408-7314

Reg Office

1104 Dover Road
Greensboro, NC 27408-7314

Reg Mailing

1104 Dover Road
Greensboro, NC 27408-7314

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

C. Ray Holmes

1104 Dover Road
Greensboro NC 27408

CONDITIONAL REZONING CASE #23-07-PLBD-00059: LB, LIMITED BUSINESS TO CZ-GB, CONDITIONAL ZONING-GENERAL BUSINESS: 5101 YANCEYVILLE ROAD

Property Information

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

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

Nature of the Request

This is a request to conditionally rezone the property from LB, Limited Business to CZ-GB, Conditional Zoning-General Business with the following condition:

Use Condition: (1) Uses of the property shall be limited to: a) Club or Lodge; b) Physical Fitness Center; c) Vocational, Business or Secretarial School; d) Daycare Center (Not In-Home); e) Emergency Services; f) Government Office; g) Office (General); h) Medical or Professional Office; i) Personal Service; j) Bank or Finance without Drive-through; k) Bank or Finance with Drive-through; l) Building Maintenance Services; m) Insurance Agency (Carriers and On-Site Claims Inspections); n) Laundromat or Dry Cleaner; o) Motion Picture Production; p) Pest or Termite Control Services; q) Studios-Artists and Recording; r) Retail (General); s) Convenience Store (With Gasoline Pumps); t) Equipment Rental and Repair, Light; u) Garden Center or Retail Nursery; v) Pawnshop or Used Merchandise Store; w) Bakery; x) Restaurant (With Drive-thru); y) Restaurant (Without Drive-thru); z) Equipment Rental and Leasing (No Outside Storage); aa) Equipment Repair, Light; bb) Communication or Broadcasting Facility; cc) Utility Company Office.

Of the proposed uses, the following eleven (11) uses are allowed in the GB zoning district but are not allowed in the LB zoning district: Building Maintenance Services, Motion Picture Production, Pest or Termite Control Services, Equipment Rental and Repair, Light, Garden Center or Retail Nursery, Pawnshop or Used Merchandise Store, Restaurant (With Drive-thru), Equipment Rental and Leasing (No Outside Storage), Equipment Repair, Light, Communication or Broadcasting Facility, and Utility Company Office.

District Descriptions

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

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

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 properties abutting to the north and to the south across Yanceyville Road are zoned AG, Agricultural, but are mostly utilized as residential. The residential lot across Thacker Road to the west is split-zoned RS-40-MH, Residential-Manufactured Housing Overlay, and AG. The two undeveloped parcels abutting the subject lot to the northwest buffer the subject property from Thacker Road and are also zoned RS-40-MH. The residentially-utilized property abutting the subject property to the east is zoned AG. Beyond directly-abutting parcels, the area contains several single-family subdivisions and rural residential developments within mostly AG zoning districts.

Existing Land Use(s) on the Property: Commercial

Surrounding Uses:

North: Residential
South: Residential
East: Residential
West: Residential

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

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

Infrastructure and Community Facilities

Public School Facilities: No anticipated impact.

Emergency Response:

Fire Protection District: Fire District 13
Miles from Fire Station: Approximately 3.6 miles

Water and Sewer Services:

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

Transportation:

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

Proposed Improvements: Subject to NCDOT Driveway permit

Projected Traffic Generation: Undetermined

Environmental Assessment

Topography: Gently sloping.

Regulated Floodplain/Wetlands:

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

Streams and Watershed:

There are no streams on the subject property. The property is located in the Greensboro (Reedy Fork) WS-III Water Supply Watershed in Tier 3.

Land Use Analysis

Land Use Plan: Northern Lakes Area Plan (2016)

Plan Recommendation: Light Commercial (LC)

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

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

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

Recommendation

Staff Recommendation: Staff recommends approval of the request.

The requested CZ-GB, Conditional Zoning-General Business, district is reasonable and in the public interest because the subject parcel has provided varying commercial activities to the community for years, including a convenience store, a tattoo parlor, a contractor's office, and now a lawnmower repair shop. Furthermore, the proposed additional 10 uses beyond those already permitted in the LB district (refer to Nature of the Request Section) would not create significant additional burden on public infrastructure or facilities, and they would continue to allow for expansion of neighborhood-oriented business opportunities throughout the County

while limiting the degree of intensity of uses that would normally be allowed in the GB district. Finally, the size of the parcel at just one (1) acre combined with required buffers and built-upon area restrictions will functionally limit the types and intensities of any commercial activity that might locate on this property either now or in the future.

The request is consistent with Objective 1.5 of the Future Land Use Element of Guilford County's Comprehensive Plan which states, "*recognize and respect the unique characteristics of Guilford County's unincorporated and emerging communities.*"

Area Plan Amendment Recommendation:

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

DRAFT

TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
 For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4
 P = Use by Right
 D = Individual Development Standards Apply - See Article 5
 S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q
 Z = Overlay Zoning Required
 "*" = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial						
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H		
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I			
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*			
Group Living/Social Service	<u>Boarding House, 3 - 8 Residents</u>		S								P	P		P	P										
	<u>Rooming House, 9 or More Residents</u>									S	S			S	P										
	<u>Congregate Care Facility</u>								D	D	D		D		D										
	<u>Group Care Facility</u>								S	S		D		D											
	<u>Single Room Occupancy (SRO) Residence</u>								S	S	S		D		D										
	<u>Nursing and Convalescent Home</u>								S	S		P		P			P	P							
	<u>Temporary Shelter</u>								P	P		P													
	<u>Homeless Shelter</u>											D		D			D	D		D	D		D	D	
Recreation and Entertainment (Light)	<u>Athletic Fields</u>		S	S	S	S	S	S	S	S	S	S	P	D	P	D	P	P	P	P	P	P	P	P	P
	<u>BaUng Cages</u>		D																	D		D	D		
	<u>Club or Lodge</u>		S	S	S	S	S	S	S	S	S	S	P	S	P	S	P	P	P	P					
	<u>Country Club with Golf Course</u>		D	S	S	S	S	S	S	S	S	S	D		S			D	D	D					
	<u>Equestrian Facility</u>		S	S									S												
	<u>Golf Course</u>		P	S	S	S	S	S	S	S	S	S	D							D	D	D			
	<u>Paintball Field</u>		D	S																D	D	D			
	<u>Private Club or Recreation Facility, Other</u>		S																						
	<u>Public Park (including Public Recreation Facility)</u>		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	<u>Swim and Tennis Club</u>		D	S	S	S	S	S	S	S	S	S	D		D			D	D	D					
Recreation and Entertainment (Heavy)	<u>Adult-Oriented Establishments</u>																							S	
	<u>Amusement or Water Parks, Fairgrounds</u>																			D		D			
	<u>Auditorium, Coliseum or Stadium</u>												P						P		P				
	<u>Go-cart Raceway</u>																			P		P	P		
	<u>Golf Course, Miniature</u>																	P	P	P					
	<u>Physical Fitness Center</u>													P			P	P	P	P	P				
	<u>Recreational Vehicle Park or Campsite</u>																				D				
	<u>Special Event Venue</u>		S										P						P	P	P				
	<u>Shooting Range, Indoor</u>																		D	D		D	D		
	<u>Shooting Range, Outdoor</u>		S										S												
	<u>Theater (Outdoor)</u>																D	D	D	D					
	<u>Theater (Indoor)</u>																		P	P					

