



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

Old County Courthouse – Carolyn Q. Coleman Conference Room
301 W. Market Street, Greensboro, NC 27401

April 09, 2025

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** October 2, 2024 Special Meeting & March 12, 2025 Regular Meeting
- IV. **Rules and Procedures**
- V. **Continuance Requests**
- VI. **Old Business**

None
- VII. **New Business**

Non-Legislative Hearing Item(s)

A. RESOLUTION OF INTENT TO CLOSE A PUBLIC ROAD CASE #25-03-PLBD-00115:

Request adoption of Resolution of Intent and to schedule a public hearing for May 14, 2025, as presented herein, to close a .11-mile section of Bishop Road, located in Sumner Township, and that runs east from its intersection with S. Holden Road fronting Guilford County Tax Parcels #141884, #141874, and #141896 and terminating at the western margin of the US Highway 220 S right-of-way.

Information for **ROAD CLOSING CASE #25-03-PLBD-00115** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

Legislative Hearing Item(s)

A. RESOLUTION TO CLOSE A PUBLIC ROAD CASE #25-02-PLBD-00109: UNNAMED ROAD (OLD EXTENSION OF BETHEL CHURCH ROAD)

Request adoption of Resolution to close and remove from dedication a portion of an unnamed road (old extension of Bethel Church Road) which fronts Guilford County Tax Parcels #117327 and #117329 in Jefferson Township and runs approximately 175 feet northwest from the intersection of Knox Road and Bethel Church Road.

Information for **ROAD CLOSING CASE #25-02-PLBD-00109** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

B. ROAD RENAMING CASE #25-01-PLBD-00106: BAYNES FOREST LANE (PRIVATE ROAD)

Presently known as Baynes Forest Lane, this private road is located in Fentress Township, running south of Wiley Lewis Road, along Guilford County Tax Parcels #131099, #131107, #131104, #131094, #131098 and terminating at Guilford County Tax Parcel #131078, and recorded in Plat Book 208, Page 49. This request to rename the road to Little Miss Muffin Lane is in response to a voluntary petition filed and signed by more than 51% of the property owners along the road.

Information for **ROAD RENAMING CASE #25-01-PLBD-00106** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

C. ROAD RENAMING CASE #25-03-PLBD-00113: MCGINNIS DRIVE (PRIVATE ROAD)

Presently known as McGinnis Drive, this private road is located in Monroe Township, running north of Scott Road, along Guilford County Tax Parcels #125619, #125608, #125627, #125638, #125639, #125625, and terminating at Guilford County Tax Parcel #125607 and recorded in Plat Book 58, Page 119. This request to rename the road to Lewis Farm Lane is in response to a voluntary petition filed and signed by more than 51% of the property owners along the road.

Information for **ROAD RENAMING CASE #25-03-PLBD-00113** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

D. REZONING CASE #25-02-PLBD-00108: RS-40, RESIDENTIAL TO AG, AGRICULTURAL: 6178 BELLFLOWER ROAD

Located at 6178 Bellflower Road (Guilford County Tax Parcel #101108 in Washington Township), approximately 1,007 feet south of the intersection of NC Highway 61 N and Bellflower Road and comprises approximately 7 acres.

This is a request to rezone the property from RS-40, Residential to AG, Agricultural.

The proposed rezoning is conditionally consistent with the Guilford County Northeast Area Plan recommendation of AG Rural Residential. If the request is approved, an amendment to the Northeast Area Plan will not be required.

Information for **REZONING CASE #25-02-PLBD-00108** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

E. CONDITIONAL REZONING CASE #25-03-PLBD-00116: LO, LIMITED OFFICE AND RS-40, RESIDENTIAL TO CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL: 1008 AND 1016 NC HIGHWAY 62 E

Located at 1008 and 1016 NC Highway 62 E (Guilford County Tax Parcels #132843 and #132892 in Fentress Township) at the corner of the intersection of NC Highway 62 E and Mason Road and comprises approximately 4.69 acres.

This proposed request is to conditionally rezone property from LO, Limited Office and RS-40, Residential to CZ-LI, Conditional Zoning-Light Industrial with the following conditions:

Use Conditions – (1) Utility Company Office, and (2) Utility Equipment & Storage Yard.

The proposed rezoning is inconsistent with the Guilford County Southern Area Plan recommendation of Agricultural and Rural Residential. If the request is approved, an amendment to Light Industrial will be required. If the rezoning is denied, an amendment to Light Commercial will be required for Parcel #132843 based on the current LO zoning.

Information for **CONDITIONAL REZONING CASE #25-03-PLBD-00116** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Proposed Permitted Uses is also included under the **MEETING CASE INFORMATION** section at the link above.

F. CONDITIONAL REZONING CASE #25-03-PBLD-00114: AG, AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING-RESIDENTIAL: 5475 YANCEYVILLE ROAD

Located at 5475 Yanceyville Road (Guilford County Tax Parcel #129849 in Monroe Township), approximately 2,990 feet south of the intersection of NC Highway 150 E and Yanceyville Road and comprises a portion of approximately 37.66 acres. The portion subject to rezoning fronts Oldsquaw Drive and comprises approximately 21.29 acres.

This is a request to rezone the property from AG, Agricultural to CZ-RS-40, Conditional-Zoning Residential.

The proposed conditional rezoning is generally consistent with the Guilford County Northern Lakes Area Plan recommendation of AG Rural Residential. If the request is approved, an amendment to the Northern Lakes Area Plan will not be required.

Use Conditions: Permitted uses shall include all uses allowed in RS-40 Residential Zoning District except the following, (1) Cemetery or Mausoleum.

Information for **CONDITIONAL REZONING CASE #25-03-PBLD-00114** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Proposed Permitted Uses is also included under the **MEETING CASE INFORMATION** section at the link above.

Evidentiary Hearing Item(s)

None

VIII. Other Business

A. Comprehensive Plan Update

IX. 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 27401.

(Insert Color Paper)

The October 2, 2024 Planning Board Special Meeting Minutes can be viewed by using the link or URL below.

[Guilford County Planning Board 100224 Transcript](https://myguilford-my.sharepoint.com/:b:/g/personal/jbaptis_guilfordcountync_gov/EQBXRWNsHvpKjU5ygePSPZIBAs8ySam8LXE-AF-NGkILJw?e=Qysg5K)

(https://myguilford-my.sharepoint.com/:b:/g/personal/jbaptis_guilfordcountync_gov/EQBXRWNsHvpKjU5ygePSPZIBAs8ySam8LXE-AF-NGkILJw?e=Qysg5K)

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**GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD REGULAR MEETING MINUTES**
Old County Courthouse – Carolyn Q. Coleman Conference Room
301 W. Market Street, Greensboro, NC 27401
March 12, 2025
6:00 PM

Call to Order

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

I. Roll Call

The following members were in attendance in person for this meeting:

James Donnelly, Chair; David Craft, Vice Chair; Dr. Nho Thi Bui; Ryan Alston; Jason Little; Cara Buchanan; Rev. Gregory Drumwright; and Sam Stalder

The following members were absent from this meeting:

Guy Gullick

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

J. Leslie Bell, Planning & Development Director; Oliver Bass, Planning and Zoning Manager; Troy Moss, Planning Technician; Robert Carmon, Fire Marshal; Marlena Isley, GIS Manager; and Matthew Mason, Chief Deputy County Attorney; Leslie Andrea-Fite

II. Agenda Amendments

Chair Donnelly stated that at the end of this meeting, the members would go into Closed Session to consult with Legal Counsel.

Mr. Bass asked the Board to reschedule Road Renaming Case #25-01-PLBD-00106, Baynes Forest Lane to Little Miss Muffen Lane. Some technical corrections need to be made to the petition, and they will be brought back before the Board at the next meeting.

Mr. Craft moved to accept the discussed agenda amendments, seconded by Ms. Buchanan. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Buchanan, Drumwright, Alston and Stalder. Nays: None.)

Mr. Bass noted that the rescheduled road renaming case would need to be re-noticed ahead of the following month's meeting.

III. Approval of Minutes: February 12, 2025

Chair Donnelly stated that he had sent a few minor corrections to Mr. Bass. He noted that one of the cases heard in February has been appealed and will be going to the Board of Commissioners, so these minutes will be part of the record. He looked at the minutes with that in mind. He asked if anyone else had any corrections and no one pointed out anything.

Mr. Craft moved to approve the February 12, 2025, minutes as corrected, seconded by Mr. Little. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Bui, Alston, Craft, Little, Buchanan, Drumwright, Stalder. Nays: None.)

Mr. Craft thanked Chair Donnelly for his diligence in reviewing the minutes.

IV. Rules and Procedures

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

V. Continuance Requests

VI. Old Business

None

VII. New Business

Non-Legislative Hearing Item(s)

A. RESOLUTION OF INTENT TO CLOSE A PUBLIC ROAD CASE #25-02-PLBD-00109

Request adoption of Resolution of Intent and to schedule a public hearing for April 9, 2025, as presented herein, to close an unnamed road (old extension of Bethel Church Road) which fronts Guilford County Tax Parcels #117327 and #117329 in Jefferson Township and runs approximately 175 feet northwest from the intersection of Knox Road and Bethel Church Road. **(RESCHEDULED)**

Mr. Bass presented the details of the request.

In response to a question from Mr. Craft, Counsel Mason explained that, in order for the Board to have jurisdiction to close a road, NCDOT cannot have any supervision or control over the road; he spoke with NCDOT and confirmed that they do not. He is comfortable that NCDOT has abandoned any rights that they formerly had in what used to be a road.

Rev. Drumwright moved to adopt the Resolution of Intent and the request to hear the matter at the April 9, 2025, meeting, seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Bui, Alston, Craft, Little, Buchanan, Drumwright, Stalder. Nays: None.)

Legislative Hearing Item(s)

A. ROAD RENAMING CASE #25-01-PLBD-00106: BAYNES FOREST LANE (PRIVATE ROAD)

Presently known as Baynes Forest Lane, this private road is located in Fentress Township, running south of Wiley Lewis Road, along Guilford County Tax Parcels #134099, #131107, #131104, #131094, #131098 and terminating at Guilford County Tax Parcel #131078, and recorded in Plat Book 208, Page 49. This request to rename the road to Little Miss Muffen Lane is in response to a voluntary petition filed and signed by more than 51% of the property owners along the road. **(RESCHEDULED)**

B. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-02-PLBD-00111: AN AMENDMENT TO APPENDIX 1 (STREET NAME AND ADDRESS ASSIGNMENT STANDARDS) TO REFINE THE PROCEDURE FOR ASSIGNING SECONDARY ADDRESSES, REDEFINE THE TECHNICAL REVIEW COMMITTEE (TRC) ROLE IN ASSIGNING ADDRESSES FOR INTERNAL STREETS, EXPAND REASONS FOR RE-ASSIGNING ADDRESSES, AND ADD REQUIREMENTS FOR NAMING PRIVATE STREETS AND ADDRESSING STRUCTURES OFF PRIVATE STREETS. (RECOMMENDED TO BOARD OF COMMISSIONERS)

Chair Donnelly opened the hearing and asked staff to present the case. Marlena Isley, GIS Manager for Guilford County, explained that this text amendment would apply to all new addresses going forward. In 2023, the USPS asked that all addressing authorities no longer assign new addresses that contained hybrid alphanumeric unit numbers. This text amendment is intended to address the USPS request. She reiterated that this is just for new addresses going forward and does not apply to any address already in use. Another component of the text amendment is to name private roads for public safety purposes. It would apply to roads that are over 250' long or that have more than 3 houses. She said these roads need to be named accordingly so they can be addressed accordingly for public safety purposes.

Rev. Drumwright asked if Ms. Isley could give an example of an alphanumeric unit number. Ms. Isley responded that they were moving away from "1621-1A, 1B, 1C." It would just be "1621-1" or a completely separate number. This just eliminates confusion and clutter for USPS and anyone else that uses addresses, like first responders or delivery drivers.

Chair Donnelly asked how the new policy would be implemented. Ms. Isley stated that addressing staff is assigned to review plats, site plans and other types of development approvals, and they would follow the new policy when assigning addresses. Chair Donnelly asked if a property owner would be able to request an updated address that conforms to the new policy. Ms. Isley said that would be possible, but, for example, if the unit were part of an apartment complex, then the entire complex would need to be re-addressed. Mr. Donnelly asked who bears the cost of such a change. Ms. Isley explained that the property owner would be responsible for posting the new address. In a rental unit, the renter would need to update their driver's license, passport and other materials. But addressing staff sends address updates to a distribution list containing, among others, the Tax Department, Emergency Services and utility providers. But the resident would need to use the new address and update their personal documents. Chair Donnelly asked whether Guilford County could request a new address assignment for an existing address. Ms. Isley clarified that the intent was not to undertake a large-scale update of existing addresses, but rather to conform to USPS guidance for new address assignments.

Oliver Bass stated that another component of the text amendment was to update the role of the Technical Review Committee with respect to address assignments. Consistent with recent practices, this text amendment would reflect that the TRC's role is as an advisory committee rather than a decision-making authority.

Chair Donnelly asked if there was anyone wishing to speak on this matter. When no one came forward, Chair Donnelly closed the Public Hearing.

Chair Donnelly asked when the effective date of the text amendment would be, if adopted by the Board of Commissioners? Counsel Mason suggested that this Board could certainly recommend a delayed effective date or it could be left entirely up to the Board of Commissioners.

Mr. Craft moved to recommend approval of the text amendment as presented by staff with an effective date 30 days after adoption by the Board of Commissioners. The proposed text amendment is consistent with Governmental Coordination Element Goal #1 of the Guilford County Comprehensive Plan, effective October 1st, 2006, which states, "Guilford County shall seek to maximize the effective and efficient provision of governmental programs and services by coordinating implementation and delivery efforts internally and with external partners." Furthermore, it is consistent with Objective 1.1 of said goal, which states, "Enhance intra-agency relationships within Guilford County government to improve the coordination of policies and programs, minimize the duplication of services, and to provide superior customer service to citizens and businesses." The motion was seconded by Rev. Drumwright. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Bui, Alston, Craft, Little, Buchanan, Drumwright, Stalder. Nays: None.)

VIII. Other Business**A. Comprehensive Plan Update**

Mr. Bell stated that the public comment period for the draft comprehensive plan had closed, and the draft document was sent to representatives of the steering committee. After the steering committee's review, the Planning Board would be tasked to review the document and make a recommendation to the Board of Commissioners. Staff anticipates that, based on the tentative items on the April agenda, they will potentially need a special meeting to accommodate this. After some discussion, it was determined that the potential date for that Special Meeting would be April 23, 2025.

Mr. Craft moved the Board go into Closed Session pursuant to NC General Statute 143-318.11(a)(3) to consult with the Board's attorney in order to preserve attorney-client privilege. The motion was seconded by Dr. Bui and the Board voted unanimously in favor of the motion (Ayes: Donnelly, Bui, Alston, Craft, Little, Buchanan, Drumwright, Stalder. Nays: None)

B. Closed Session

Minutes of the closed session are documented separately to maintain confidentiality.

IX. Adjourn

There being no further business before the Board, the meeting adjourned at 7:35 PM.

The next regular meeting will take place April 9, 2025.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Road Closing
Petition

Date Submitted: 03/11/2025 Fee \$381.00 Receipt # 023951-2025 Case Number 25-05-PLBD-00115
(includes \$26 recording fee)

Pursuant to Section 2-4 of the Unified Development Ordinance (UDO), the undersigned, being the owner(s) of property abutting said road, or a portion thereof, described below request(s) that said road be closed and removed from dedication. The road is presently known as a 0.11 portion of Bishop Road Secondary Road# 1116 in Sumner Township, and running East from the intersection of S. Holden Rd Secondary Rd# 1392 and terminating at I-73 / US 220 Secondary Rd# . (Provide a legal description of said road or portion thereof and attach a map or sketch.)

Please check one of the following:

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

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

Petitioners:

	Name	Address
1.	<u>LynChris, LLC</u> <i>John D. Clark</i>	<u>4531 S Holden Road</u>
2.	<u>CC & LC Properties, LLC</u> <i>John D. Clark</i>	<u>1985 Bishop Road and 4601 S Holden Road</u>
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____

Additional sheets for petitioners are available upon request.

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

Submitted By:	400 Bellemeade St. Suite 800	(336) 271-5246
<u>J. Nathan Duggins III</u>	<u>Greensboro, NC 27401</u>	<u>nduggins@tuggleduggins.com</u>
Contact Name	Address	Contact Phone # & Email

EXHIBIT A
Legal Description

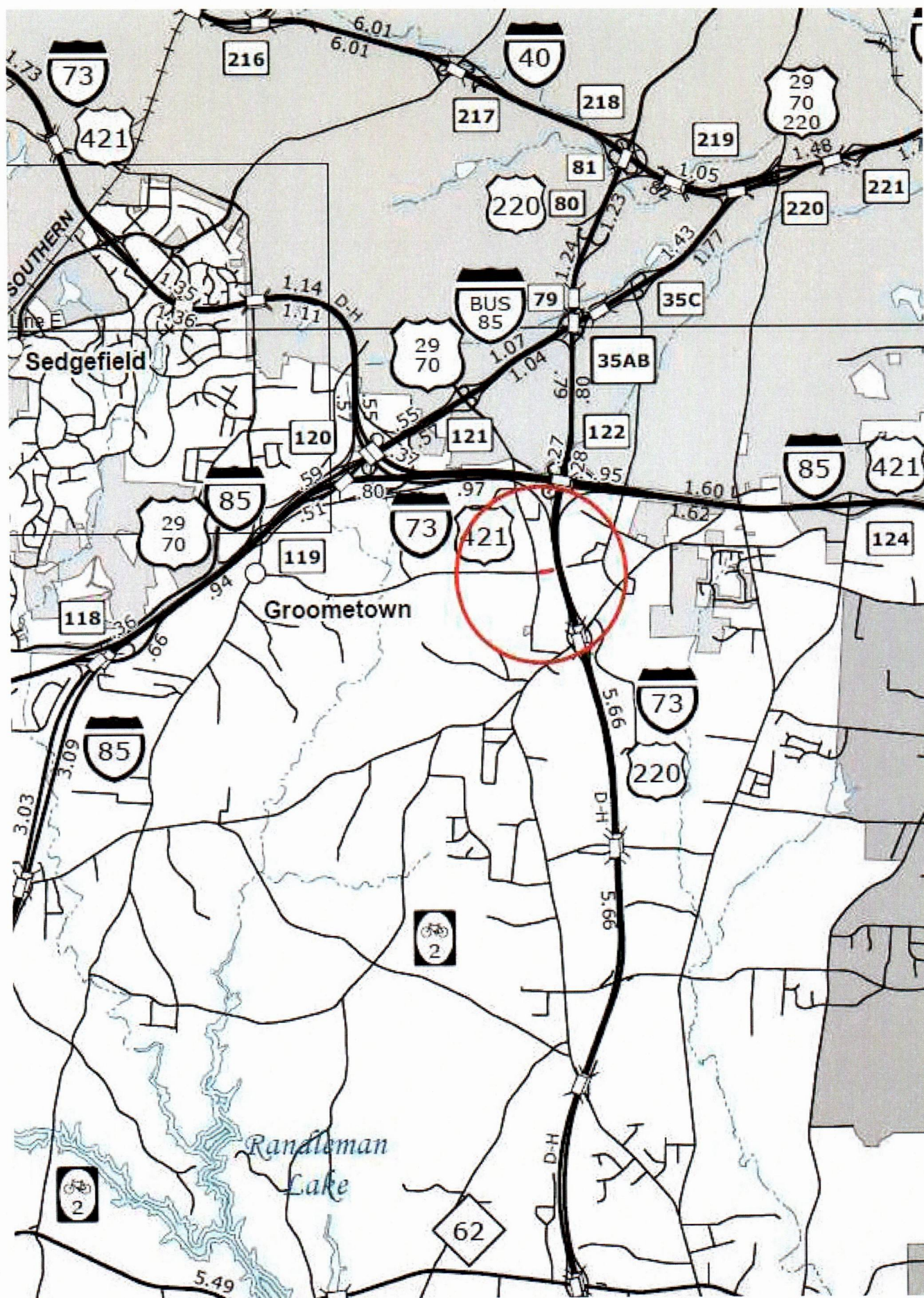
Being that 0.11-mile portion of Bishop Road running east from the intersection of S. Holden Road (SR 1392) and terminating at the western margin of the right of way U.S. Highway 220.