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			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*		
Business, Professional, and Personal Services	Office (General)														P	P	P	P	P	P	P	P	P
	Medical or Professional Office														P	P	P	P	P	P	P	P	P
	Personal Service														P	P	P	P	P	P	P	P	P
	Advertising, Outdoor Services																	D	D	P	P	P	P
	Bank or Finance without Drive-through														D			P	P	P	D	P	
	Rural Residential Occupation		S																				
	Bank or Finance with Drive-through														P			P	P	P	P	P	P
	Boat Repair	X																P	P		P	P	P
	Building Maintenance Services																	P	P		P	P	P
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																P	P		P	P	P
	Insurance Agency (Carriers and On-Site Claims Inspections)														P			P	P	P	P	P	P
	Kennels or Pet Grooming		P												D			D	D	D	D	P	P
	Landscape and Horticultural Services	X	S																	P		P	P
	Laundromat or Dry Cleaner	X														P		P	P	P			
	Motion Picture Production																	P	P	P	P	P	P
	Pest or Termite Control Services	X																P	P		P	P	P
	Payday Loan Services																			P			
	Research, Development or Testing Services																				P	P	P
	Studios-Artists and Recording														P	P	P	P	P			P	
	Lodging	Bed and Breakfast Home for 8 or Less Guest Rooms		S	S	S	S	S	S	S	D	D	D			D	D	D	P	P			
Hotel or Motel														S			P	P	P				

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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I				
			40	30	20	3	5	7	8	18	26				U	*	*	*	*	*	*					
Retail Trade	Retail (General)																									
	A B C Store (Liquor)																		P	P						
	Auto Supply Sales																		P	P						
	Automobile Rental or Leasing	X																	P	P		P	P			
	Automobile Repair Services	X																	P	P		P	P			
	Car Wash	X																	D	D		P	P			
	Building Supply Sales (with Storage Yard)																		D	D		P	P			
	Convenience Store (with Gasoline Pumps)	X																	P	P		P	D	P	P	
	Equipment Rental and Repair, Heavy	X																							P	
	Equipment Rental and Repair, Light																			D	D		P	P		
	Fuel Oil Sales	X																						P	P	
	Garden Center or Retail Nursery																			P	P		P			
	Manufactured Home Sales																						P	P	P	
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																		P	P		P	P		
	Pawnshop or Used Merchandise Store																			P	P					
	Service Station, Gasoline	X																		P	P		P	P		
Tire Sales																						P	P			
Food Service	Bakery																		P	P		P				
	Bar Private Club/Tavern																					D	D		P	
	Microbrewery, Private Club/Tavern																					D	D			
	Restaurant (With Drive-thru)																					P	P			
	Restaurant (Without Drive-thru)																		P	D	P	P	P	P	P	
Funeral and Internment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Funeral Home or Crematorium														S		P			P	P					