Guilford County, NC

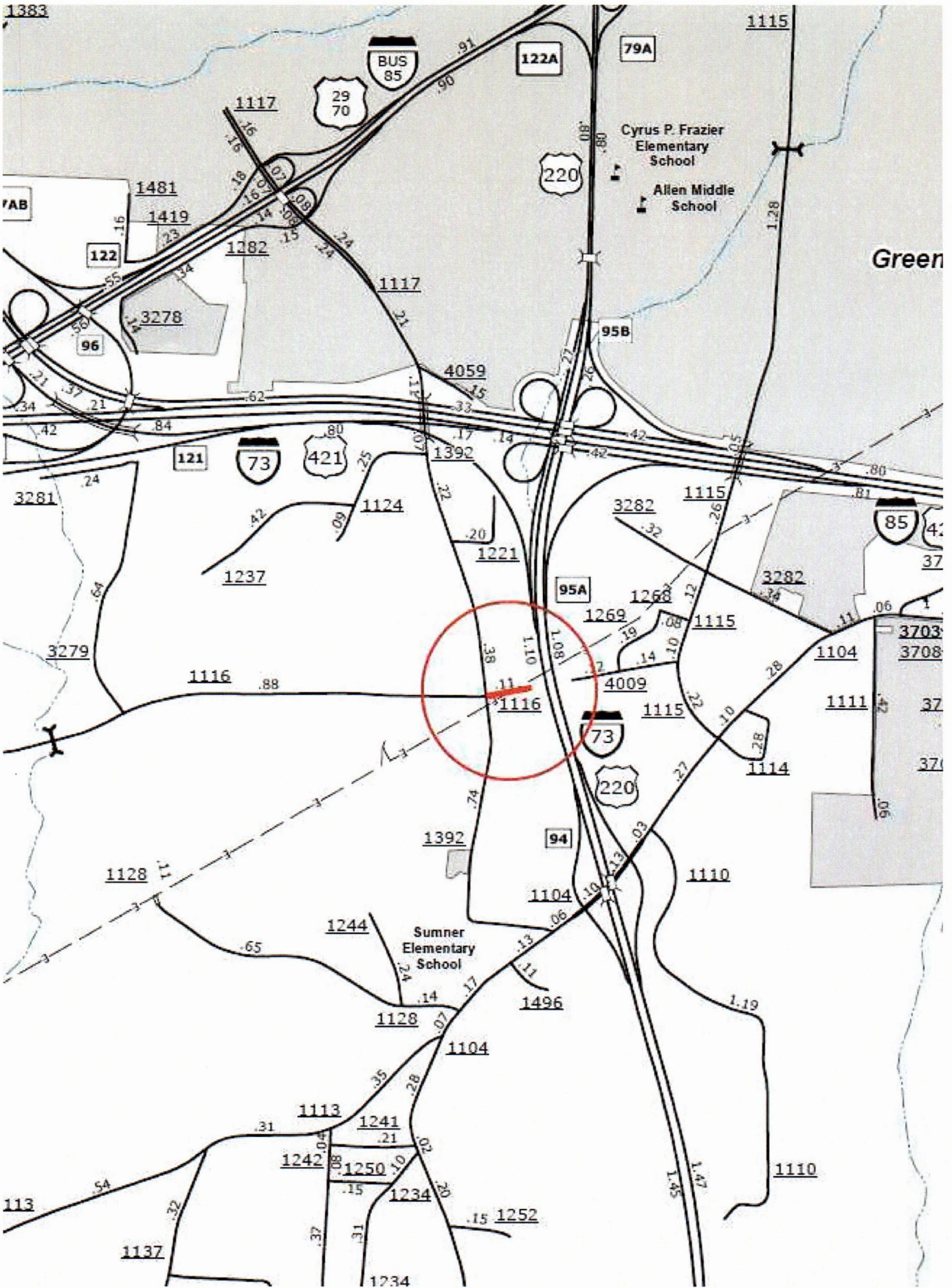


Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use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

Map Scale
1 inch = 333 feet
9/23/2024



1383



Green

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Limited Liability Company

Actions

- [File an Annual Report/Amend Order a Document Online](#)
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Legal name: CC & LC Properties, LLC

Secretary of State Identification Number (SOSID): 0628469

Status: Current-Active

Citizenship: Domestic

Date formed: 4/22/2002

Registered agent: [Charles Lynch, Jr](#)

Registered office address

201 Neal Place
High Point, NC 27262

Registered mailing address

201 Neal Place
High Point, NC 27262

Principal office address

4514 south Holden Rd
Greensboro, NC 27406-9510

mailing address

PO Box 7776
Greensboro, NC 27417-0776

Company officials

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

- **Manager**

[Jimmy D. Clark](#)

Post Office Box 7776
Greensboro NC 27417-0776

[Return to top](#)

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North Carolina Secretary of State's Office

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Limited Liability Company

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Legal name: LYNCHRIS, L.L.C.

Secretary of State Identification Number (SOSID): 0358532

Status: Current-Active

Citizenship: Domestic

Date formed: 12/19/1994

Registered agent: [CHARLES E LYNCH JR](#)

Registered office address

201 Neal Place
High Point, NC 27262

Registered mailing address

201 Neal Place
High Point, NC 27262

Principal office address

4514 south holden rd
Greensboro, NC 27406-9510

mailing address

PO Box 7776
Greensboro, NC 27417-0776

Company officials

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

- **Manager**

[Jimmy D. Clark](#)

Post Office Box 7776
Greensboro NC 27417-0776

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

**RESOLUTION OF INTENT
TO CLOSE A PUBLIC ROAD**

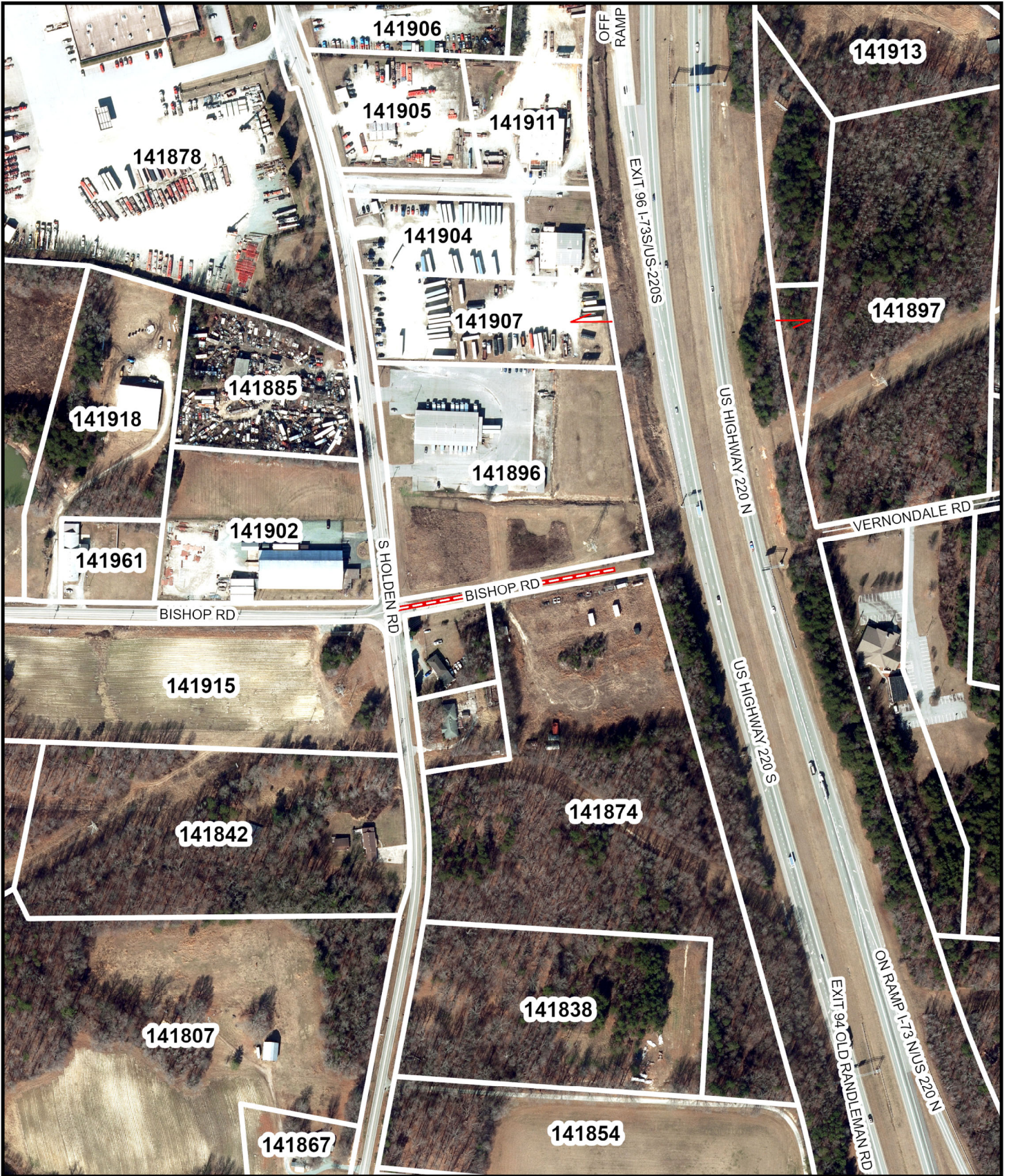
WHEREAS, N.C.G.S 153A-241 Chapter 282 of the 1979, Session Laws, and Chapter 59 of the 1981 Session Laws, requesting that the Planning Board close a section of a public road.

WHEREAS, the Planning Board will conduct a public hearing for the purpose of giving consideration to the closing of a .11 mile section of Bishop Road, located in Sumner Township, and that runs east from its intersection with S. Holden Road fronting Guilford County Tax Parcels #141884, #141874, and #141896 and terminating at the western margin of the US Highway 220 S right-of-way.

NOW, THEREFORE, BE IT RESOLVED by the Guilford County Planning Board that:

1. A meeting will be held at 6:00PM on the 14th day of May, 2025, in the Carolyn Q. Coleman Conference Room - 2nd floor of the Old County Courthouse, 301 W. Market Street, Greensboro, NC at which a public hearing shall be held to consider closing that .11 mile section of Bishop Road, located in Sumner Township, and that runs east from its intersection with S. Holden Road fronting Guilford County Tax Parcels #141884, #141874, and #141896 and terminating at the western margin of the US Highway 220 S right-of-way.
2. The Clerk to the Planning Board is hereby directed to publish this Resolution of Intent once a week for two successive weeks on the Guilford County Electronic Legal Notices website, pursuant to S.L. 1981-59, S.L. 2017-210, and Guilford County Ordinance Chapter 17: Electronic Notice section 17-1(a).
3. The Clerk to the Planning Board is further directed to transmit by registered or certified mail to each owner of property abutting upon that portion of said street as shown on the Guilford County tax records, a copy of this Resolution of Intent who did not join in the request to have the road closed.
4. The Clerk to the Planning Board is further directed to cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by N.C.G.S 153A-241.

ADOPTED this 9th day of April, 2025.



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-03-PLBD-00115

Case Area:
0.11 Mile eastern
portion of Bishop Rd.



Scale: 1" = 300'



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOYCE
GOVERNOR

J. "JOEY" HUNT
SECRETARY

DATE: Monday, December 6, 2024
TO: Wright, Archer, PE
Division Engineer
Division 7
FROM: Erin Pesh, GSP
Supervisor, Spatial Data Operations Group
Geographic Information Systems Unit
SUBJECT: 2024 District 2 Road System Changes

The GIS Unit's Spatial Data Operations Group has been authorized to make the changes indicated below to the state road system. We request that you update the related maps and files in your offices and install appropriate road number signs, if necessary. If our system changes do not conform to the actual conditions in the field, please return this memorandum with recommendations.

Document Number	County	Approval Date
Guilford 2024 12 53092	GU FORD	12/05/2024

Questions or comments about changes should be referred to the GIS Help Desk at GISelp@ncdot.gov.

Thank you for your assistance.

EA

cc: BSP
Bridge Maintenance
Division Right of Way
MG
me Pavement Management
mi Permit Unit
State Road Maintenance
Traffic Engineering
Traffic Surveys

MAILING ADDRESS:
CENTRAL DEPARTMENT OF TRANSPORTATION
GEOGRAPHIC INFORMATION SYSTEMS UNIT
1521 MARKET STREET
ASHEBORO, NC 27814

Telephone: (919) 707-2165
FAX: 919-707-2210
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

LOCATION:
1020 BROADWAY
ASHEBORO, NC 27814

2024 Road m Chang

Petition Name: Guilford_2024_12_53092
Date: 12/05/2024
County: GUILFORD

Addition 1

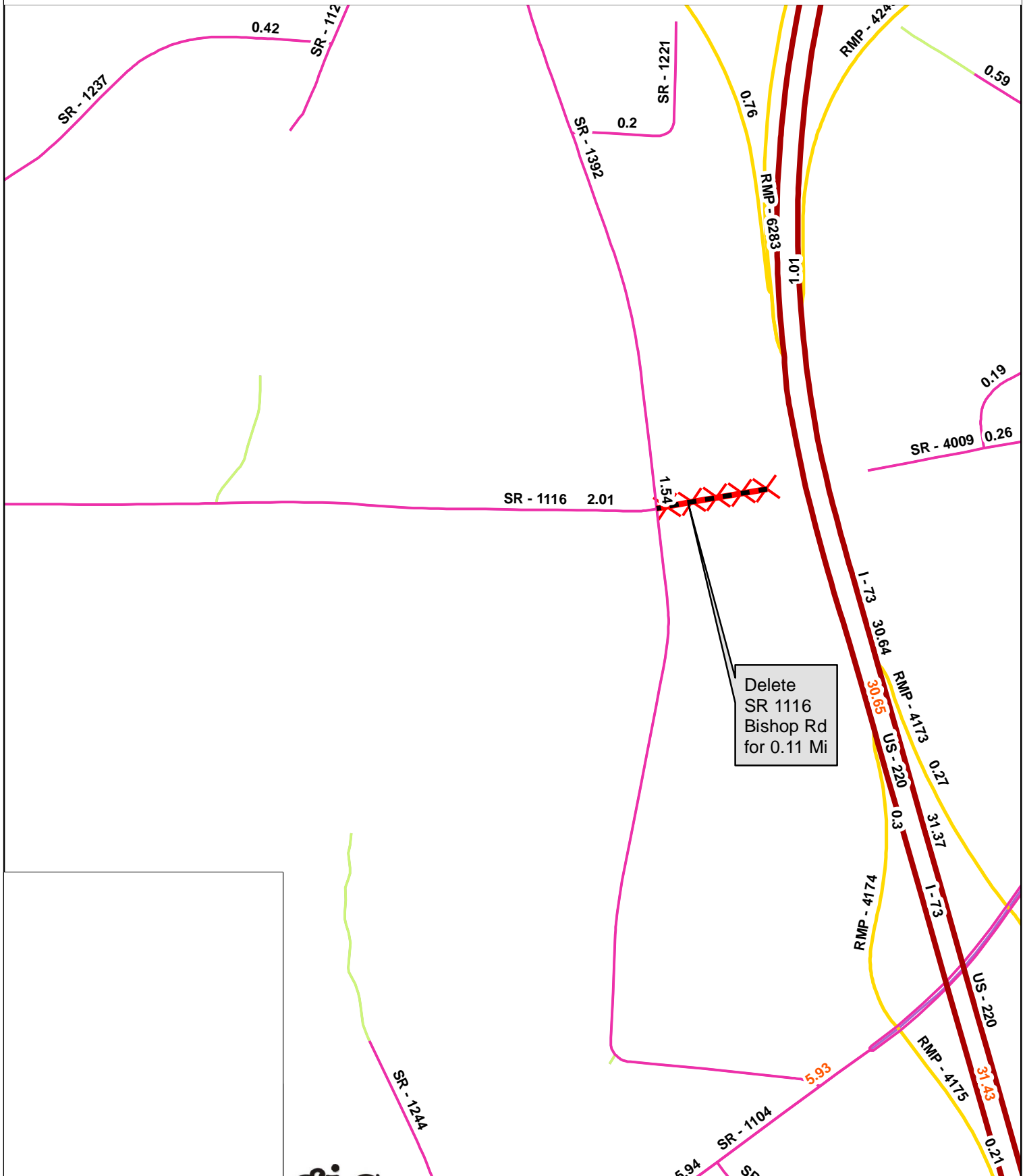
Route	Street Name 1	Mileage 1	Map
Non			

Deletion

Route	Street Name 1	Mileage 1	Map
R 1116 1	BI HOP RD	0.11	

Reassignment

Existing Route	New Route 11	Street Name 1	Mileage 11	Map 1
Non				



Delete
 SR 1116
 Bishop Rd
 for 0.11 Mi

(This page intentionally left blank.)

(Insert Color Paper)



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Road Closing Petition

Date Submitted: 2/13/2025 Fee \$381.00 Receipt # REC-023527-2025 Case Number 25-02-PLBD-00109
(includes \$26 recording fee)

Pursuant to Section 2-4 of the Unified Development Ordinance (UDO), the undersigned, being the owner(s) of property abutting said road, or a portion thereof, described below request(s) that said road be closed and removed from dedication. The road is presently known as UNNAMED PER 615 Secondary Road# * in JEFFERSON Township, and running NW from KNOX RD. Secondary Rd# 2814 and terminating at * Secondary Rd# N/A. (Provide a legal description of said road or portion thereof and attach a map or sketch.)

Please check one of the following:

*** SEE ATTACHED NOTES**

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

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

Petitioners:

- | Name | Address |
|---|--|
| 1. <u>BETHEL PRESBYTERIAN CHURCH OF</u> | <u>300 KNOX RD., MCLEANSVILLE NC 27301</u> |
| 2. <u>MCLEANSVILLE, INC BY</u> | |
| 3. <u>MUNICIPAL JEFFREY O. DEAL,</u> | |
| 4. <u>PROPERTY COMMITTEE</u> | |
| 5. <u>CHAIRMAN, AND BY</u> | |
| 6. Signed by: | |
| 7. <u>[Signature]</u> | |
| 8. <u>JIMMIE N. FLIPPIN, REGISTERED</u> | |
| 9. <u>AGENT</u> | |
| 10. _____ | |

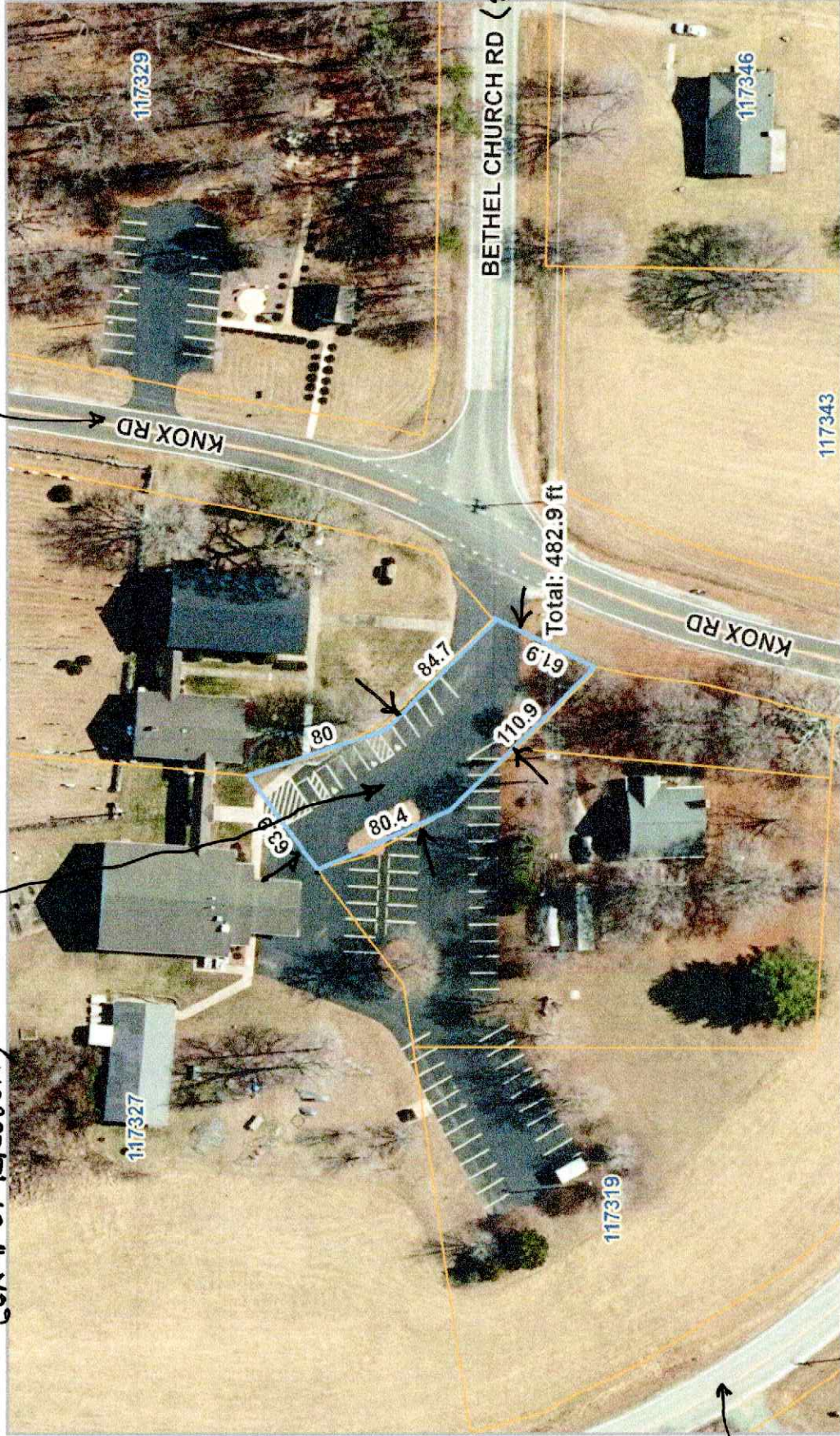
Additional sheets for petitioners are available upon request.

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

Submitted By: JEFF DEAL, PROPERTY P.O. BOX 237, MCLEANSVILLE NC (336) 380-0800; jodeal6@gmail.com
Contact Name COMMITTEE Address 27301 Contact Phone # & Email
CHAIRMAN FOR BETHEL PRESBYTERIAN CHURCH OF MCLEANSVILLE, NC.

OLD PATH OF BETHEL CHURCH RD. (SR # UNKNOWN)

SR 2814

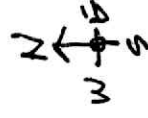


REPLACE WEST SECTION OF BETHEL CHURCH RD. WEST OF KNOX RD. (SR 2930)



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 = 83 feet
11/13/2024



(SR #'S PER CURRENT NCDOT ONLINE INTERACTIVE MAPPING)
WE SENT THIS MAP (WITHOUT HANDWRITTEN NOTES) ALONG WITH OUR NOV. 13, 2024 EMAIL TO WAYNE RIERSON W/ NCDOT

Jeff Deal

From: Rierson, Carl W <wrierson@ncdot.gov>
Sent: Monday, December 9, 2024 9:45 AM
To: Jeff Deal
Subject: 300 Knox Road

Jeff,

Most of what I found can't be scanned. However, NCDOT abandoned maintenance on the section in question by petition #23968 in May of 1978. Hope this helps.

Regards,

Wayne Rierson
Assistant District Engineer
N.C. Department of Transportation

Office: (336) 487-0100
Fax: (336) 334-3637
Email: wrierson@ncdot.gov

1584 Yanceyville Street
P.O. Box 14996
Greensboro, NC 27405



Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

REPLY FROM WAYNE RIERSON w/ NCDOT

Jeff Deal

From: Jeff Deal
Sent: Wednesday, November 13, 2024 8:14 AM
To: 'wrierson@ncdot.gov'
Subject: Request for abandonment of right-of-way by Bethel Presbyterian Church in McLeansville
Attachments: Bethel Presbyterian Church 300 Knox Rd NCDOT Abandonment Map GIS.pdf

Good morning, Wayne.

Thanks again for your previous assistance in helping my family get a portion of Carmon Rd. closed a few years ago.

Attached is a county GIS image of a portion of Bethel Presbyterian Church's property at 300 Knox Rd. in McLeansville that appears to show a remnant section of NCDOT right-of-way. I'm serving as Bethel's property committee chairman, and was asked to pursue getting that section abandoned by NCDOT and Guilford County, since it's now being used and maintained by our church as part of our parking lot.

I look forward to your feedback.

Best regards,

Jeff Deal

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EMAIL TO WAYNE RIERSON W/ NCDOT

FROM REGISTER OF DEEDS WEBSITE (2 PAGES)
FOR ROW FOR REPLACEMENT OF
BETHEL CHURCH RD.

RETURN TO: P. H. BROOME, III
DIVISION: RIGHT OF WAY AGENT
P. O. BOX 9275
GREENSBORO, N. C. 27408

RIGHT OF WAY AGREEMENT

STATE OF NORTH CAROLINA
COUNTY OF Guilford
TOWNSHIP OF Jefferson

PROJECT 6.492040
Bethel Church ROAD

Bethel Presbyterian Church
Route # 2; Mc Leansville, N. C.

the undersigned owners of that certain property described in Deed Book 958 at Page 430
in the Register of Deeds office of Guilford County, and bounded by _____

recognizing the benefits to said property by reason of the construction of the proposed highway development, and in consideration of the construction of said project, hereby grants to the STATE HIGHWAY COMMISSION the right of way as herein described and releases the Commission from all claims for damages by reason of said right of way across the lands of the undersigned, and of the past and future use thereof by the Commission, its successors and assigns, for all purposes for which the Commission is authorized by law to subject such right of way; said right of way being the width indicated and across said property as follows:

60 ft. in width measured 30 ft. on each side of the center line of the road, said center line to be located by the Commission and the construction or improvement of said road shall constitute the selection of said center line; and such additional widths as might be necessary to provide for cut and fill slopes and drainage of road.

It is understood and agreed that the center line of the 60-ft. right of way hereinabove described has been staked out upon the ground and is shown upon plans for the project in the office of the State Highway Commission in Raleigh. It is further agreed that the property owners will erect no fencing or engage in cultivation upon the right of way described herein.

13857

555-420-7584 #00003.00 BI
555-420-7584 #00000.50 FE

There are no conditions to this agreement not expressed herein. The undersigned hereby covenant and warrant that they are the sole owners of said property, that they solely have the right to grant this right of way, and that they will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this the 3 day of July, 1972.

BETHEL PRESBYTERIAN CHURCH

State of North Carolina, GUILFORD County By: Paul G. Boone (SEAL)
Paul G. Boone Trustee (SEAL)

The foregoing certificate (s) of _____
HENRY T. MOON, III - A NOTARY PUBLIC By: J. Benjamin Miles (SEAL)
J. Benjamin Miles, Trustee (SEAL)

of GUILFORD COUNTY, NORTH CAROLINA
is (are) certified to be correct. By: Bronna P. Gorringer (SEAL)
Bronna P. Gorringer Trustee (SEAL)

This instrument was presented for registration this day and hour and duly recorded in the office of the Register of Deeds of _____
WITNESSES: _____ (SEAL)
John E. Kaufman (SEAL)
John E. Kaufman

GUILFORD County, N.C., in Book _____ Page _____
This 20 day of JULY
A.D. 1972 at 9:50 o'clock A. M.

MARK STEWART - Patricia A. Bala
Register of Deeds, _____
DEPUTY - REGISTER OF DEEDS

Notary Public of _____ COUNTY
I, Henry T. Moon III, do hereby certify that John E. Kaufman personally appeared before me this day, and being duly sworn, stated that, in his presence Paul G. Boone, J. Benjamin Miles, Bronna P. Gorringer, John E. Kaufman signed the foregoing instrument.
Witness my hand and official seal, this the 3 day of July, 1972.
My Commission expires: 24 April 76

DRAWN FOR STATE HIGHWAY COMMISSION

(For improvement of county road where map is in Raleigh) (2-15-71)

By: _____

JUL 3 1972

St. Paul's Presbyterian Church
1000 W. 10th St.
Greensboro, N. C.

**MINUTES OF THE MEETING OF THE CONGREGATION OF
BETHEL PRESBYTERIAN CHURCH**

July 2, 1972

The Congregational Meeting was convened at the close of the regular Sabbath Worship Service by Elder Paul G. Boone, who opened the meeting with prayer. Mr. Boone was duly elected Moderator of the meeting, and Ben Miles was elected clerk.

The Moderator declared a quorum present, and the first item of business, the matter of compensation to Mr. and Mrs. Ray Ragan for damages resulting to their real property occasioned by the relocation of Bethel Church Road (SR #2752) to the western boundary line of the Church property and continuing through Mr. and Mrs. Ragan's field, terminating at Knox Road between the Maness and the Ragan Residence, was placed before the meeting. The Moderator advised that the Session recommended that the sum of One Thousand Five Hundred (\$1,500.00) Dollars be paid to Mr. and Mrs. Ragan in compensation for their damages, such amount to be taken from the optional savings account owned by the Church. Mr. Henry Tickle moved that the Church pay the recommended One Thousand Five Hundred (\$1,500.00) Dollars to Mr. and Mrs. Ragan in compensation for such damages. The motion was seconded and passed. The Moderator expressed the appreciation of the Church to Mr. and Mrs. Ragan for their cooperation with the Church in the matter of relocating the road.

The second item of business, the matter of electing two permanent Trustees for the Church, to replace Mr. Montford Huffines, deceased, and Mr. H. M. Pearson, deceased, was placed before the meeting. Mr. Ben Miles and Mrs. W. Roger (Bronna) Gerringler were nominated to fill the vacancies. There being no further nominations, it was moved, seconded and passed that these nominees be accepted by acclamation.

The third item of business, the matter of authorization of the Trustees to execute the right-of-way agreement authorizing the State Highway Commission to relocate Bethel Church Road along the western boundary line of the Church property, in accordance with the proposed location shown on the map submitted by the Commission, was placed before the meeting. It was moved that the Trustees be authorized and directed to sign the right-of-way agreement; the motion was seconded and passed.

There being no further business arising from the above matters, the meeting was closed with the benediction by Rev. Herbert Fenry of Mt. Pleasant Methodist Church, who had exchanged pulpits with Rev. John E. Kaufman for this Sunday.

Respectfully submitted,


J. Benjamin Miles, Clerk

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Non-Profit Corporation

Actions

- [Online Filing](#)
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Legal name: Bethel Presbyterian Church of McLeansville, Inc.

Secretary of State Identification Number (SOSID): 0237092

Status: Current-Active

Citizenship: Domestic

Date formed: 10/26/1988

Registered agent: [Jimmie N Flippin](#)

Registered office address

300 Knox Rd.
McLeansville, NC 27301

Registered mailing address

300 Knox Rd.
McLeansville, NC 27301

mailing address

Attn Paul D Woodall Jr 300 Knox Rd
Mc Leansville, NC 27301

[Return to top](#)

Other Agencies

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[State Board of Elections](#)

[North Carolina Birth Certificate Information](#)

[North Carolina Bar Association](#)

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Hours of Operation Monday - Friday 8:00 am - 5:00 pm



North Carolina Secretary of State's Office



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GUILFORD COUNTY
PLANNING AND DEVELOPMENT

**ADOPTED RESOLUTION
CLOSING AND REMOVING FROM DEDICATION
A PUBLIC ROAD**

ROAD CLOSING CASE #25-02-PLBD-00109

WHEREAS, a petition was filed, pursuant to G.S. 153A-241, Chapter 282 of the 1979 Session Laws, and Chapter 59 of the 1981 Session Laws, requesting that the Board close a section of a public road.

WHEREAS, pursuant to a resolution of intent to close that section of an unnamed road (old extension of Bethel Church Road) which fronts Guilford County Tax Parcels #117327 and #117329 in Jefferson Township, and runs approximately 175 feet northwest from the intersection of Knox Road and Bethel Church Road, adopted by this Board on March 12, 2025, and Electronic Notice was published on the Guilford County Website that a hearing would be held concerning said petition on April 9, 2025, at 6:00PM in the Old County Courthouse – Carolyn Q. Coleman Conference Room, 301 W. Market Street, Greensboro, NC 27401; and

WHEREAS, it appears that all owners of property adjoining said section of the road have signed the petition or have been notified of the closing thereof; and

WHEREAS, after inquiry by the Chairman, all interested persons were provided an opportunity to be heard on the request contained in the petition; and

WHEREAS, after all interested persons were heard, it appears to the satisfaction of this Board that the removal of said road from dedication is not contrary to the public interest and that no individual owning property in the vicinity of the road or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The following described road is hereby closed and removed from dedication to the public use: that portion of an unnamed road (old extension of Bethel Church Road) which fronts Guilford County Tax Parcels #117327 and #117329 in Jefferson Township, and runs approximately 175 feet northwest from the intersection of Knox Road and Bethel Church Road.
2. A certified copy of this resolution, together with a copy of the published notice of this hearing, is hereby ordered recorded in the Office of the Register of Deeds of Guilford County, North Carolina.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE GUILFORD COUNTY PLANNING BOARD AT A REGULAR MEETING HELD ON APRIL 9, 2025.

J. Leslie Bell

J. Leslie Bell, AICP
Guilford County Planning & Development Director



SUBMITTAL SUMMARY REPORT (25-02-PLBD-00109) FOR GUILFORD COUNTY

PERMIT ADDRESS:

PARCEL:

APPLICATION DATE: 02/19/2025	SQUARE FEET: 0	DESCRIPTION: Closing of an unnamed road near 300 Knox road; Old Bethal Church Rd extension
EXPIRATION DATE:	VALUATION: \$0.00	

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Jeff Deal		PO Box 237 McLeansville, NC 27301

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
TRC Review v.1	02/24/2025	03/17/2025		Review Completed
Staff Review v.1				Not Received

SUBMITTAL DETAILS

TRC Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building Code Review (Building/Inspections)	Matthew Crawford	03/17/2025	02/24/2025	Review Completed
Environmental Health Review (Environmental Health)	Joe Valdez	03/17/2025	03/24/2025	In Review
Environmental Services Review (Solid Waste) <i>Comments</i> No comments.	Lorelei Elkins	03/17/2025	02/24/2025	Review Completed
Fire Review (Fire Marshal)	Tim McNeil	03/17/2025	02/26/2025	Review Completed
GIS-Addressing (GIS-Addressing)	Carolyn Kasper	03/17/2025	02/25/2025	Review Completed
NCDOT Review (Planning/Zoning) <i>Comments</i> No comments per Ernie Wilson.	Avery Tew	03/17/2025	02/26/2025	Review Completed
Soil Erosion Review (Soil Erosion) <i>Comments</i> No plans/erosion control information to review.	Kristi Cheek	03/17/2025	03/12/2025	Review Completed
Watershed Review (Watershed) <i>Comments</i> No objections	Brent Gattlin	03/17/2025	02/27/2025	Review Completed
Zoning (Planning/Zoning)	Avery Tew	03/17/2025	02/28/2025	Review Completed



117327

117329

117329

117343

117319

KNOX RD

BETHEL CHURCH RD

BETHEL CHURCH RD



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-02-PLBD-00109

Case Area:
Old Extension
of Bethel
Church Rd.



Scale: 1" = 100'

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(Insert Color Paper)



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Public or Private Road Renaming Petition

Date Submitted: 01/17/2025 Fee \$185.00 Receipt # REL-02288-2008 Case Number 25-01-PLBD-00106
Road Sign \$150.00

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

Pursuant to Appendix A-8 of the Unified Development Ordinance (UDO), the undersigned hereby request the Guilford County Planning Board to consider renaming a public/private road, presently known as Baynes Forest Ln

Secondary Road # (if applicable) Private in Fentress Township, and running south from Wiley-Lewis Road Secondary Road # (if applicable) _____ and terminating at Parcel 131078 Secondary Road # (if applicable) _____. Provide a plat or tax map of said road

Proposed Street Name:

- | Name | Suffix |
|-----------------------------------|--------|
| 1. <u>Little Miss Muffin Lane</u> | _____ |
| 2. _____ | _____ |
| 3. _____ | _____ |

Proposed street name shall be consistent with standards set forth in Appendix I-6 Street Names.

Petitioners:

- | Name & Signature | Address |
|---|--------------------------------|
| ✓ 1. <u>[Signature]</u> | <u>1002 Wiley Lewis Rd.</u> |
| ✓ 2. <u>[Signature]</u> | <u>1002 Wiley Lewis Rd.</u> |
| 3. <u>Sharon Thompson - [Signature]</u> | <u>3707 Baynes Forest lane</u> |
| 4. _____ | _____ |
| 5. _____ | _____ |
| 6. _____ | _____ |
| 7. _____ | _____ |
| 8. _____ | _____ |

Signatures from a minimum of 11% of the property owners along said road are required. Additional sheets for petitioners are available upon request.

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

Submitted By:

<u>[Signature]</u>	<u>[Signature]</u>
Name	Signature
<u>3707 Baynes Forest Ln.</u>	<u>336-209-8165</u>
Address	Phone
	<u>Lmond2Lmond2@gmail.com</u>
	Email



Logged In As: JHBAPTIST

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VITAL SEARCH - INDEX

FILE NUMBER: 2009906241	YEAR: 2009	BOOK: 2009	PAGE: 1036	VERSION: NV
MARRIAGE-DATE:	05 - 20 - 2009			(MM-DD- YYYY)
ISSUED-DATE:	05 - 20 - 2009			(MM-DD- YYYY)
BOOK-PAGE:	2009 - 1036			
APPLICANT 1 NAME:	THOMPSON , CARLTON ORLANDO			
ALTERNATE SPELLINGS:	No Alternative Spellings On File			
APPLICANT 2 NAME:	HARRIS , SHARON ANN			
ALTERNATE SPELLINGS:	HARRIS ,SHARON ANN			

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GUILFORD COUNTY PLANNING AND DEVELOPMENT

RESOLUTION FOR ROAD RENAMING

CASE #25-01-PLBD-00106

WHEREAS, pursuant to NCGS 153A-239.1, notices were posted that a public hearing would be held before this Board on April 9, 2025, on a request that the official name of a certain road be established or changed.

NOW, THEREFORE, BE IT RESOLVED, that the official name is hereby established for the following road(s) as indicated:

PREVIOUS NAME: Baynes Forest Lane (Private Road)

PROPOSED/
ESTABLISHED NAME: Little Miss Muffin Lane

LOCATION: Presently known as Baynes Forest Lane, located in Fentress Township and running south from Wiley Lewis Road, fronting Guilford County Tax Parcels #131099, #131107, #131104, #131094, #131098, and terminating at Guilford County Tax Parcel #131078. A private lane recorded in Plat Book 208, Page 49.