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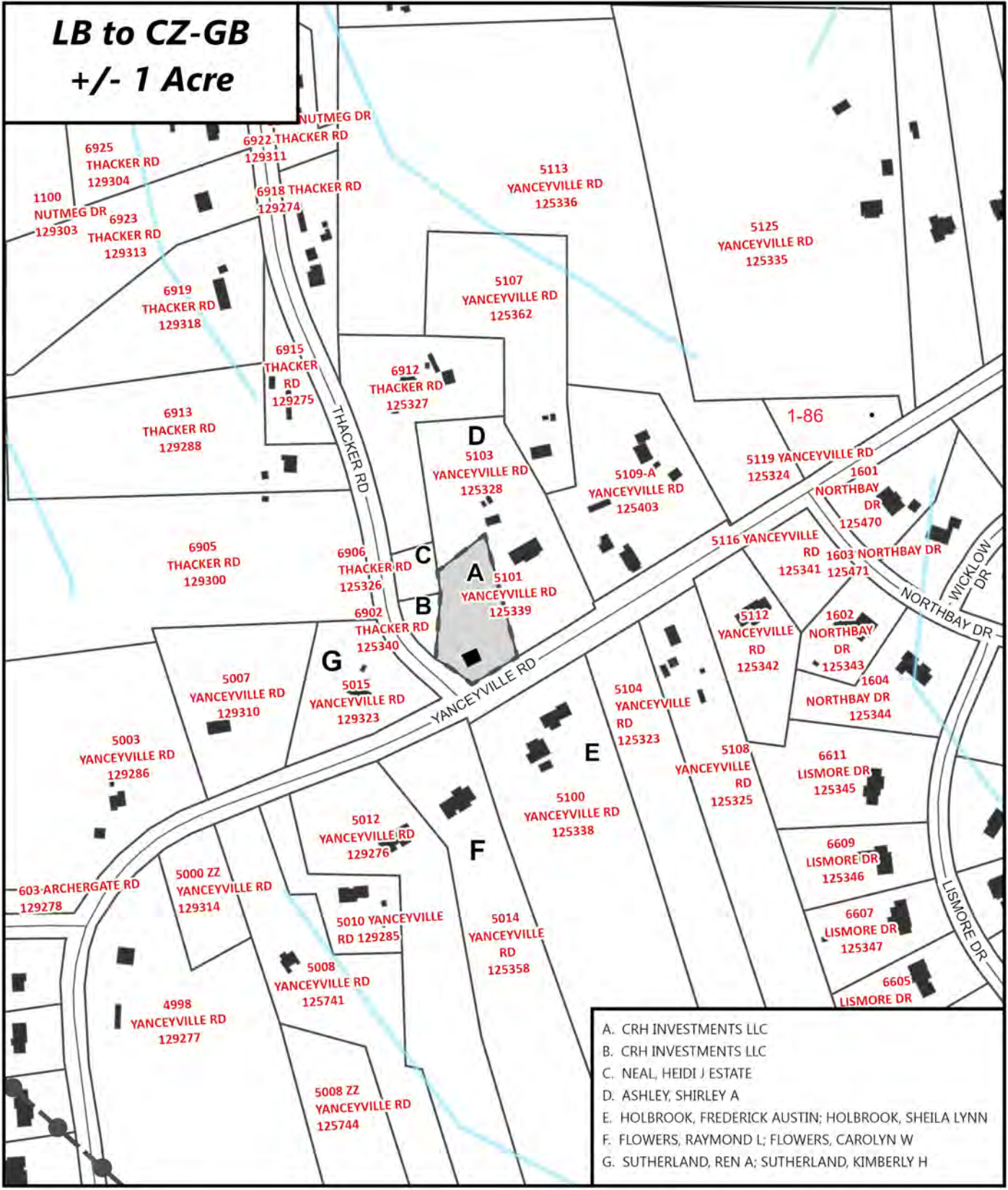
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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I		
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*				
Transportation, Warehousing, and Wholesale Trade	Wholesale Trade-Heavy																				S	P		
	Wholesale Trade-Light																		P	P	P	P		
	Automobile Parking (Commercial)												S					P	P	P	P			
	Automotive Towing and Storage Services	X																D			D	D		
	Equipment Rental and Leasing (No Outside Storage)																	P			P	P		
	Equipment Rental and Leasing (with Outside Storage)																				P	P		
	Equipment Repair, Heavy	X																				P		
	Equipment Repair, Light																		D	D		P	P	
	Tire Recapping																						P	
	Truck Stop	X																		D		P	P	
	Truck and Utility Trailer Rental and Leasing, Light	X																	P			P	P	
	Truck Tractor and Semi-Rental and Leasing, Heavy	X																				P	P	
	Truck Washing	X																					P	
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Bus Terminal and Service Facilities	X																	P	P		P	P	
	Courier Service, Central Facility																						P	P
	Courier Service Substation															P		P	P	P	P	P	P	
	Heliport	X												S		S			S	S	S	S	P	
	Moving and Storage Service																					P	P	
	Railroad Terminal or Yard	X																		P		P	P	
Taxi Terminal	X																	P	P		P	P		
Trucking or Freight Terminal	X																				P	P		