STAFF COMMENT: This renaming is in response to a voluntary petition filed and signed by greater than 51% of the property owners along the road.

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To be renamed
Little Miss Muffin
Lane



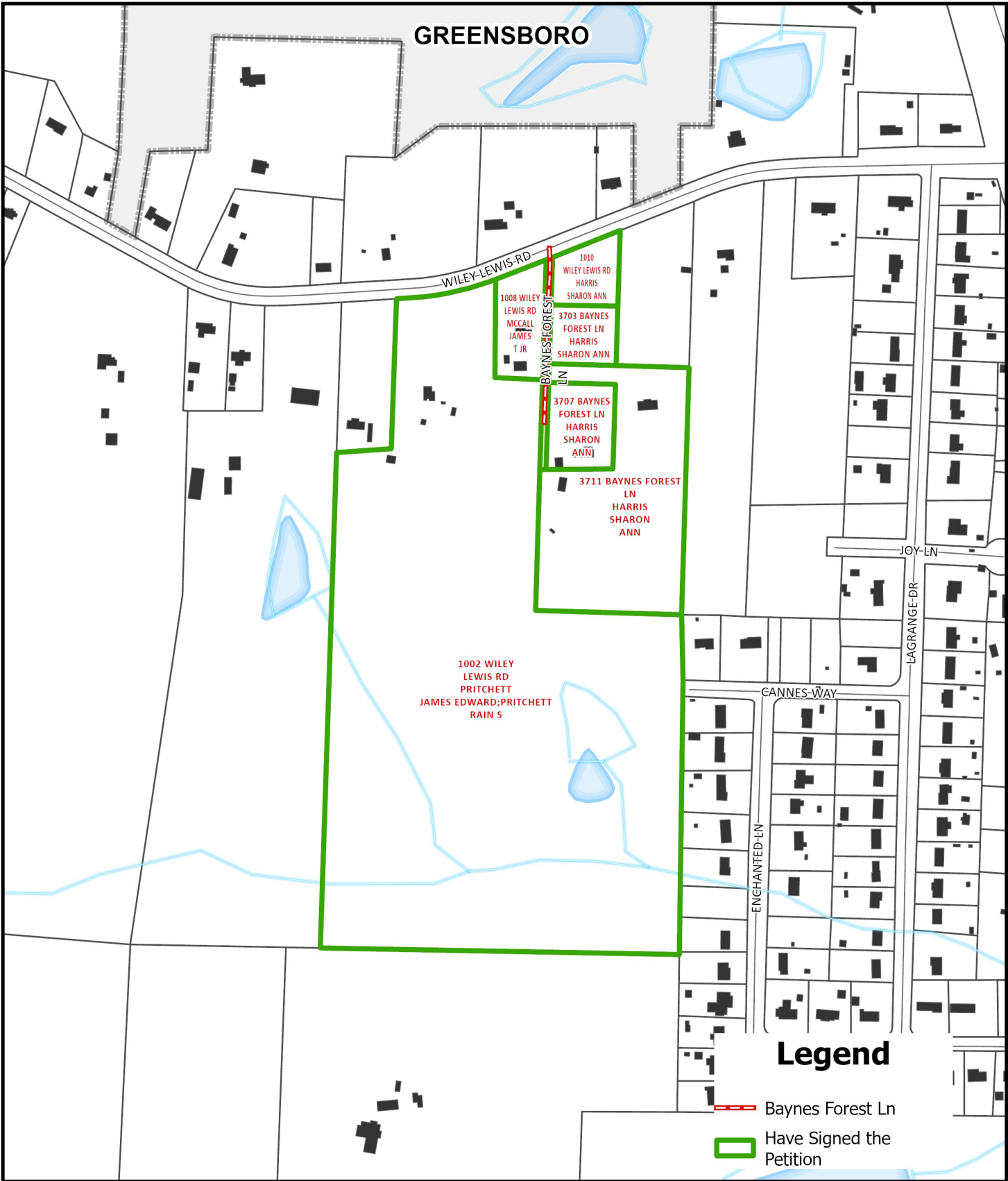
Planning & Development
Department

Jurisdiction
Guilford County

Case Number:
25-01-PLBD-00106

Case Area:
Baynes Forest Lane
● Abutting property





Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-03-PLBD-00106

Case Area:

Existing Baynes Forest Ln.



Scale: 1" = 400'

(Insert Color Paper)



GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Road Renaming Petition
Voluntary

Date Submitted: 03/07/2025 Fee \$385.00 Receipt # 023892-2025 Case Number 25-03-PLBD-00113
Road Sign \$150.00

Provide the required information as indicated below. Pursuant to the Unified Development Ordinance (UDO), this application will not be processed until 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 Appendix A-8 of the Unified Development Ordinance (UDO), the undersigned hereby request the Guilford County Planning Board to consider renaming a public road, presently known as McGinnis Dr. Secondary Road # N/A in Rudd Township, and running North from Scott Rd Secondary Road # 2561 and terminating at N/A Secondary Road # N/A. Provide a plat or tax map of said road.

Proposed Street Name:

Name	Suffix
1. <u>Lewis Farm</u>	<u>Rd. LN</u>
2. SCOTT GREEN	RD
3. SCOTT BRITTON	RD

Proposed street name shall be consistent with standards set forth in Appendix A-6 Street Names

Petitioners:

Name	Address
1. <u>Bruce Lewis</u>	<u>Bruce Lewis 2117 Scott Rd. Brown Summit, NC 27214</u>
2. <u>Garrett Lewis</u>	<u>Garrett Lewis 2111 Scott Rd. Brown Summit, NC 27214</u>
3. <u>Ksenia Jeanis</u>	<u>Ksenia Jeanis 2113 Scott Rd. Brown Summit NC 27214</u>
4. <u>Whitney Smitherman</u>	<u>Whitney Smitherman 2109 Scott Rd. Brown Summit NC 27214</u>
5. <u>Jesse E Welby executor</u>	<u>Jesse E Welby executor 5508 Coffey Dr. Brown Summit NC 27214</u>
6. <u>Whitney Smitherman</u>	<u>Whitney Smitherman 2109 Scott Rd. Brown Summit NC 27214</u>
7. _____	_____
8. _____	_____

Signatures from a minimum of 51% of the property owners along said road are required.
Additional sheets for petitioners are available upon request.

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

Submitted By:

Garrett Lewis 2111 Scott Rd garrett@kepleyfrank.us
Contact Name Address Contact Phone # / Email

STATE OF NORTH CAROLINA

File No.

16 E 780

GUILFORD County

In The General Court Of Justice
Superior Court Division
Before the Clerk

IN THE MATTER OF THE ESTATE OF:

Name

DOROTHY LUCAS WELBORN, DECEASED

LETTERS

TESTAMENTARY

G.S. 28A-6-1; 28A-6-3; 28A-11-1; 36C-2-209

The Court in the exercise of its jurisdiction of the probate of wills and the administration of estates, and upon application of the fiduciary, has adjudged legally sufficient the qualification of the fiduciary named below and orders that Letters be issued in the above estate.

The fiduciary is fully authorized by the laws of North Carolina to receive and administer all of the assets belonging to the estate, and these Letters are issued to attest to that authority and to certify that it is now in full force and effect.

Witness my hand and the Seal of the Superior Court.

Name And Address Of Fiduciary 1
JESSE EDWARD WELBORN
3 HODGE COURT
GREENSBORO, NC 27407

Date Of Qualification

01/20/2016

Clerk Of Superior Court

LISA JOHNSON-TONKINS

Title Of Fiduciary 1

EXECUTOR

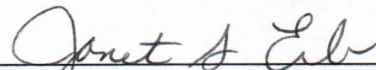
EX OFFICIO JUDGE OF PROBATE

Name And Address Of Fiduciary 2

Date Of Issuance

01/20/2016

Signature



Title Of Fiduciary 2

Deputy CSC

Assistant CSC

Clerk Of Superior Court

SEAL

NOTE: This letter is not valid without the official seal of the Clerk of Superior Court.



GUILFORD COUNTY PLANNING AND DEVELOPMENT

RESOLUTION FOR ROAD RENAMING

CASE #25-03-PLBD-00113

WHEREAS, pursuant to NCGS 153A-239.1, notices were posted that a public hearing would be held before this Board on April 9, 2025, on a request that the official name of a certain road be established or changed.

NOW, THEREFORE, BE IT RESOLVED, that the official name is hereby established for the following road(s) as indicated:

PREVIOUS NAME: McGinnis Road

PROPOSED/
ESTABLISHED NAME: Lewis Farm Road, Lewis Creek Road, or Lewis Branch Road

LOCATION: Presently known as McGinnis Drive, located in Monroe Township and running north from Scott Road, fronting Guilford County Tax Parcels #125625, #125639, #125638, #125619, #125608, #125627, and terminating at Guilford County Tax Parcel #125607. A private lane recorded in Plat Book 58, Page 119.

STAFF COMMENT: This renaming is in response to a voluntary petition filed and signed by greater than 51% of the property owners along the road.

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Planning & Development
Department

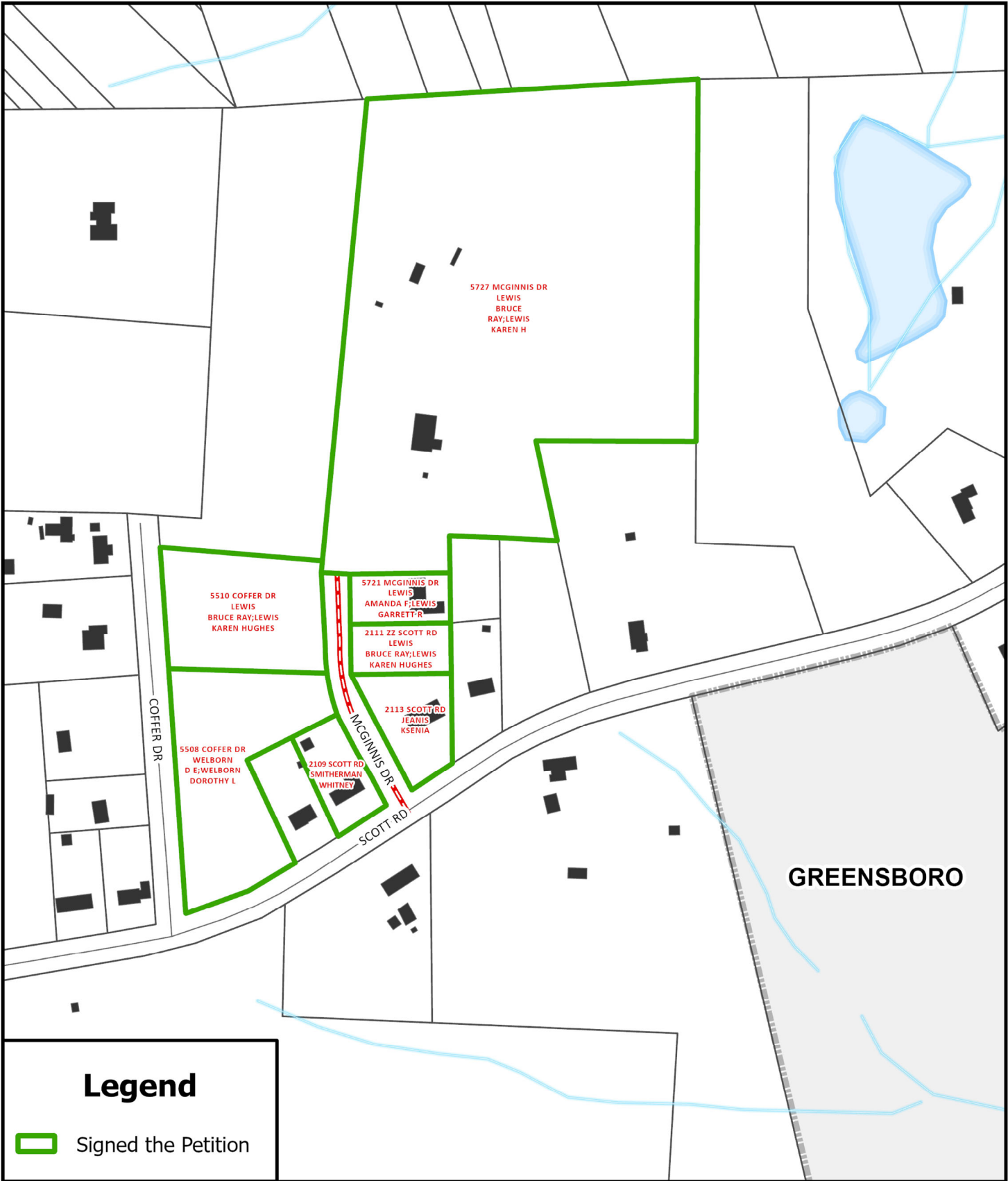
Jurisdiction:
GUILFORD COUNTY

Case Number:
25-03-PLBD-00113


Case Area:
Existing McGinnis Dr.



Scale: 1" = 100'



Legend

 Signed the Petition



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-03-PLBD-00113

Case Area:

Existing: McGinnis Drive
Proposed: Lewis Farm Lane



Scale: 1" = 250'

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Rezoning
Application**

Fees: < 1 acre: \$750.00 1-4.99 acres: \$1,200.00 5-24.99 acres: \$1,500.00 25+ acres or Planned Unit Development: \$2,000.00

Date Submitted: 2/18/2025 Receipt # REC-023482-2025 Case Number 25-02-PLBD-00108

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the RS-40 zoning district to the AG zoning district. Said property is located 6178 Bellflower Rd in Washington Township; Being a total of: 7 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>101108</u>	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____

Check One:

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

Check One:

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

Check One:

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

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

**A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND
YOU OR SOMEONE REPRESENTING YOU IS ENCOURAGED TO BE PRESENT AT THE PUBLIC HEARING**

Submitted by

Robert J Thompson
Property Owner Signature

Robert J Thompson
Name

6178 Bellflower Rd
Mailing Address

Carsonville, NC 27249
City, State and Zip Code

356-380-1479 rjthompson@bellsouth.net
Phone Number Email Address

Representative/Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number Email Address

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

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REZONING CASE #25-02-PLBD-00108: RS-40, RESIDENTIAL, TO AG, AGRICULTURAL: 6178 BELLFLOWER RD

Property Information

The subject property is located at 6178 Bellflower Road (Guilford County Tax Parcel #101108 in Washington Township), approximately 1,000 feet south of the intersection of Bellflower Road and NC Highway 61 N and comprises approximately 7 acres.

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

Nature of the Request

This is a request to rezone the subject property from RS-40, Residential, to AG, Agricultural.

District Descriptions

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

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

Character of the Area

The vicinity of the subject property is predominantly agricultural and rural residential.

Existing Land Use(s) on the Property: Single-Family Detached Dwelling

Surrounding Uses:

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

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

Cemeteries: No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out potential grave sites.

Infrastructure and Community Facilities

Public School Facilities: No anticipated impact.

Emergency Response:

Fire Protection District: District 28

Miles from Fire Station: 2.1 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Bellflower Road is classified as a Local Road in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic of Bellflower Road is not provided by the North Carolina Department of Transportation.

Proposed Improvements: There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

Projected Traffic Generation: Not available.

Environmental Assessment

Topography: Gently sloping and moderately sloping.

Regulated Floodplain: There is no regulated floodplain on the property per FIRM Map No. 3710882800J, effective 6/18/2007.

Wetlands: There are no mapped wetlands on the property per the National Wetland Inventory.

Streams: There are no mapped streams on the property per the USGS Topographic Quadrangle Map or the Guilford County Soil Survey Map.

Watershed: The property is located in the NPDES non-water supply watershed area.

Land Use Analysis

Land Use Plan: Northeast Area Plan

Plan Recommendation: AG Rural Residential

The **AG Rural Residential** designation is Intended to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer, with densities not to exceed two (2) units per acre. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance. Higher densities may be appropriate as determined by the Guilford County Residential Rezoning Matrix.

Consistency: The proposed rezoning is consistent with the Northeast Area Plan recommendation of AG Rural Residential

Recommendation

Staff Recommendation: Approval.

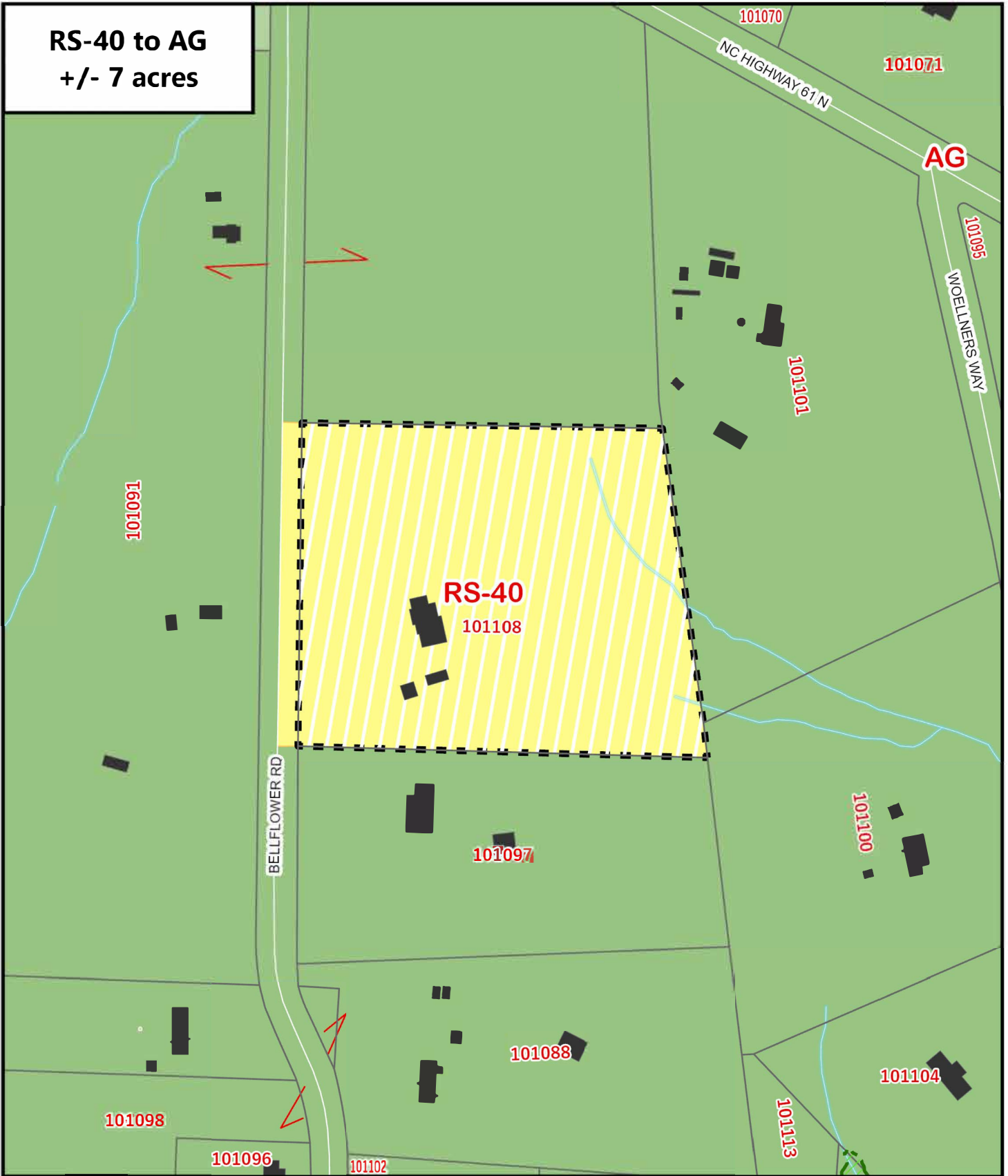
Approval of the request to rezone the subject property from RS-40, Residential, to AG, Agricultural, is reasonable because the surrounding area is entirely zoned AG; therefore, the requested rezoning would align the permitted uses of the subject property with adjacent properties, including single-family detached dwellings, modular homes and manufactured homes.