Current Use



**LB to CZ-GB
+/- 1 Acre**



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



Planning & Development
Department

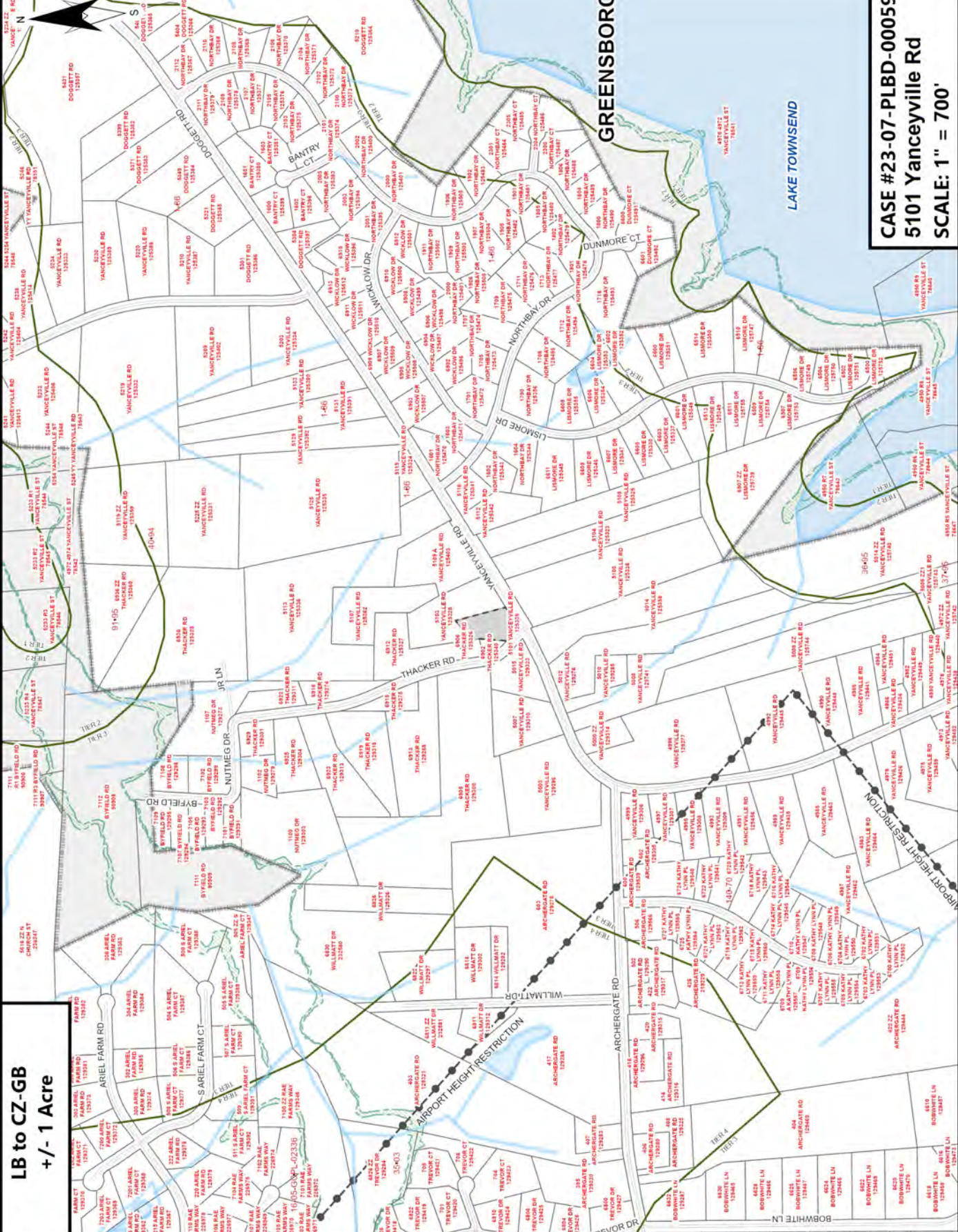
Jurisdiction:
GUILFORD COUNTY

Case Number:
23-07-PLBD-00059

Case Area:
Parcel - 125339
5101 Yanceyville Rd



Scale: 1" = 300'



**LB to CZ-GB
+/- 1 Acre**

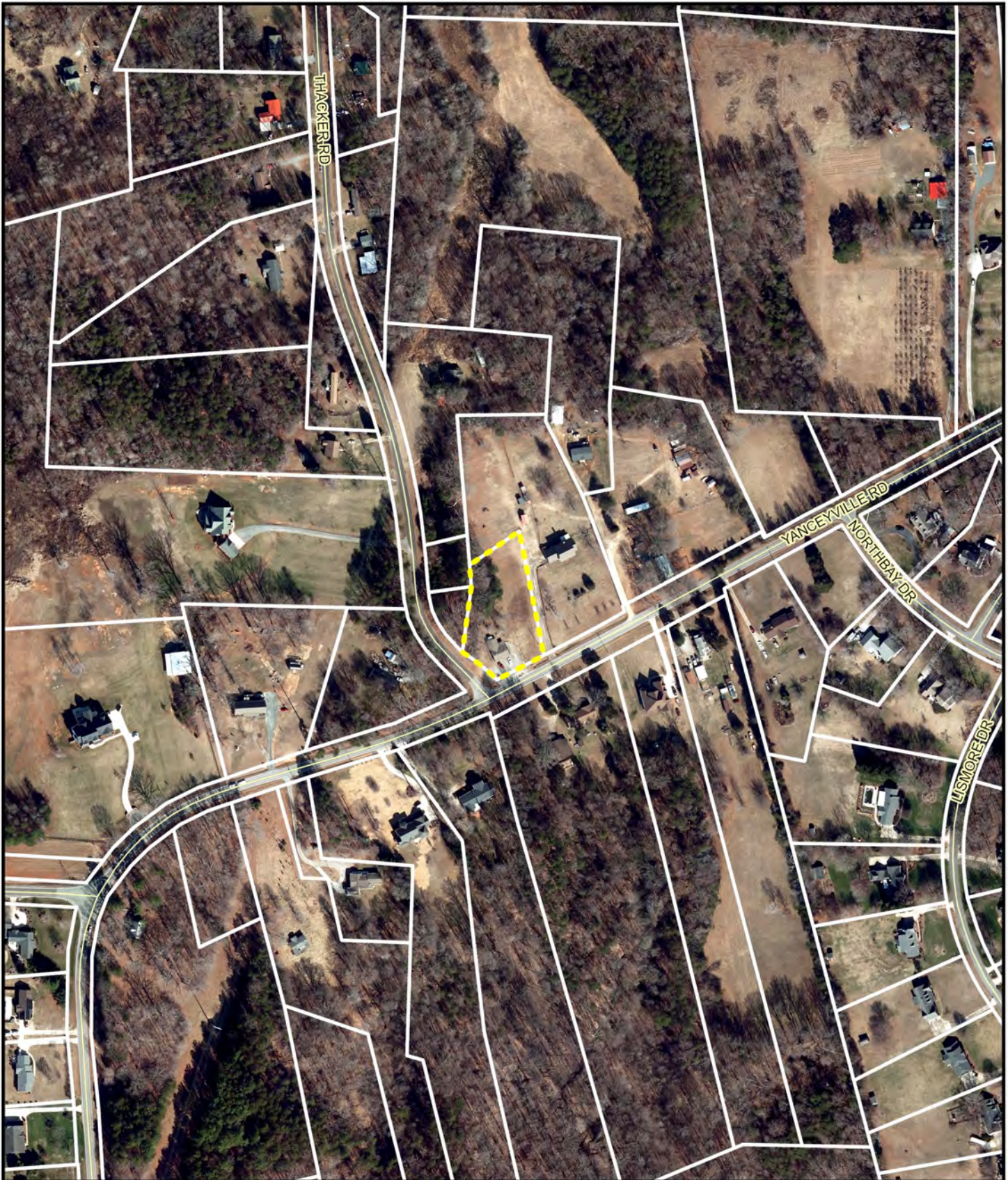
**CASE #23-07-PLBD-00059
5101 Yanceyville Rd
SCALE: 1" = 700'**

GREENSBORO

LAKE TOWNSEND

AIRPORT HEIGHT RESTRICTION

AIRPORT HEIGHT RESTRICTION



Planning & Development
Department

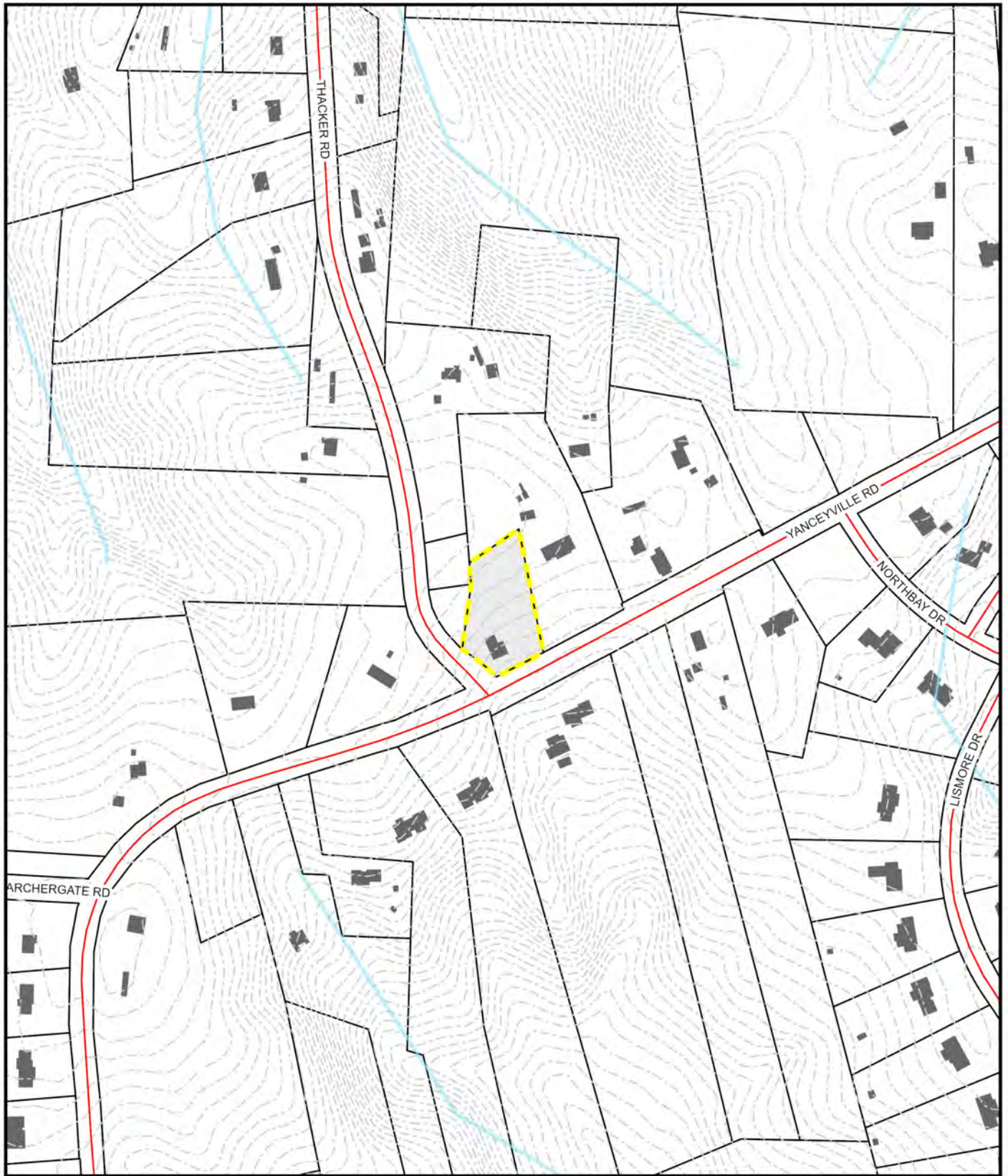
Jurisdiction:
GUILFORD COUNTY

Case Number:
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Case Area:
Parcel - 125339
5101 Yanceyville Rd



Scale: 1" = 300'