The requested rezoning is also consistent with Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state:

- Policy 1.1.1 – Planning staff will continue to utilize the future land uses depicted on citizen based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations.
- Policy 1.4.3 – Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.

Area Plan Amendment Recommendation: The proposed rezoning is consistent with the Northeast Area Plan recommendation of AG Rural Residential. If the request is approved, no land use plan amendment will be required.

RS-40 to AG
+/- 7 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

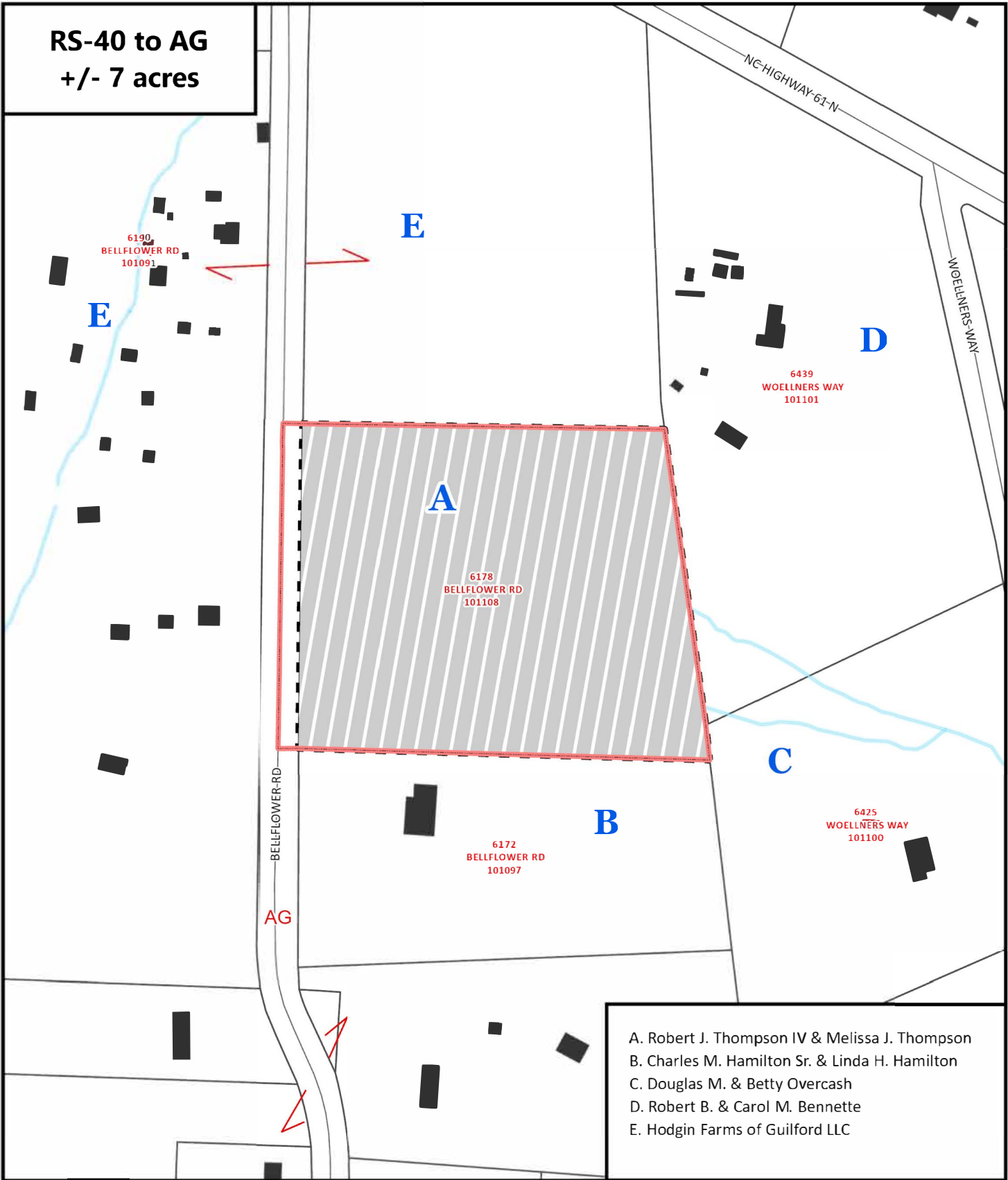
Case Number:
25-02-PLBD-00108

Case Area:
Parcel - 101108
6178 Bellflower Rd



Scale: 1" = 200'

**RS-40 to AG
+/- 7 acres**



- A. Robert J. Thompson IV & Melissa J. Thompson
- B. Charles M. Hamilton Sr. & Linda H. Hamilton
- C. Douglas M. & Betty Overcash
- D. Robert B. & Carol M. Bennette
- E. Hodgin Farms of Guilford LLC



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-02-PLBD-00108

Case Area:

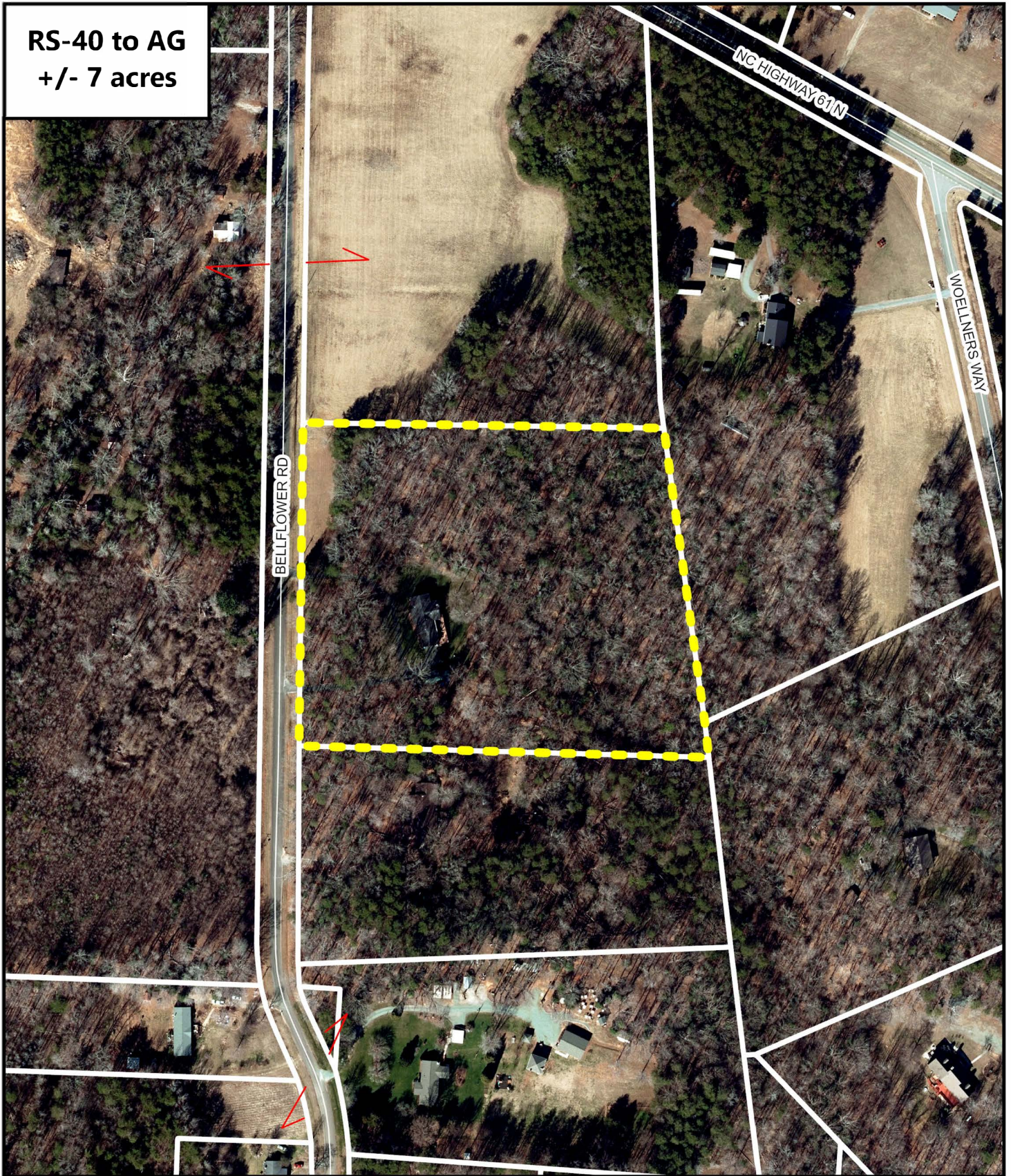
Parcel - 101108

6178 Bellflower Rd



Scale: 1" = 200'

**RS-40 to AG
+/- 7 acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

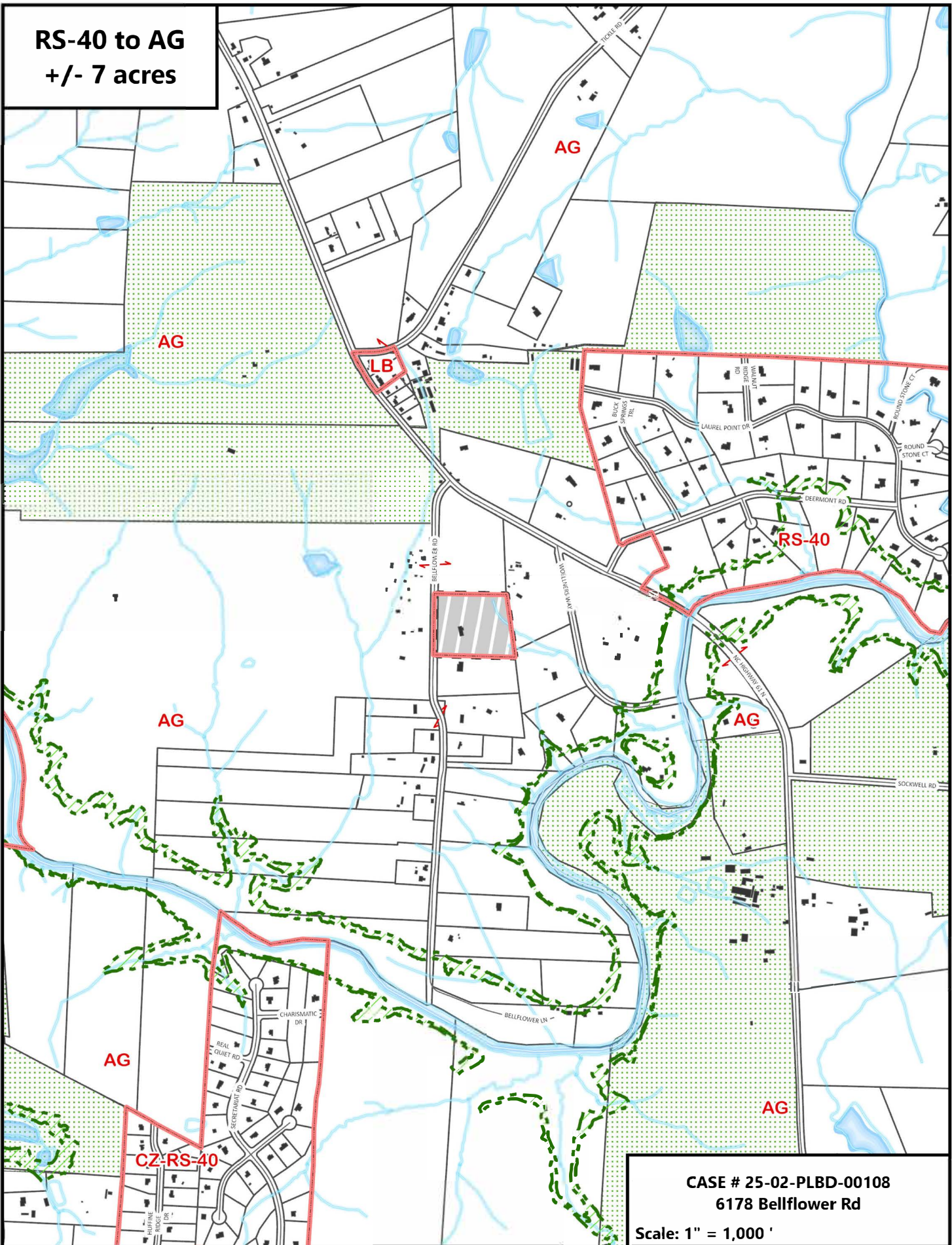
Case Number:
25-02-PLBD-00108

Case Area:
Parcel - 101108
6178 Bellflower Rd



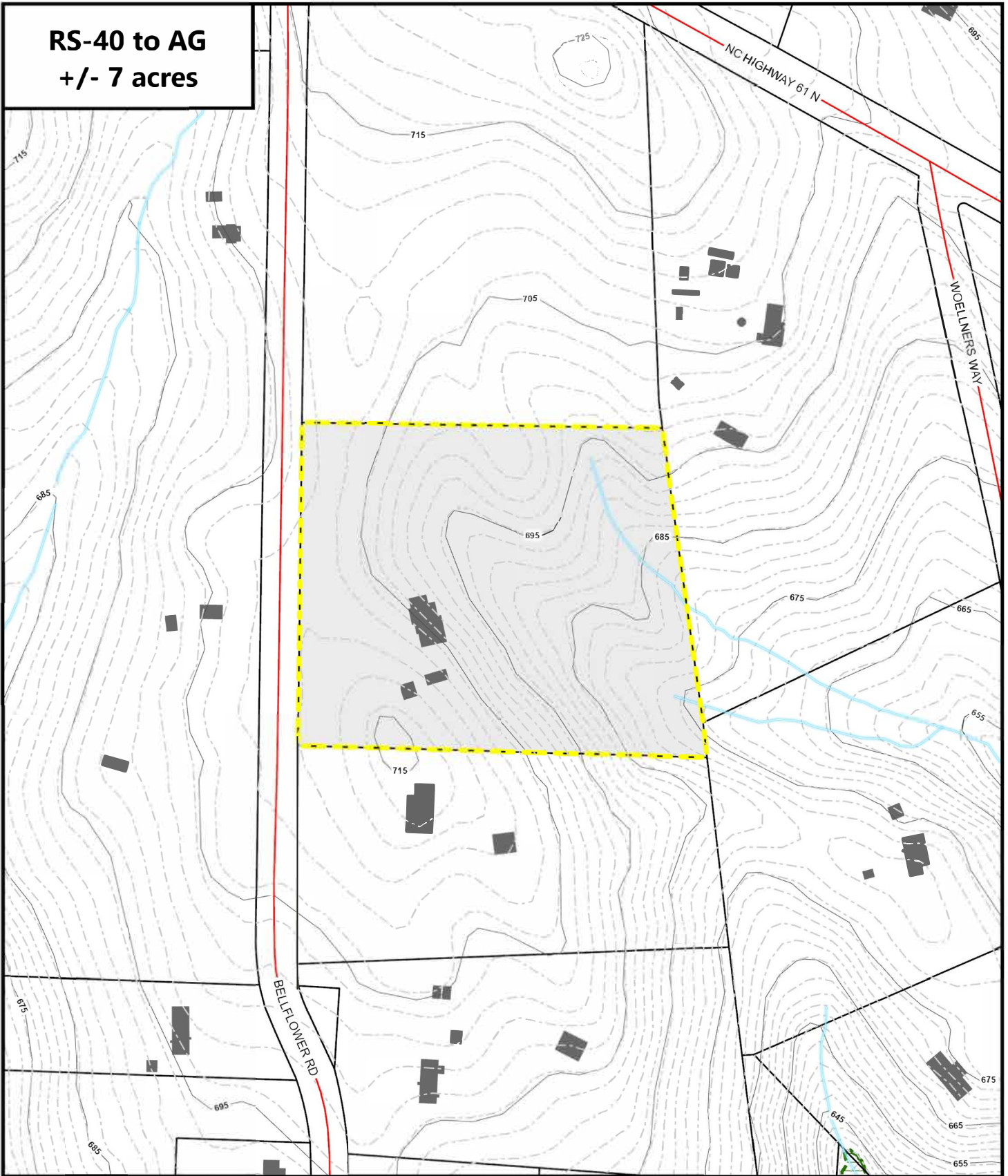
Scale: 1" = 200'

**RS-40 to AG
+/- 7 acres**



CASE # 25-02-PLBD-00108
6178 Bellflower Rd
Scale: 1" = 1,000'

**RS-40 to AG
+/- 7 acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-02-PLBD-00108

Case Area:
Parcel - 101108
6178 Bellflower Rd



Scale: 1" = 200'

**REZONING CASE #25-02-PLBD-00108: RS-40, RESIDENTIAL, TO AG,
AGRICULTURAL: 6178 BELLFLOWER RD**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS**

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	#1
Deny	Inconsistent	N/A
Approve	Inconsistent	N/A
Deny	Consistent	#4

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REZONING CASE #25-02-PLBD-00108: RS-40, RESIDENTIAL, TO AG, AGRICULTURAL: 6178 BELLFLOWER RD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS**

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #101108 from **RS-40 to AG** 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 because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

REZONING CASE #25-02-PLBD-00108: RS-40, RESIDENTIAL, TO AG, AGRICULTURAL: 6178 BELLFLOWER RD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS**

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #101108 from **RS-40 to AG** because:

- 1. This approval also amends the **Northeast Area Plan**.
- 2. The zoning map amendment and associated **Northeast Area Plan** amendment are based on the following change(s) in condition(s) in the **Northeast 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.]:

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

REZONING CASE #25-02-PLBD-00108: RS-40, RESIDENTIAL, TO AG, AGRICULTURAL: 6178 BELLFLOWER RD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS**

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #101108 from **RS-40 to AG** 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 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

Fees: < 1 acre: \$750.00; 1-4.99 acres: \$1,200.00; 24.99 acres: \$1,500.00; 25+ acres or Planned Unit Development: \$2,000.00

Date Submitted: March 11, 2025 Receipt # 023963-2025 Case Number 25-03-PLBD-00116

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 LO & RS40 zoning district to the R2LI zoning district.

Said property is located at 1008 & 1006 NE Highway 62 E
in Fentress Township; Being a total of: 4.69 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>132843</u>	Tax Parcel # _____
Tax Parcel # <u>132892</u>	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) Utility Company Office
- 2) Utility Equipment & Storage Yard
- 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):

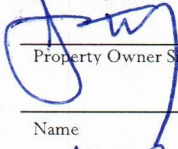
- 1)
- 2)
- 3)
- 4)

A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND YOU OR SOMEONE REPRESENTING YOU IS ENCOURAGED TO BE PRESENT AT THE PUBLIC HEARING

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

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

Respectfully Submitted,

	
Property Owner Signature	Owner/ Representative/ Applicant Signature (if applicable)
Name	Name
1008 NC Highway 62E	
Mailing Address	Mailing Address
Climax NC 27233	
City, State and Zip Code	City, State and Zip Code
540-910-0712	
Phone Number	Phone Number
Jason@TPRCBeanelband.com	Email Address

Additional sheets for conditions and signatures are available upon request.



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
 "Z" = 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	*	*	*	*	*	*			
	Animal Services (Livestock)		P																		P	P	
	Animal Services (Other)		P											D		D	D	D	D	P	P		
	Horticultural Specialties		P																P	P	P		
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P	P		P	P	P							
	Two-Family Dwelling (Twin Home or Duplex)		P						P	P	P			P	P	P							
	Townhouse Dwelling								P	P	P					P	P	P					
	Caretaker Dwelling (Accessory)		D										D	D	D	D	D	D	D	D	D	D	
	Multifamily Dwelling (including Condominium)*									P	P	P				P	P	P	P	P			
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P							
	Home Occupation		D	D	D	D	D	D	D	D	D	D		D	D	D							
	Mfg. (HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z						Z	Z											
	Mfg. (HUD)/Mobile Home Dwelling Park										S	S	S										
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D	D		D	D								
	Subdivision (Minor) - Residential		P	P	P	P	P	P	P	P	P	P		P	P	P							
	Subdivision (Major) - Residential (6 or more lots)		P	P	P	P	P	P	P	P	P	P		P	P	P							
	Tiny House Developments										D	D	D										
	Temporary Family Healthcare Structures		D	D	D	D	D	D	D	D	D	D		D	D	D							
	Group Living/Social Service	Boarding House, 3-8 Residents		S								P	P		P	P							
Rooming House, 9 or More Residents											S	S		S	P								

GUILFORD COUNTY CODE



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	B	P	I	I
			40	30	20	3	5	7	8	18	26					U	*	*	*	*	*	*	
	Gongregate Care Facility											D	D	D	D	D							
	Group Care Facility											S	S	D	D								
	Single Room Occupancy (SRO) Residence											S	S	S	D	D							
	Nursing and Convalescent Home											S	S	P	P			P	P				
	Temporary Shelter											P	P	P									
	Homeless Shelter													D	D			D	D		D	D	
	Athletic Fields		S	S	S	S	S	S	S	S	S	S	S	S	P	D	P	D	P	P	P	P	P
Batting Cages, Outdoor		D												D						D	D	D	
Club or Lodge		S	S	S	S	S	S	S	S	S	S	S	S	P	S	P	S	P	P	P	P	P	
Country Club with Golf Course		D	S	S	S	S	S	S	S	S	S	S	S	D	S			D	D	D	D	D	
Equestrian Facility		S	S											S									
Golf Course		P	S	S	S	S	S	S	S	S	S	S	S	D	D					D	D	D	
Paintball Field		D	S																	D	D	D	
Physical Fitness Center															P		P	P	P	P	P	P	
Private Club Recreation (incl. Indoor Batting Cages)		S												D									
Public Park or Public Recreation Facility (incl. Indoor Batting Cages)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	S	S	D	D			D	D	D	D	D	
Recreation and Entertainment (Heavy)	Adult-Oriented Establishments																					S	
	Amusement or Water Parks, Fairgrounds																			D	D		
	Auditorium, Coliseum or Stadium														P					P	P		
	Go-cart Raceway																			P	P	P	
	Golf Course, Miniature																			P	P	P	



Applicant Submission

GUILFORD COUNTY CODE

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	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	*	*	*	*	*	*	*	*				
	Research, Development or Testing Services																			P	P	P			
	Studios-Artists and Recording														P	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				
Retail Trade	Retail (General)																P	P	P	P	P				
	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	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			
Food Service	Service Station, Gasoline	X																		P	P	P	P	P	
	Tire Sales																			P	P	P			
Food Service	Bakery																			P	P	P	P	P	

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CONDITIONAL REZONING CASE #25-03-PLBD-00116: LO, LIMITED OFFICE, AND RS-40, RESIDENTIAL, TO CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL: 1008 AND 1016 NC HIGHWAY 62 EAST

Property Information

Located at 1008 and 1016 NC Highway 62 E (Guilford County Tax Parcels #132843 and #132892 in Fentress Township), approximately 500 feet west of the intersection of NC Highway 62 E and Appomattox Road, and comprises approximately 4.69 acres in total.

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

Nature of the Request

This proposed request is to conditionally rezone property from LO, Limited Office and RS-40, Residential to CZ-LI, Conditional Zoning-Light Industrial with the following conditions:

Use Conditions – (1) Utility Company Office, and (2) Utility Equipment & Storage Yard.

District Descriptions

The **LO, Limited Office District** is intended to accommodate low intensity medical-related, professional, or administrative office uses on small to mid-sized sites close to residential areas. Development should be consistent in visual character and architectural scale and include pedestrian improvements. Visual buffers may be required adjacent to existing residential.

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

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

The **CZ, Conditional Zoning District** is established as a companion district for every district established in the Unified Development Ordinance. These districts are CZ-AG, CZ-RS-40, CZ-RS-30, CZ-RS-20, CZ-RS-3, CZ-RS-5, CZ-RS-7, CZ-RM-8, CZ-RM-18, CZ-RM-26, CZ-LO, CZ-NB, CZ-LB, CZ-MXU, CZ-GB, CZ-HB, CZ-CP, **CZ-LI**, CZ-HI, CZ-PI, CZ-RPD, CZ-PD-R, and CZ-PD-M. 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, also shall apply.

Character of the Area

The vicinity of the subject property is predominantly residential and agricultural with significant commercial and industrial development extending east along NC Highway 62 E and Old Climax Road.

Existing Land Use(s) on the Property: Parcel zoned LO is used as a Utility Company Office (NOTE: this use is not permitted under the current LO zoning). Parcel zoned RS-40 is vacant.

Surrounding Uses:

North: Residential and commercial
South: Residential and agricultural
East: Residential
West: Residential

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

Cemeteries: No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out potential grave sites.

Infrastructure and Community Facilities

Public School Facilities: No anticipated impact.

Emergency Response:

Fire Protection District: Climax
Miles from Fire Station: 0.6 miles

Water and Sewer Services:

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

Transportation:

Existing Conditions: NC Highway 62 E is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic for NC Highway 62 E is 4,200 vehicles per the 2022 North Carolina Department of Transportation traffic count.

Proposed Improvements: There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

Projected Traffic Generation: Data not available.

Environmental Assessment

Topography: Gently and moderately sloping.

Floodplain: There is no regulated floodplain on the properties per FIRM Map No. 3710778800J, effective 01/02/2008.

Wetlands: There are no mapped wetlands on the properties per the National Wetland Inventory.

Streams: There are no mapped streams on the properties per the USGS Topographic Quadrangle Map or the Guilford County Soil Survey Map.

Watershed: Both properties are almost entirely within the Lake Mackintosh (Big Alamance Creek) WS-IV, General Watershed Area. A small sliver of 1008 NC Highway 62 E is within the Polecat Creek WS-III, General Watershed Area.

Land Use Analysis

Land Use Plan: Southern Area Plan

Plan Recommendation: Agricultural and Rural Residential

The **Agricultural** designation is intended to recognize areas that generally are used for crop, animal, and forest product production. Scattered homes and institutional uses such as churches are common. Major residential development consisting of less than 2-acre lots is not appropriate.

The **Rural Residential** designation is intended to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer with densities generally up to two (2) dwelling units per acre. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, and RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance.

Consistency: The proposed rezoning is inconsistent with the Southern Area Plan recommendation of Agricultural and Rural Residential.

Recommendation

Staff Recommendation: Approval.

Approval of the request to rezone the subject property from LO, Limited Office, and RS-40, Residential, to CZ-LI, Conditional Zoning – Light Industrial, is reasonable because there is significant commercial and industrial development just east of the subject property along NC Highway 62 E and Old Climax Road. The proposed rezoning would permit an

existing local business to continue its operations, and the subject property also has direct road frontage on a major thoroughfare capable of providing sufficient transportation infrastructure for the business. The requested CZ-LI zoning would also require a Type A Planting Yard, with a minimum average width of 50 feet, as a landscape buffer between the subject property and adjacent residentially-zoned properties.

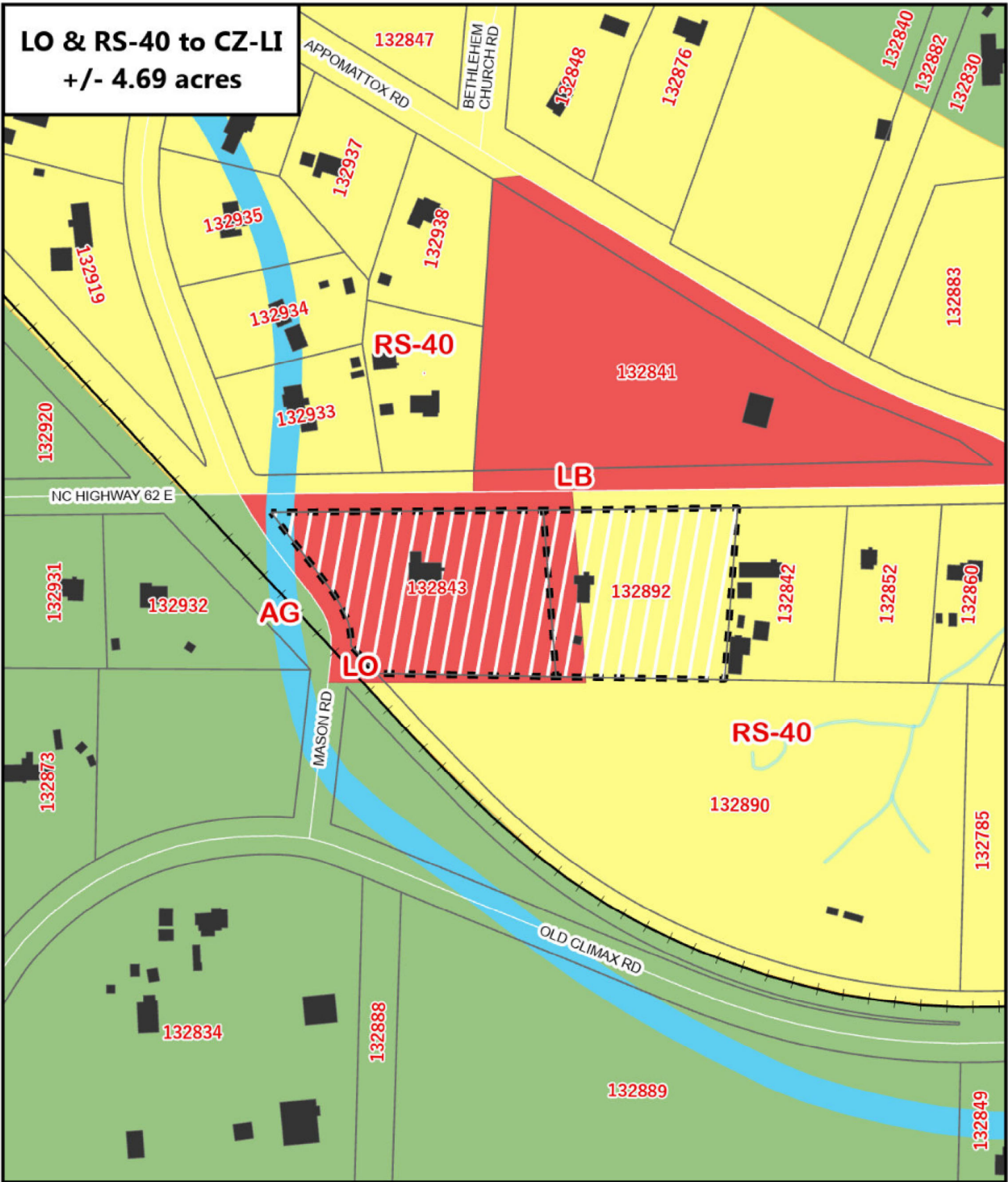
The requested rezoning is consistent with Objective 1.5 of the Future Land Use Element of the Guilford County Comprehensive Plan, which states:

- Objective 1.5 – Recognize and respect the unique characteristics of Guilford County’s unincorporated and emerging communities.

Area Plan Amendment Recommendation: The proposed rezoning is inconsistent with the Southern Area Plan recommendation of Agricultural and Rural Residential. If the request is approved, an amendment to Light Industrial will be required. If the rezoning is denied, an amendment to Light Commercial will be required for Parcel #132843 based on the current LO zoning.

DRAFT

LO & RS-40 to CZ-LI
+/- 4.69 acres



Planning & Development
Department

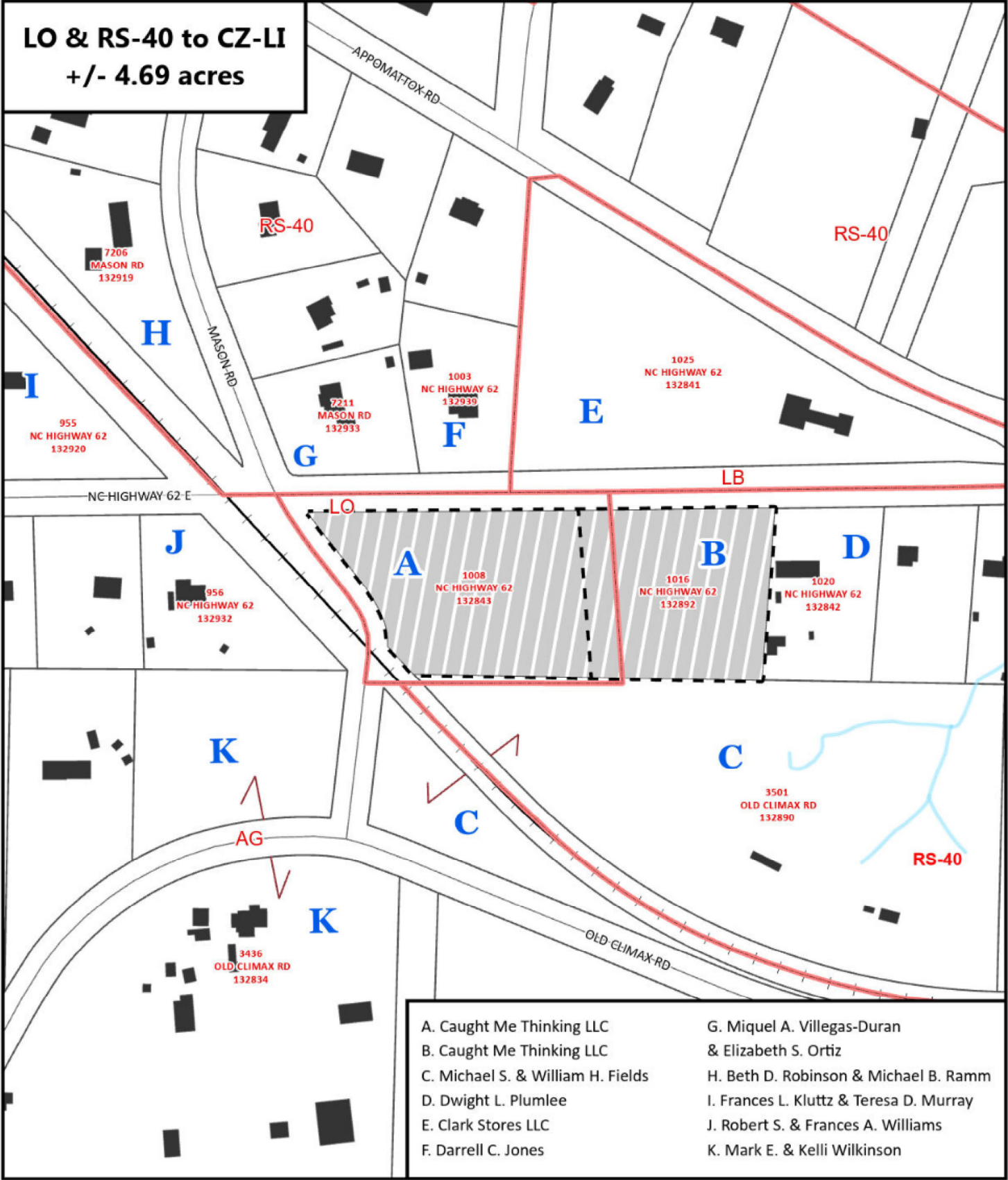
Jurisdiction:
GUILFORD COUNTY

Case Number:
25-03-PLBD-00116

Case Area:
Parcels - 132843 & 132892
1008 & 1016 NC Highway 62 E



Scale: 1" = 200'



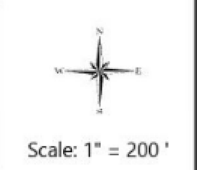
A. Caught Me Thinking LLC	G. Miquel A. Villegas-Duran & Elizabeth S. Ortiz
B. Caught Me Thinking LLC	H. Beth D. Robinson & Michael B. Ramm
C. Michael S. & William H. Fields	I. Frances L. Kluttz & Teresa D. Murray
D. Dwight L. Plumlee	J. Robert S. & Frances A. Williams
E. Clark Stores LLC	K. Mark E. & Kelli Wilkinson
F. Darrell C. Jones	



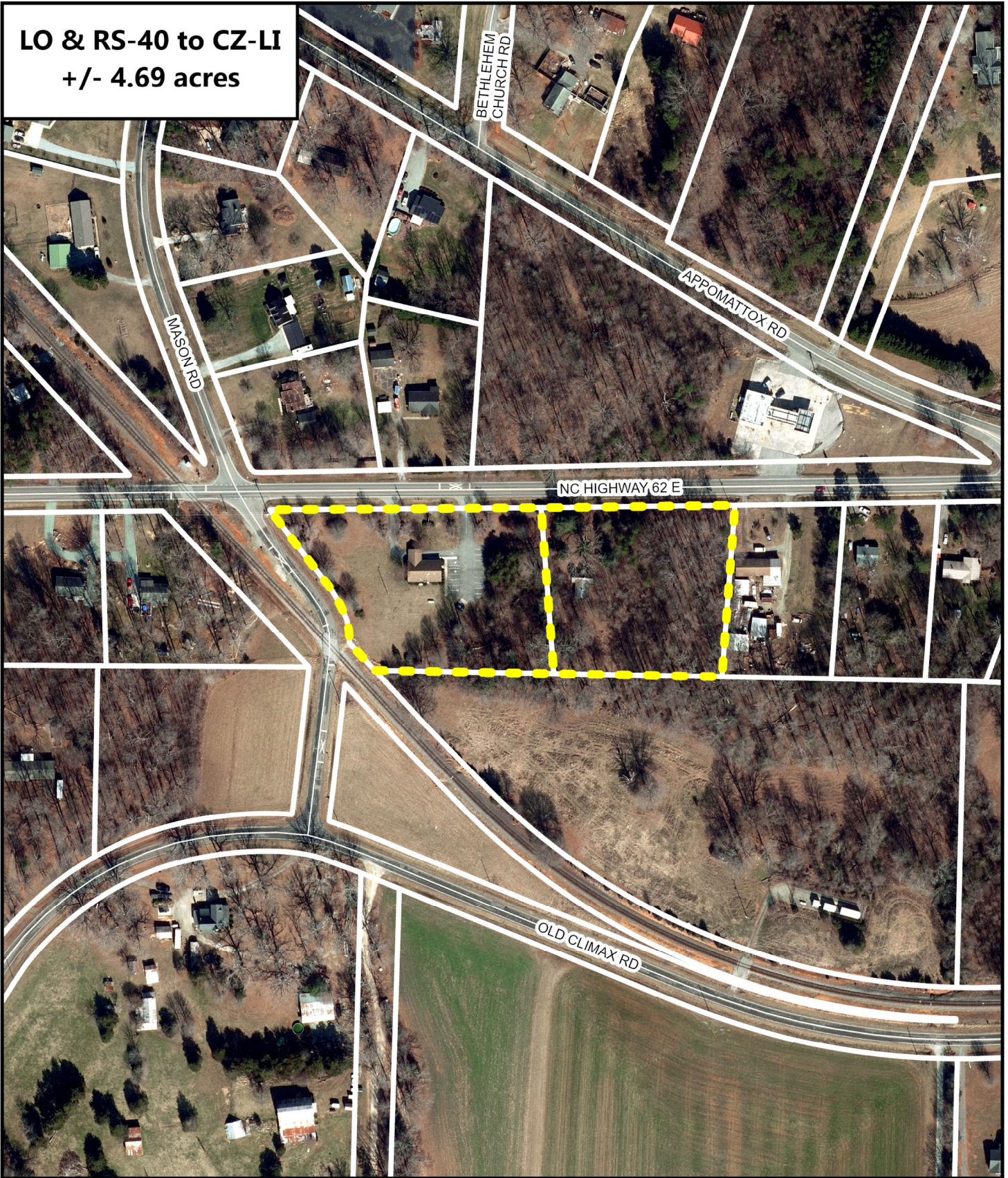
Jurisdiction:
GUILFORD COUNTY

Case Number:
25-03-PLBD-00116

Case Area:
Parcels - 132843 & 132892
1008 & 1016 NC Highway 62 E



LO & RS-40 to CZ-LI
+/- 4.69 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