Planning & Development
Department

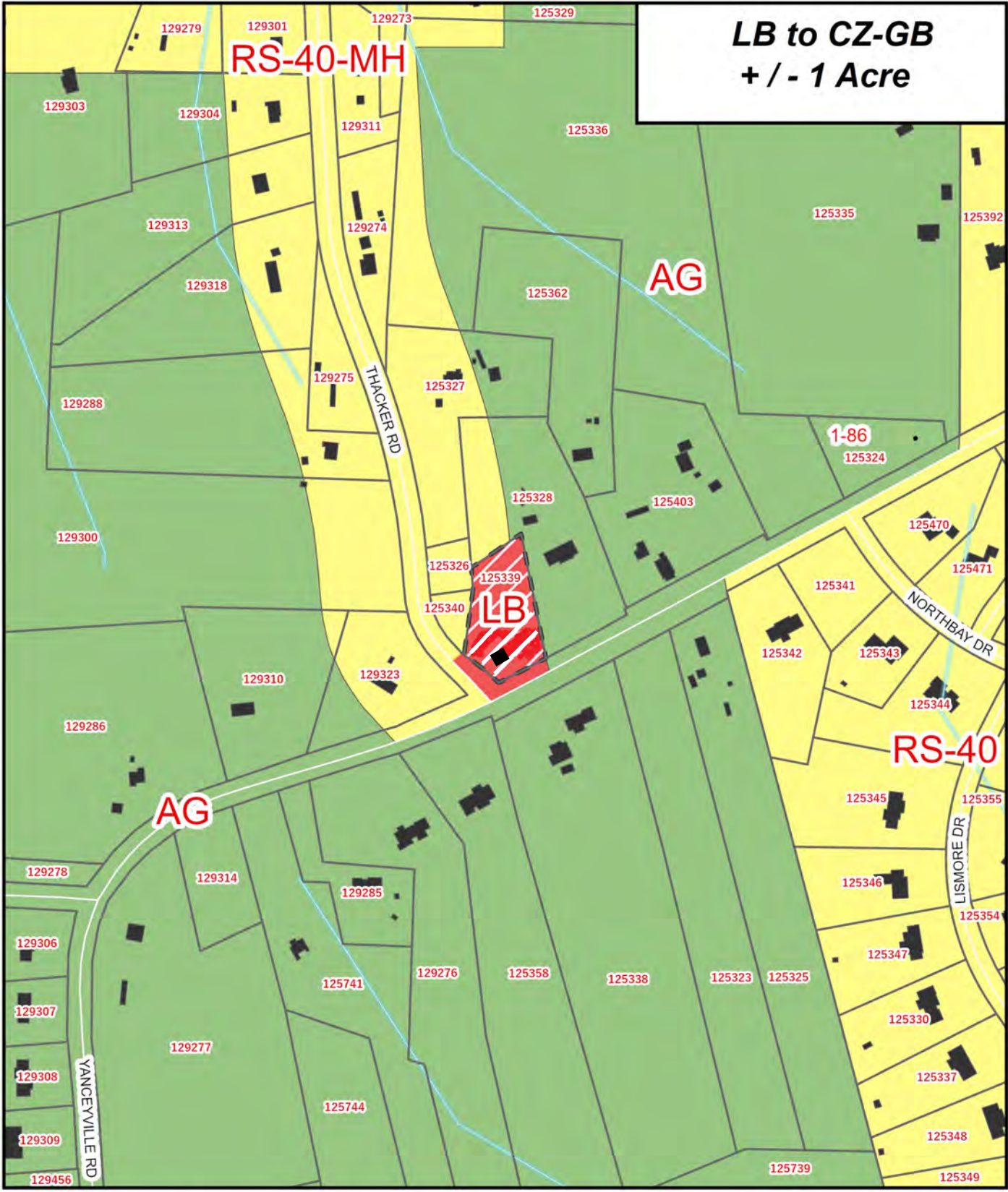
Jurisdiction:
GUILFORD COUNTY

Case Number:
23-07-PLBD-00059

Case Area:
Parcel - 125339
5101 Yanceyville Rd



Scale: 1" = 300'



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
23-07-PLBD-00059

Case Area:
Parcel - 125339
5101 Yanceyville Rd



Scale: 1" = 300'

**CONDITIONAL REZONING CASE #23-07-PLBD-00059: LB, LIMITED BUSINESS TO CZ-GB,
CONDITIONALLY - ZONING GENERAL BUSINESS: 5101 YANCEYVILLE ROAD**

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

DECISION MATRIX

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

**CONDITIONAL REZONING CASE #23-07-PLBD-00059: LB, LIMITED BUSINESS TO CZ-GB,
CONDITIONALLY - ZONING GENERAL BUSINESS: 5101 YANCEYVILLE ROAD**

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

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

I move to **Approve** this zoning map amendment located on Guilford County Parcel #125339 from LB to CZ-GB because:

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

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

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

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

**CONDITIONAL REZONING CASE #23-07-PLBD-00059: LB, LIMITED BUSINESS TO CZ-GB,
CONDITIONALLY - ZONING GENERAL BUSINESS: 5101 YANCEYVILLE ROAD**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Parcel #125339 from LB to CZ-GB because:

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

2. The amendment **is not** reasonable nor 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 #23-07-PLBD-00059: LB, LIMITED BUSINESS TO CZ-GB,
CONDITIONALLY - ZONING GENERAL BUSINESS: 5101 YANCEYVILLE ROAD**

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

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

I move to **Approve** this zoning map amendment located on Guilford County Parcel #125339 from LB to CZ-GB because:

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

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

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

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

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

**CONDITIONAL REZONING CASE #23-07-PLBD-00059: LB, LIMITED BUSINESS TO CZ-GB,
CONDITIONALLY - ZONING GENERAL BUSINESS: 5101 YANCEYVILLE ROAD**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Parcel #125339 from LB to CZ-GB because:

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

2. The amendment **is not** reasonable nor 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)

**RULES OF PROCEDURE
GUILFORD COUNTY PLANNING BOARD
GREENSBORO, NORTH CAROLINA**

I. PURPOSE, LEGAL AUTHORITY AND GENERAL RULES

A. Purpose

The purpose of the Planning Board shall be set forth in the Guilford County Code of Ordinances, and other general and special State laws relating to planning in Guilford County. The Planning Board shall have those powers and duties delegated by ordinance to the Board by the Guilford County Board of Commissioners.

The Planning Board shall be governed by Sec. 160D-109, 160D-301 and 160D-604 of the North Carolina General Statutes, the Guilford County Unified Development Ordinance and policies established by the Guilford County Board of Commissioners.

The Guilford County Planning Board, realizing that rules and procedures are necessary for the orderly and proper discharge of its business and duties, adopts these rules of procedure to expedite the handling of matters coming before the Board.

B. General Rules

The Guilford County Planning Board shall be governed in its organization and operation by the terms of the North Carolina General Statutes, Article 1, 160D, Local Planning and Development Regulations, and other general and special acts relating to planning and related activities in Guilford County. The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern the Board in all cases to which they are applicable and in which they are not inconsistent with applicable law and these rules. Additionally, the Guilford County Planning Board shall operate in accordance with the Guilford County Board of Commissioners' Resolution Establishing Policy And Procedures For Appointments [to County Boards, Commissions, Committees and Councils] as well as by any other resolutions of the Board of County Commissioners relating to planning and zoning in Guilford County. Further, the Planning Board also may consult the most recent edition of Suggested Procedural Rules for Local Appointed Boards, published by the University of North Carolina School of Government. In instances where the Planning Board conducts *Quasi-Judicial* proceedings (i.e., acts as a Board of Adjustment), the Planning Board will operate according to provisions of North Carolina General Statute 160D-406.

All Board members shall become thoroughly familiar with the provisions of the statutes concerning county planning.

II. OFFICERS AND DUTIES

Electing Officers. Election of officers shall occur as the last item of business before adjournment of the December meeting. The Planning Board shall elect one of its members to serve as Chair and preside over the Board's meetings and one member to serve as Vice Chair. The candidate for each office receiving a majority vote of the Planning Board members present shall be declared elected. Vacancies in these offices may be filled for the unexpired terms only.

A. The Chair. The Chair shall be elected by the Planning Board from among its members and shall have the following duties:

1. The Chair shall serve and preside over the Board's meetings for a term of one year, beginning as of the first meeting of January, and may be re-elected.
2. The Chair shall decide all matters of order and procedure, subject to these rules, unless directed otherwise by a majority of the Board in session at the time.
3. The Chair shall appoint any committees found necessary to investigate any matter before the Board.
4. On all *Quasi-Judicial* matters (e.g., Special Use Permits), the Chair or any member acting as Chair is authorized to administer oaths to witnesses in any matter coming before the Board. Additionally, the Board through the Chair, or in the Chair's absence anyone acting as Chair, may subpoena witnesses and compel the production of evidence. The Chair shall issue requested subpoenas he/she determines to be relevant, reasonable in nature and scope, and not oppressive. The Chair shall rule on any motion to question or modify a subpoena. Decisions regarding subpoenas made by the Chair may be appealed to the full Board.
5. The Chair shall perform such other duties as may be directed by a majority of the Board.
6. In the absence of the Chair, the Vice Chair shall preside. In the absence of both the Chair and Vice Chair, the members present shall elect a temporary Chair.

B. The Vice-Chair. The Vice-Chair shall be elected by the Planning Board from among its members and shall have the following duties:

1. The Vice-Chair shall serve for a term of one year, beginning as of the first meeting of January, and may be re-elected.
2. The Vice-Chair shall preside in the absence of the Chair, fill any unexpired term of the Chair, and assume all duties and responsibilities delegated by the Chair.

3. In the event the office of Chair becomes vacant, the Vice-Chair shall serve the unexpired term of the Chair and a Vice-Chair shall be elected to serve the unexpired term of the former Vice-Chair.
 4. The Vice-Chair shall perform such other duties as may be directed by a majority of the Board.
- C. The Clerk. The Planning Director shall serve as Clerk to the Planning Board and may designate a Planning Department staff member for that purpose. The Clerk, subject to the direction of the Chair, shall have the following duties:
1. The Clerk shall keep all minutes and records of the Planning Board, provide notice of the regular and special meetings to members, and any other such duties normally carried out by the Clerk. The minutes shall show the record of all-important facts pertaining to every meeting and hearing, every resolution acted upon by the Board, and all votes of Board members upon any resolution or upon the final determination of any question, indicating the names of members abstaining from voting.
 2. The Clerk shall conduct all correspondence of the Board, and generally supervise the clerical work of the Board and its ad hoc committees.
 3. The Clerk shall not be eligible to vote.
 4. On all *Quasi-Judicial* (e.g., Special Use Permits) matters, the Clerk to the Planning Board also may administer oaths to all witnesses.

III. MEMBERS

- A. Membership. Membership on the Planning Board shall be governed by the terms of Chapter 160D of the North Carolina General Statutes and the Guilford County Code.
- B. Members. The Planning Board shall consist of nine (9) members appointed by the Board of Commissioners.
- C. Terms. Regular members are appointed for three (3) year terms, provided that upon initial appointment the terms of office may be staggered (i.e., the terms of all Board members shall not expire at the same time). Regular members shall not serve more than two (2) consecutive full terms unless waived by the Board of Commissioners.
- D. Payment for Attendance. Board members are paid for attending meetings and mileage for expenses to each Board meeting. When Board members attend meetings for the benefit of the Board and/or the Planning & Development Department for Guilford County generally, expenses may be paid in full or part by Guilford County as provided by current rules and regulations.

IV. MEETINGS

- A. All meetings of the Planning Board are open to the public and subject to the open meetings laws in the State of North Carolina. Notice of the meetings shall be consistent with the regulations contained within the Unified Development Ordinance and State law.
- B. Regular Meetings. Regular meetings of the Planning Board shall be held monthly on the 2nd (second) Wednesday, as needed, at 6:00 P.M. in the NC Cooperative Extension Guilford County Center, 3309 Burlington Rd. in Greensboro, North Carolina; provided that upon direction of the Chair or a majority of the Board, any meeting may be held at any other time or place in the County. Regular monthly meeting dates shall be scheduled in advance of the Calendar Year and voted and approved by the Board.
- C. Special Meetings. Special meetings of the Planning Board may be called any time by the Chair as law provides.
- D. Cancellation of Meetings. Whenever there is no business for the Board, the Chair may dispense with a regular meeting by giving notice to all the members of the Board not less than twenty-four (24) hours prior to the time set for the meeting.
- E. Quorum. A quorum shall consist of a majority of the members of the Board. When there is a vacancy, unless a special provision is applicable, a quorum will consist of the majority of the members remaining qualified.

If a member withdraws from a meeting without being excused by majority vote of the remaining members present, he/she shall be counted as present for the purposes of determining whether a quorum is present, as provided by law.

- 1. A member or members of the Board participating from a remote location by simultaneous communication shall be counted as present for quorum purposes, and all votes of members of the Board made during an official meeting with simultaneous communication shall be counted as if the member were physically present in the place of the official meeting provided all of the criteria outlined in this Section and Section F below are met.
- F. Simultaneous Communication. While in-person attendance is preferred, in order to participate in the meeting via simultaneous communication, the following criteria must be met:
 - 1. The official meeting was properly noticed under NCGS 146-318.12 and under any other requirement for notice applicable to the public body.
 - 2. The member or members participating from a remote location by simultaneous communication can fully participate in the deliberations.

3. The member or members of the Board participating from a remote location by simultaneous communication can be heard by the other members of the Board and any other individual in attendance at the official meeting.
 4. The vote of the member or members of the public body participating from a remote location by simultaneous communication is not by electronic mail or facsimile.
 5. If the Chair of the Board is participating from a remote location by simultaneous communication, the Vice-Chair or some other member of the Board who is physically present shall preside at the official meeting. The Chair or presiding officer of the Board participating from a remote location by simultaneous communication shall retain the same voting rights he/she has when presiding.
 6. The official meeting, or part of an official meeting with a member or members of the Board participating from a remote location by simultaneous communication is not any of the following:
 - a) A quasi-judicial proceeding.
 7. No written ballots may be taken at the official meeting with a member or members of the Board participating from a remote location by simultaneous communication.
 8. If the official meeting involves a member of the Board participating from a remote location by simultaneous communication by which the member or members cannot be physically seen by the public body, that member must comply with all of the following:
 - a) The participation of the member or members must be announced when the meeting is commenced or at the beginning of participation.
 - b) The member identifies himself/herself prior to participating in the deliberations during the official meeting.
 - c) The member identifies himself/herself prior to voting.
 9. The member or members participating from a remote location by simultaneous communication shall have been provided with any documents to be considered during the official meeting.
- G. Vote. The vote of a majority of those members present shall be sufficient to decide matters before the Board, except for zoning map amendments, where the provisions of Section 3.5(M) of the Guilford County Unified Development Ordinance (UDO) shall apply (see attached), and for certain Quasi-Judicial decisions. The Chair shall be entitled to the same voting privileges as any other member of the Board.