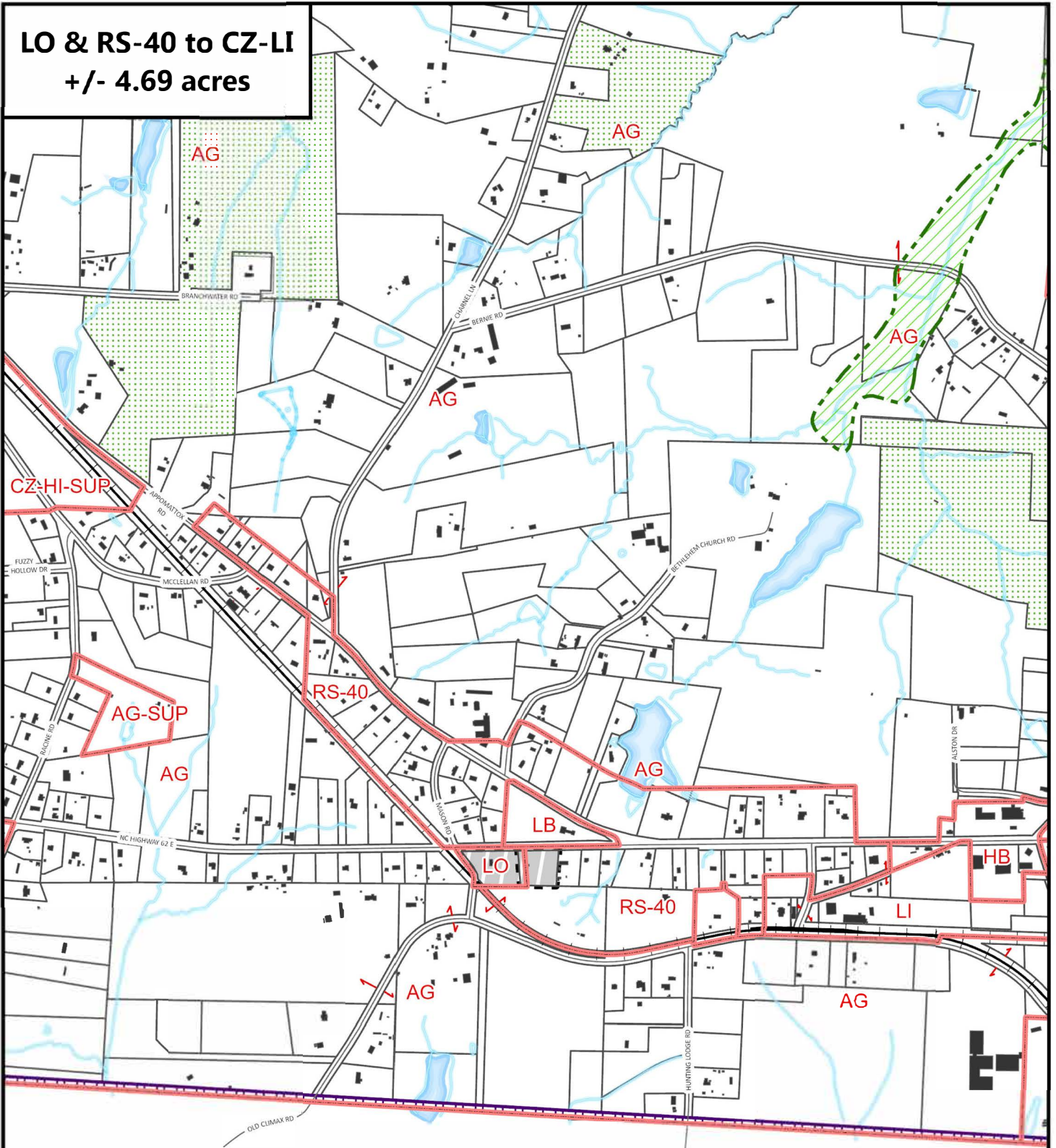
Case Number:
25-03-PLBD-00116

Case Area:
Parcels - 132843 & 132892
1008 & 1016 NC Highway 62 E



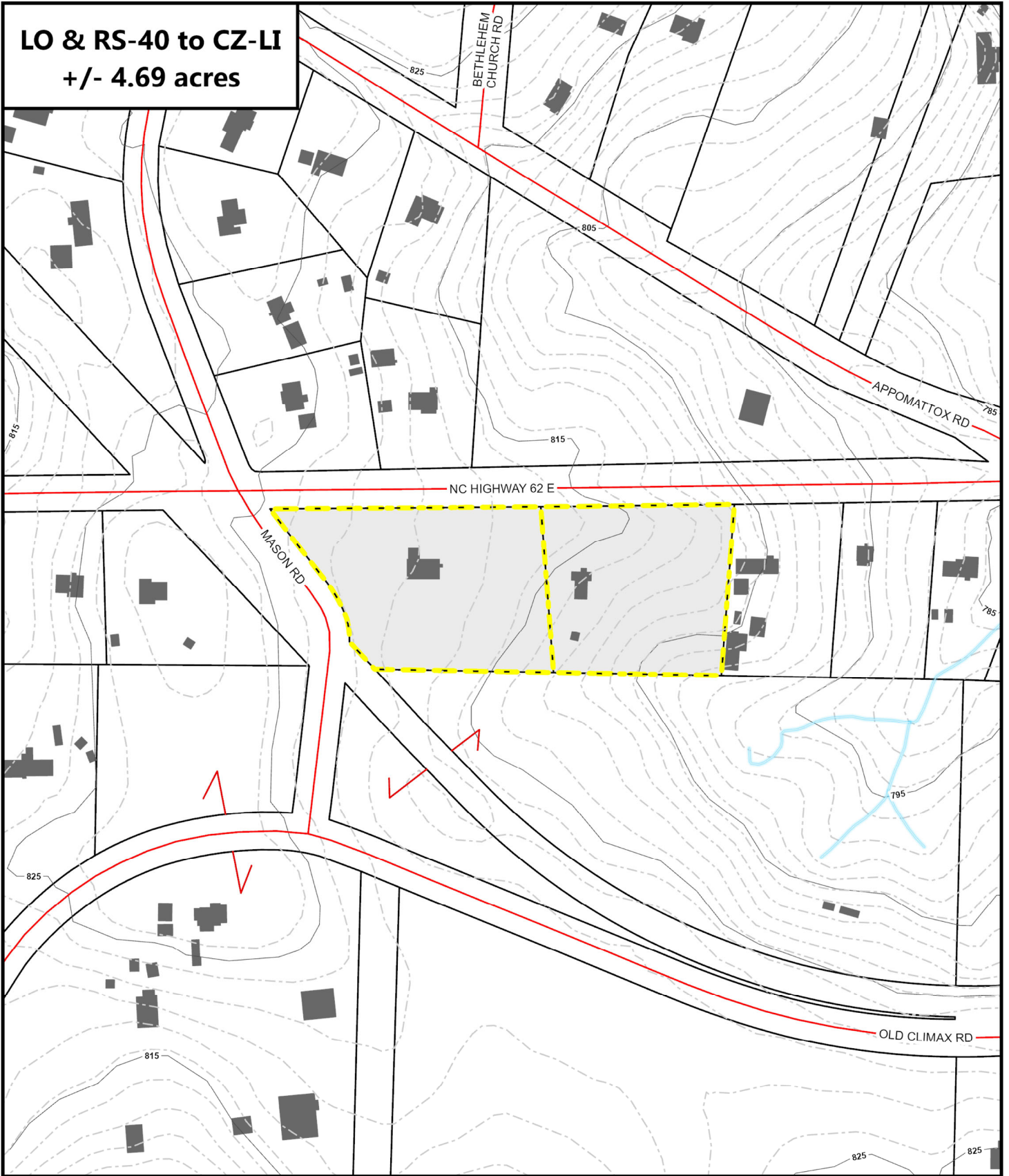
Scale: 1" = 200'

LO & RS-40 to CZ-LI
+/- 4.69 acres



CASE # 25-03-PLBD-00116
1008 & 1016 NC Highway 62 E
Scale: 1" = 1,000'

LO & RS-40 to CZ-LI
+/- 4.69 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-03-PLBD-00116

Case Area:
Parcels - 132843 & 132892
1008 & 1016 NC Highway 62 E



Scale: 1" = 200'

**CONDITIONAL REZONING CASE #25-03-PLBD-00116: LO, LIMITED OFFICE,
AND RS-40, RESIDENTIAL, TO CZ-LI, CONDITIONAL ZONING – LIGHT
INDUSTRIAL: 1008 AND 1016 NC HIGHWAY 62 EAST**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS**

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	N/A
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	N/A

CONDITIONAL REZONING CASE #25-03-PLBD-00116: LO, LIMITED OFFICE, AND RS-40, RESIDENTIAL, TO CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL: 1008 AND 1016 NC HIGHWAY 62 EAST

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS**

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcels #132843 and #132892 from **LO and RS-40 to CZ-LI** because:

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

2. The amendment **is** reasonable 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 #25-03-PLBD-00116: LO, LIMITED OFFICE, AND RS-40, RESIDENTIAL, TO CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL: 1008 AND 1016 NC HIGHWAY 62 EAST

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS**

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcels #132843 and #132892 from **LO and RS-40 to CZ-LI** because:

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

- 2. The amendment **is not** reasonable 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 #25-03-PLBD-00116: LO, LIMITED OFFICE, AND RS-40, RESIDENTIAL, TO CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL: 1008 AND 1016 NC HIGHWAY 62 EAST

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS

DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcels #132843 and #132892 from **LO and RS-40 to CZ-LI** because:

1. This approval also amends the **Southern Area 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.]:

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

1. The amendment **is** reasonable 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 #25-03-PLBD-00116: LO, LIMITED OFFICE, AND RS-40, RESIDENTIAL, TO CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL: 1008 AND 1016 NC HIGHWAY 62 EAST

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS**

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcels #132843 and #132892 from **LO and RS-40 to CZ-LI** because:

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

- 2. The amendment **is** consistent 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**

Fees: < 1 acre: \$750.00; 1-4.99 acres: \$1,200.00; 24.99 acres: \$1,500.00; 25+ acres or Planned Unit Development: \$2,000.00

Date Submitted: 03/11/2025 Receipt # 023990-2025 Case Number 25-03-PLBD-00114

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 AG zoning district to the RS-40 zoning district.

Said property is located at 5475 Yanceyville Road, Brown Summit, NC 27214
in Monroe Township; Being a total of: 21.29 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>129849</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 Exhibit A attached hereto and incorporated by reference.

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 Exhibit A attached hereto and incorporated by reference.

2)

3)

4)

A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND YOU OR SOMEONE REPRESENTING YOU IS ENCOURAGED TO 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,

Handwritten signature: Ali Amer TM

Handwritten signature: J. Nathan Duggins III

Property Owner Signature
Amer Estate Holdings LLC
Name
1 Red Lure Way
Mailing Address
Greensboro, NC 27455
City, State and Zip Code
Phone Number
Email Address

Owner/ Representative/ Applicant Signature (if applicable)
J. Nathan Duggins III
Name
400 Bellemeade St. Suite 800
Mailing Address
Greensboro, NC 27401
City, State and Zip Code
(336)271-5246
Phone Number
nduggins@tuggleduggins.com
Email Address

Additional sheets for conditions and signatures are available upon request.

SUBMIT

EXHIBIT A
PROPOSED CONDITIONS

CONDITION(S):

1. Permitted uses shall include all uses allowed in the RS-40, RS-40 Residential Zoning District, except for the following:
 - a. Cemetery or Mausoleum

EXHIBIT B
LEGAL DESCRIPTION

COMMENCING at an existing iron pipe in 10" cedar in the western margin of the right of way of Yanceyville Road (public right of way) at the southeastern corner of J.V. Weadon, Jr. and wife, Rheba Weadon (Deed Book 1767, page 399, Guilford County Registry; Guilford County REID No. 129847); thence with the southern boundary of Weadon South 70 degrees 13 minutes 12 seconds West 294.44 to a ½" existing iron pipe at the southeast corner of J.V. Weadon, Jr. and wife, Rheba Weadon (Deed Book 2558, page 905, Guilford County Registry; Guilford County REID No. 129837); thence with the southern boundary of Weadon, South 77 degrees 26 minutes 29 seconds West 647.01 feet to an iron set being the TRUE POINT AND PLACE OF BEGINNING; thence a new line South 27 degrees 16 minutes 11 seconds West 324.30 feet to an iron set; thence a new line South 61 degrees 49 minutes 57 seconds West 539.35 to an iron set; thence a new line South 00 degrees 04 minutes 13 seconds West 441.57 feet to an iron set in the northern boundary of Burton Farm, LLC (Deed Book 8352, page 1957, Guilford County Registry; Guilford County REID No. 232374); thence with the northern boundary of Burton Farm, LLC North 89 degrees 42 minutes 22 seconds West 1047.54 feet to an iron found in the eastern boundary of Triple Lakes HOA, Inc. (Deed Book 7237, page 968, Guilford County Registry; Guilford County REID No. 129242); thence with the eastern boundary of Triple Lakes HOA, the eastern most right of way of Oldsquaw Drive, Constance & Lester Holland (Deed Book 8339, page 1823 – Plat Book 163, page 80, Guilford County Registry/Guilford County REID No. 129202 and Kevin Munson et al (Deed Book 8876, page 990 – Plat Book 163, page 80, Guilford County Registry/Guilford County REID No. 129201) North 02 degrees 44 minutes 40 seconds East 613.80 feet (passing through an iron found at 46.31 feet; 50.02 feet; and 343.00 feet) being the southwestern corner of J.V. Weadon, Jr. and wife, Rheba Weadon (Deed Book 2558, page 905, Guilford County Registry; Guilford County REID No. 129837); thence continuing with the southern boundary of Weadon, North 77 degrees 26 minutes 29 seconds East 1683.01 feet to the POINT and PLACE of BEGINNING, containing 21.292 acres, more or less, per that certain survey entitled "Map for Amer Estate Holdings" by Dustin Hill Land Surveying dated January 2, 2025.

Limited Liability Company

Actions

- [File an Annual Report/Amend an Annual Report](#)
- [Online Filing](#)
- [Add Entity to My Email Notification List](#)
- [View Filings](#)
- [Order a Document Online](#)
- [Print a Pre-Populated Annual Report form](#)
- [Print an Amended a Annual Report form](#)

Legal name: AMER ESTATE HOLDINGS LLC

Secretary of State Identification Number (SOSID): 1452802

Status: Current-Active

Citizenship: Domestic

Date formed: 6/17/2015

Registered agent: [Ali Amer](#)

Principal office address

201 N Murrow Blvd. , Unit 1533
Greensboro, NC 27402-0920

Registered office address

201 N Murrow Blvd. , Unit 1533
Greensboro, NC 27402-0920

mailing address

2216 Dunmore Court
High Point, NC 27263

Registered mailing address

2216 Dunmore Court
High Point, NC 27263

Company officials

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

- **Member**

[Ali Amer](#)

201 N Murrow Blvd Unit 1533
Greensboro NC 27402

[Return to top](#)

Other Agencies

[NC Gov](#)

[State Board of Elections](#)

[North Carolina Birth Certificate Information](#)

[North Carolina State Bar](#)

[North Carolina Department of Commerce](#)

[North Carolina Department of Revenue](#)

[All North Carolina Government Organizations](#)

Links of Interest

[National Association of Secretaries of State](#)

[Intellectual Property](#)

[NASAA - North American Securities
Administrators Association](#)

[North Carolina Consular Corps](#)

[Secretary of State Disclaimer & Privacy](#)

Hours of Operation Monday - Friday 8:00 am -
5:00 pm



**North Carolina Secretary of
State's Office**

**Contact Us**

[919-814-5400](#) [Support](#) [Division Directory](#)

**CONDITIONAL REZONING CASE #25-03-PBLD-00114: AG,
AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING-RESIDENTIAL:
5475 YANCEYVILLE ROAD**

Property Information

Located at 5475 Yanceyville Road (Guilford County Tax Parcel #129849 in Monroe Township), approximately 2,990 feet south of the intersection of NC Highway 150 E and Yanceyville Road and comprises a portion of approximately 37.66 acres. The portion subject to rezoning fronts Oldsquaw Drive and comprises approximately 21.29 acres.

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

Nature of the Request

This request is to rezone a portion (21.29 acres) of Tax Parcel #129849 fronting Oldsquaw Drive from AG to CZ-RS-40. The remaining acreage (16.37 acres) fronting Yanceyville Road will remain AG.

Use Conditions: Permitted uses shall include all uses allowed in RS-40 Residential Zoning District **except** the following:

- (1) Cemetery or Mausoleum.

Development Conditions: None

District Descriptions

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

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

Conditional Zoning is established as a companion district for every district established in the Unified Development Ordinance. These districts are CZ-AG, **CZ-RS-40**, CZ-RS-30, CZ-RS-20, CZ-RS-3, CZ-RS-5, CZ-RS-7, CZ-RM-8, CZ-RM-18, CZ-RM-26, CZ-LO, CZ-NB, CZ-LB, CZ-MXU CZ-GB, CZ-HB, CZ-CP, CZ-LI, CZ-HI, CZ-PI, CZ-RPD, CZ-PD-R, and CZ-PD-M. 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, also shall apply.

Character of the Area

The area has generally developed with single-family dwellings within major subdivisions.

Existing Land Use(s) on the Property: . A single-family dwelling is located on the parcel in its current configuration. The portion of the parcel subject to this rezoning is undeveloped.

Surrounding Uses:

- North: Undeveloped & low-density single-family residential
- South: Undeveloped & low-density single-family residential
- East: Single-family, low-density residential.
- West: Single-family residential subdivision

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

Cemeteries: No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out potential grave sites.

Infrastructure and Community Facilities

Public School Facilities:

5475 YANCEYVILLE RD RD - Single Family Units)				37.66 acres	from AG to RS40
Guilford County					
School Boundaries	Built Capacity	2024-25 20th Day Er	Mobile Classrooms	Estimated Additional Students	
	2024-25				
Northern ES	760	622	3	11-13	
Northern MS	1152	780	0	7-9	
Northern HS	1370	1253	0	11-13	
Remarks:					
Remarks					
Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms					
Fourth grade, fifth grade, middle and high school built capacity assumes 30 students per core academic classroom					

Emergency Response:

Fire Protection District: Northeast Fire Protection District

Miles from Fire Station: Approximately 1 mile

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: Yes

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Oldsquaw Drive is a local subdivision road that stubs into the portion of Parcel #129849, which is the subject of this request. Yanceyville Road is a

major thoroughfare under the 2015 Guilford County Thoroughfare Plan prepared by the Greensboro MPO. The NCDOT annual average daily traffic count in 2023 was 1300 vehicles.

Proposed Improvements: Streets in major subdivision must be installed by the developer.

Projected Traffic Generation: Not available.