Each member shall vote either “Yes or No” except upon matters involving the consideration of his/her own financial interests or official conduct. Additionally,

per NCGS 160D, an appointed Board means member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. Neither shall a Board member vote on any Quasi-Judicial matter before the Board (e.g., Special Use Permit) if the member has a close familial, business, or associational relationship. A “close familial relationship” means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

A failure to vote by a member who is physically present in the meeting room or participating from a remote location by simultaneous communication, or who has withdrawn without being excused by a majority vote of the remaining members present, shall be recorded as an affirmative vote.

1. *Quasi-Judicial Decisions.* While variances shall require a four-fifths ($4/5$) vote for approval, a simple majority is required for approval for Special Use permits and ordinance interpretations.

In all other cases, a failure to vote by a member who is physically present in the meeting room or participating from a remote location by simultaneous communication, or who has withdrawn without being excused by a majority vote of the remaining members present, shall be recorded as an affirmative vote.

H. Meeting Procedures.

1. All meetings shall be open to the public.
2. The Order of Business at regular meetings shall be at the discretion of the presiding Chair. Normally for rezoning cases, proponents and opponents each will have twenty (20) minutes to present their side, and an additional five (5) minutes to proponents and opponents for rebuttal. At the discretion of the Chair, these time limits may be waived.
3. At the close of discussion of matters heard in Public Hearings, the Chair may:
 - a) Call for a formal motion, a second, and a vote by the members for or against the motion;
 - b) Call for a vote on the item without calling for a formal motion; or
 - c) Call for a formal motion, a second, and a vote by the members to continue, to a date and time certain, the matter being heard until such time as additional necessary information may be obtained.

V. PERSONAL CONDUCT OF PLANNING BOARD MEMBERS

A. Personal Conduct

1. Membership on the Planning Board is accepted as a public service. Members shall conduct themselves in a professional manner and shall treat the public and fellow members in a respectful manner.
2. Board members may be paid for attending meetings and mileage for expenses to each Board meeting. When Board members attend meetings for the benefit of the Board, and/or the Planning & Development Department for Guilford County generally, expenses may be paid in full or part by Guilford County as provided by current rules and regulations.
3. Except at public meetings of the Board, its members should refrain from discussing their personal opinions concerning specific zoning cases scheduled or likely to come before the Board with proponents, opponents, or others with a direct interest.
4. Board members shall devise a method whereby insofar as possible the site of each zoning request will be inspected by a Board member.
5. When *Quasi-Judicial* decisions (e.g., Special Use Permits) are being considered, Board members shall not participate in or vote on any *Quasi-Judicial* matter in a manner that would violate affected persons' constitutional rights to an impartial decision-maker. Impermissible conflicts include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. If an objection is raised to a member's participation and that member does not recuse himself/herself, the remaining members shall by majority vote rule on the objection. Members of the Planning Board shall request to be recused from discussion, citing a conflict consistent with G.S. 160D-109(b) or 160D-109(d) when the Board is sitting as a quasi-judicial board. Upon such a request, the Board shall vote on the recusal.
6. Disclosure of Interests. A Board member shall disclose any personal or financial interest in a case before the Board when it concerns property in which the Board member, a close relative (spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships), a business associate or employer:
 - a) Is the applicant before the Board;
 - b) Owns property within close proximity of the subject property (this shall be interpreted as being within the required notification area); or
 - c) Has a financial interest in the subject property or improvements to be undertaken thereon.

No Board member shall take part in any hearings, consideration, determination or vote concerning a property in which the Board member or a close relative (spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships):

- a) Is the applicant before the Board;
- b) Owns property within close proximity of the subject property (this shall be interpreted as being within the required notification area); or
- c) Has a financial interest in the subject property or improvements to be undertaken thereon.

In addition, a Board member may request a vote of the Board excusing the member from taking part in any hearing, consideration, determination or vote concerning a property in which a business associate or employer of the Board member:

- a) Is the applicant before the Board or;
- b) Owns property within close proximity of the subject property (this shall be interpreted as being within the required notification area); or
- c) Has a financial interest in the subject property or improvements to be undertaken thereon.

When a Board member concludes that a matter before the Board involves or could involve a conflict of interest on his or her part or his or her voting might not be in the public interest, he/she should promptly inform the Board Chair. The Board member then refrains from any discussion or comment on the particular case and abstains from voting.

7. Each Board member decides which invitations, to attend or participate in public and private functions, he/she can appropriately accept as a member of the Board. He/She is careful to indicate when he/she is representing the Board rather than acting or speaking for himself/herself. Such allied efforts contributing to the work and purposes of planning in Guilford County are unpaid, except when infrequently acceptance of out-of-pocket expenses is necessary to make possible the constructive participation; in such instances, the Planning Board is officially consulted or advised.
8. Board members shall not engage in any private and profitable employment, or in any personal business transaction, in which the fact of membership on the Board or any knowledge of its actions unique to membership would be qualification for such employment or a significant reason for the personal business transaction.
9. Board members shall not accept gifts from applicants, their representatives, or other persons and institutions concerned with matters which have been or might come before the Board.

VI. ORIENTATION AND TRAINING

A. Orientation of New Members

The Planning Director shall meet with new Board members as soon as possible after their appointment to prepare them for effectively serving on the Planning Board. At that meeting, the Planning Director shall provide each new member a copy of the Planning Board handbook, all ordinances the Board typically deals with, and the comprehensive plan and other major statements of the County's growth management and land development policies. The Planning Director also shall generally explain the County's growth management and land development policies, the relationship between the Board and County Planning Staff, and the organization, duties and responsibilities, procedural rules, and legal constraints under which the Board operates.

B. General

Board members are encouraged to expand their knowledge and understanding of planning issues by reading planning-related literature and attending planning conferences, courses, seminars, and workshops.

VII. AMENDMENT

These Rules of Procedure may be amended, within the limits allowed by law, at any time by an affirmative vote of not less than five (5) members of the Planning Board, provided that such amendment is presented in writing at a regular or special meeting.

Revised by the Guilford County Planning Board on June 14, 2023.

Approved by the Guilford County Board of Commissioners on August 17, 2023.

ATTACHMENT

ZONING MAP AMENDMENTS VOTING REQUIREMENTS

See Section 3-5(M) of the Guilford County Unified Development Ordinance