Environmental Assessment

Topography:

Slope Class		USDA Soil Type and Slope Percent
3-7%	Gently sloping	PoB, 2 to 6% slopes
7-12%	Strongly sloping	PoD, 10-15% slopes
12-20%	Moderately steep	
20-30%	Steep	PoE, 15-35% slopes
30-40%	Very steep	

Regulated Floodplain: There is no regulated floodplain on-site per FIRM map #3710787900J, effective 06/18/2007.

Wetlands: There are no regulated wetlands on-site per National Wetlands Inventory.

Streams: There are multiple mapped streams on-site per US Geological Survey and NRCS Soil Survey maps.

Watershed: This property is within the Greensboro (Reedy Fork) WS-III, Watershed Critical Area Tier 4.

Land Use Analysis

Land Use Plan: Northern Lakes Area Plan

Plan Recommendation:

The AG Rural Residential (AGRR) is intended to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer with densities not to exceed two (2) units per acre. Large major residential subdivisions in the AG Rural Residential area should incorporate into their design a minimum of two (2) policies recommended by this plan. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance.

Consistency:

This request is listed as generally consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential under the Future Land Use Compatibility Matrix.

Recommendation

Staff Recommendation: Staff recommends approval

Area Plan Amendment Recommendation:

This request is reasonable because it is adjacent to a single-family residential subdivision with the same RS-40 zoning. It will advance Goal #1 of the Housing Element of the Comprehensive Plan which states “Provide current and future residents of Guilford County with a variety of housing options and opportunities. The use and density of development that would be allowed is consistent with development in the vicinity of the subject parcel.

It is consistent with Policy 1.1.1. under the Future Land Use Element of the Guilford County 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.”

The proposed rezoning is generally consistent with the Guilford County Northern Lakes Area Plan recommendation of AG Rural Residential. If the request is approved, an amendment to the Northern Lakes Area Plan will not be required.

TABLE 4.3 1 PERMITTED USE SCHEDULE (CZ Case #25 03 PLBD 00114)

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 ~~Strickthrough~~ Excluded by the applicant

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	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											
Agriculture/Animal Services	Agricultural Maintenance Barns		D																			
	Agricultural Tourism		S																			
	Animal Feeder/Breeder	X	D																			
	Animal Services (Livestock)		P																P	P		
	Animal Services (Other)		P											D		D	D	D	D	P	P	
	Horticultural Specialties		P															P		P	P	
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P			P	P	P						
	Two-Family Dwelling (Twin Home or Duplex)		P						P	P	P			P	P	P						
	Townhouse Dwelling								P	P	P				P	P	P					
	Caretaker Dwelling (Accessory)		D									D	D	D	D	D	D	D	D	D		
	Multifamily Dwelling (including Condominium)*									P	P	P			P	P	P	P				
	Family Care Facility		P	P	P	P	P	P	P	P	P	P			P	P	P					
	Home Occupation		D	D	D	D	D	D	D	D	D			D	D	D						
	Mfgr.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z						Z	Z										
	Mfgr.(HUD)/Mobile Home Dwelling Park									S	S	S										
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D			D	D							
	Subdivision (Minor) - Residential		P	P	P	P	P	P	P	P	P			P	P	P						
	Subdivision (Major) - Residential (6 or more lots)			P	P	P	P	P	P	P	P			P	P	P						
	Tiny House Developments									D	D	D										
	Temporary Family Healthcare Structures		D	D	D	D	D	D	D	D	D			D	D	D						
Group Living/Social	Boarding House, 3 - 8 Residents		S								P	P			P	P						
	Rooming House, 9 or More Residents										S	S			S	P						
	Congregate Care Facility									D	D	D	D		D							
	Group Care Facility										S	S	D		D							

TABLE 4.3 1 PERMITTED USE SCHEDULE (CZ Case #25 03 PLBD 00114)

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 ~~Strickthrough~~ Excluded by the applicant

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	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
Service	Single Room Occupancy (SRO) Residence									S	S	S	D	D								
	Nursing and Convalescent Home										S	S	P	P			P	P				
	Temporary Shelter										P	P	P									
	Homeless Shelter												D	D			D	D		D	D	
Recreation and Entertainment (Light)	Athletic Fields		S	S	S	S	S	S	S	S	S	S	P	D	P	D	P	P	P	P	P	
	Batting Cages, Outdoor		D										D						D	D	D	
	Club or Lodge		S	S	S	S	S	S	S	S	S	S	P	S	P	S	P	P	P	P		
	Country Club with Golf Course		D	S	S	S	S	S	S	S	S	S	D	S				D	D	D	D	
	Equestrian Facility		S	S									S									
	Golf Course		P	S	S	S	S	S	S	S	S	S	D	D					D	D	D	
	Paintball Field		D	S															D	D	D	
	Physical Fitness Center													P		P	P	P	P	P	P	
	Private Club Recreation (incl. Indoor Batting Cages)		S										D									
	Public Park or Public Recreation Facility (incl. Indoor Batting Cages)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	D	D				D	D	D	D	
Recreation and Entertainment (Heavy)	Adult-Oriented Establishments																				S	
	Amusement or Water Parks, Fairgrounds																		D	D		
	Auditorium, Coliseum or Stadium												P						P	P		
	Go-cart Raceway																		P	P	P	
	Golf Course, Miniature																P	P	P			
	Recreational Vehicle Park or Campsite																			D		
	Special Event Venue		S										P						P	P	P	
	Shooting Range, Indoor																		D	D	D	
	Shooting Range, Outdoor		S										S									
	Theater (Outdoor)														S	D	D	D	D			
Theater (Indoor)														P				P	P			
Other Recreation and	Other Outdoor Uses Not Listed		S																P	P	P	

TABLE 4.3 1 PERMITTED USE SCHEDULE (CZ Case #25 03 PLBD 00114)

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

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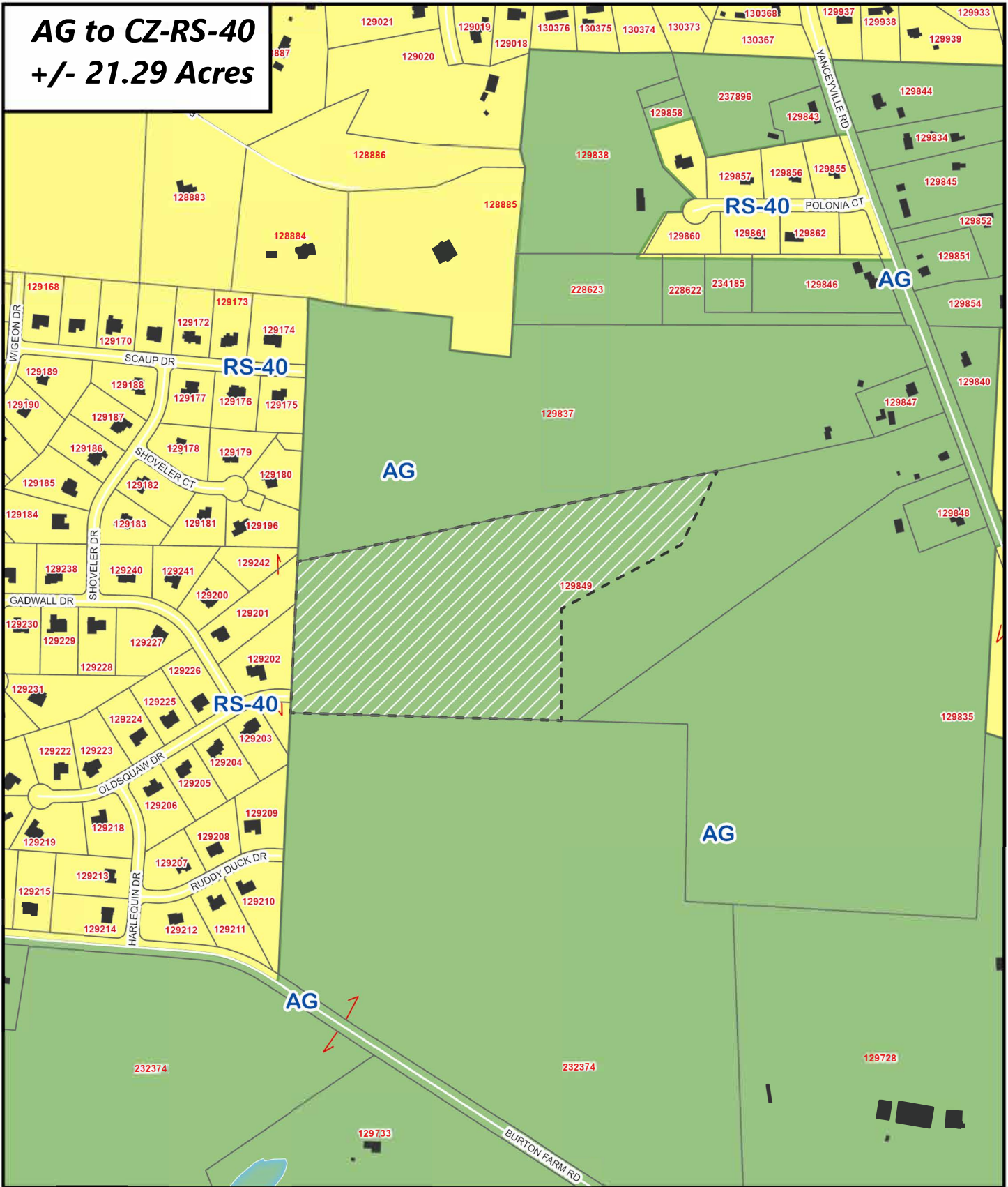
S Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q

Z Overlay Zoning Required

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Use Category	Use Type	WCA Prohibited	Residential									Institutional	Commercial						Industrial			
			A	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	*	*	*	*	*	*	*	
Entertainment Uses	Other Indoor Uses Not Listed													P	P	P	P	P	P			
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P		
	College or University											P				P						
	Vocational, Business or Secretarial School												P		P	P	P	P	P	P		
	Elementary School		D	D	D	D	D	D	D	D	D	D	D									
	Secondary School		D	D	D	D	D	D	D	D	D	D	D									
	<u>Correctional Institution</u>											S								S		
	Daycare Centers in Residence (In-Home) (12 or Less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Daycare Center (Not In-Home)		S						D	D	D	D	D	D	D	D	D	D	D	D		
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Community or Social Service Agencies											P	P	P	P	P	P	P	P			
	Fraternity or Sorority (University or College Related)											P		P		P	P			P		
	Government Office											P	P	P	P	P	P	P	P	P		
	Library											P	P	P	P	P	P	P	P			
	Museum or Art Gallery											P	P	P	P	P	P	P	P			
	Post Office											P	P	P	P	P	P	P	P	P		
Hospital											P		P		P	P						
	Office (General)												P	P	P	P	P	P	P	P		
	Medical or Professional Office												P	P	P	P	P	P	P	P		
	Personal Service												P	P	P	P	P	P	P	P		
	Advertising, Outdoor Services																D	D	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			
	Boat Repair	X															P	P		P		
<u>Building Maintenance Services</u>																P	P		P			

**AG to CZ-RS-40
+/- 21.29 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

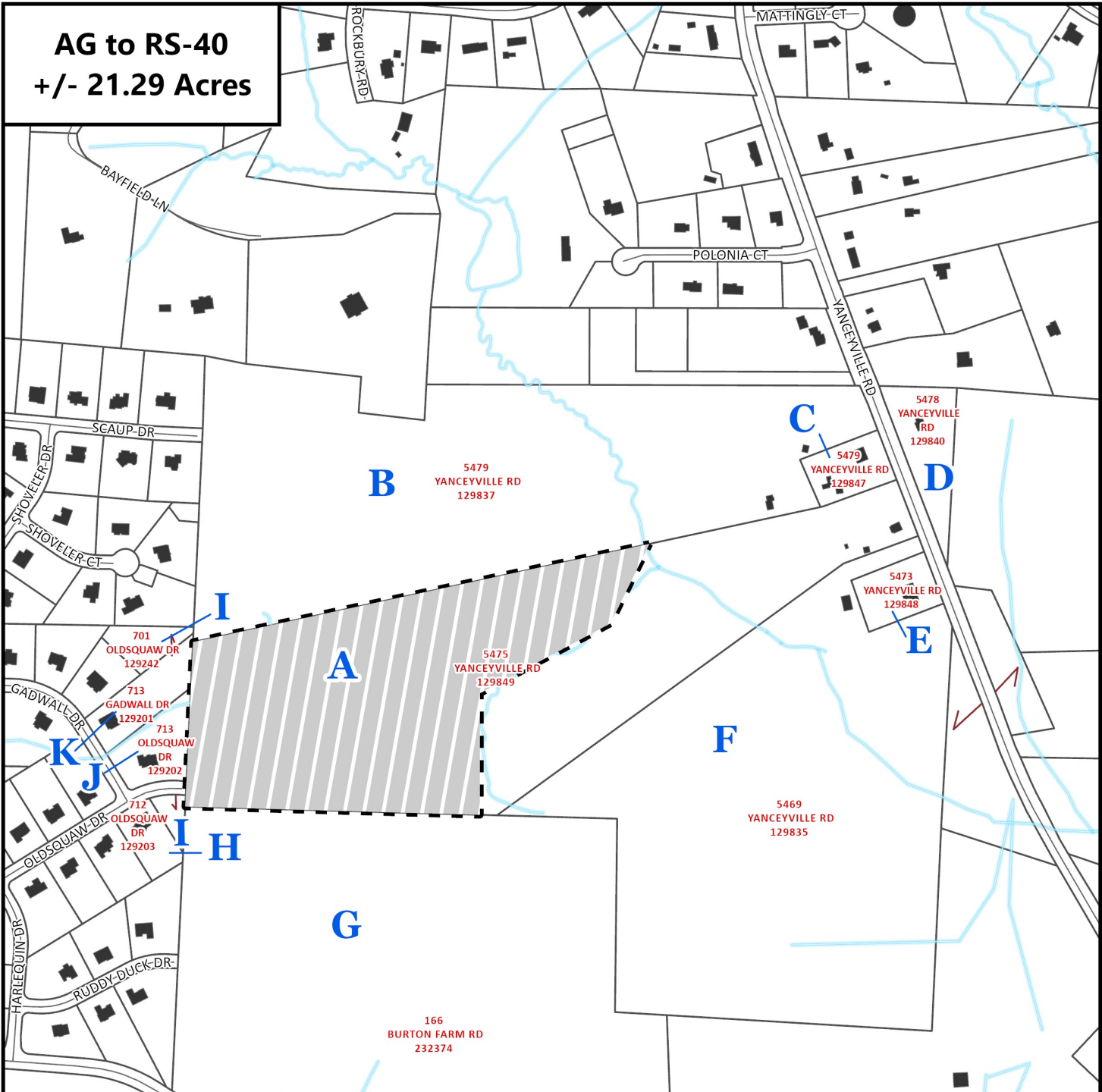
Case Number:
25-03-PLBD-00114

Case Area:
Portion of Parcel - 129849
5475 Yanceyville Road



Scale: 1" = 500'

**AG to RS-40
+/- 21.29 Acres**



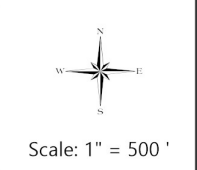
- | | |
|----------------------------------|--|
| A. AMER ESTATE HOLDINGS LLC | G. BURTON FARM LLC |
| B. JAMES V. JR & RHEBA M. WEADON | H. DON A. & KATHLEEN C. MADREN |
| C. J V. JR RHEBA M. WEADON | I. TRIPLE LAKES HOMEOWNERS ASSOCIATION INC |
| D. KATHRYN W. HARVELL | J. CONSTANCE M. LESTER T. HOLLAND |
| E. JAMES L. & FRANCES E. MABE | K. KEVIN J. MUNSON TRUSTEE, ROBIN MUNSON TRUSTEE & MUNSON FAMILY TRUST |
| F. JAMES L & FRANCES W. MABE | |



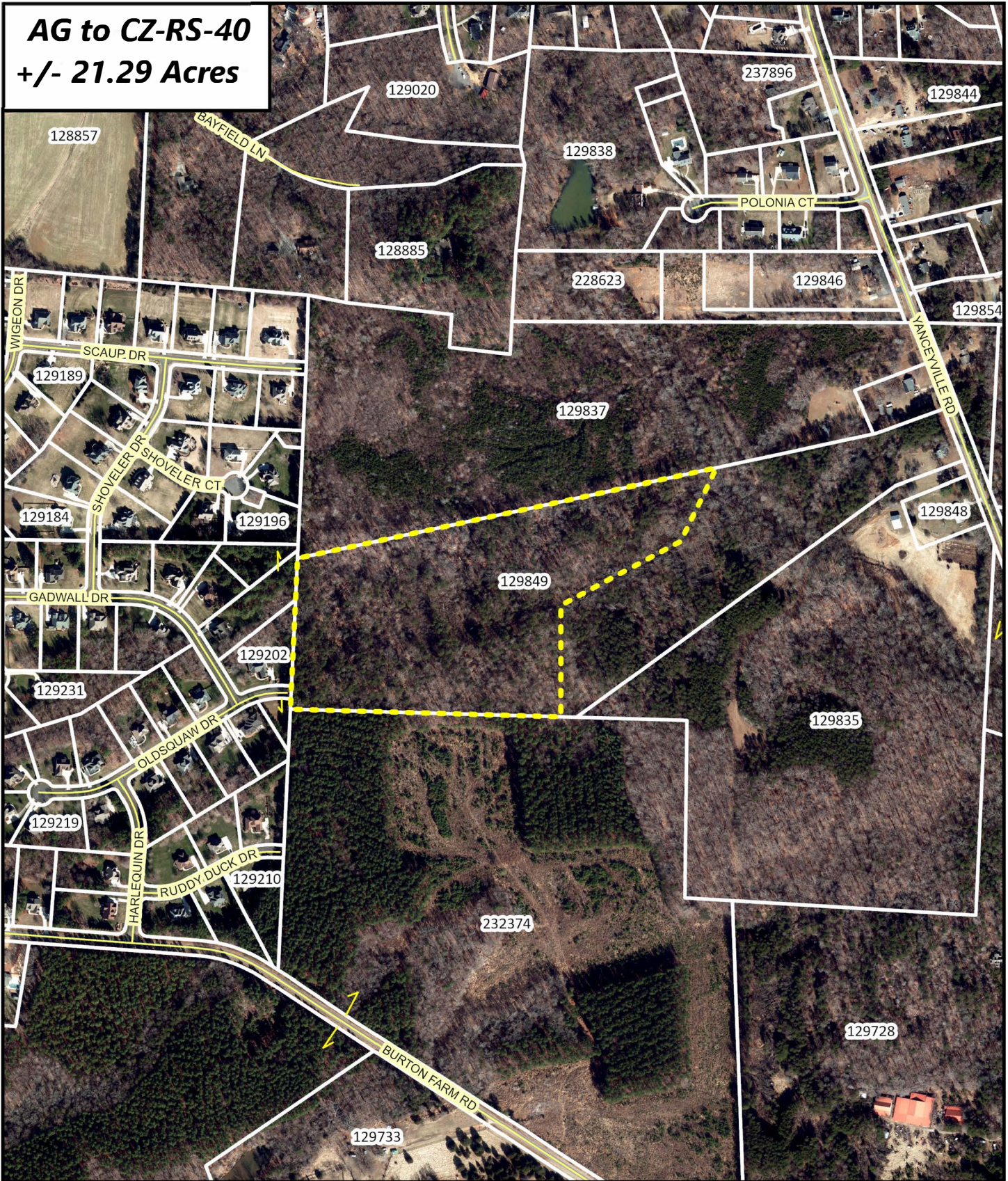
Jurisdiction:
GUILFORD COUNTY

Case Number:
25-03-PLBD-00114

Case Area:
Parcels - 129849
5475 Yanceyville Rd



**AG to CZ-RS-40
+/- 21.29 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

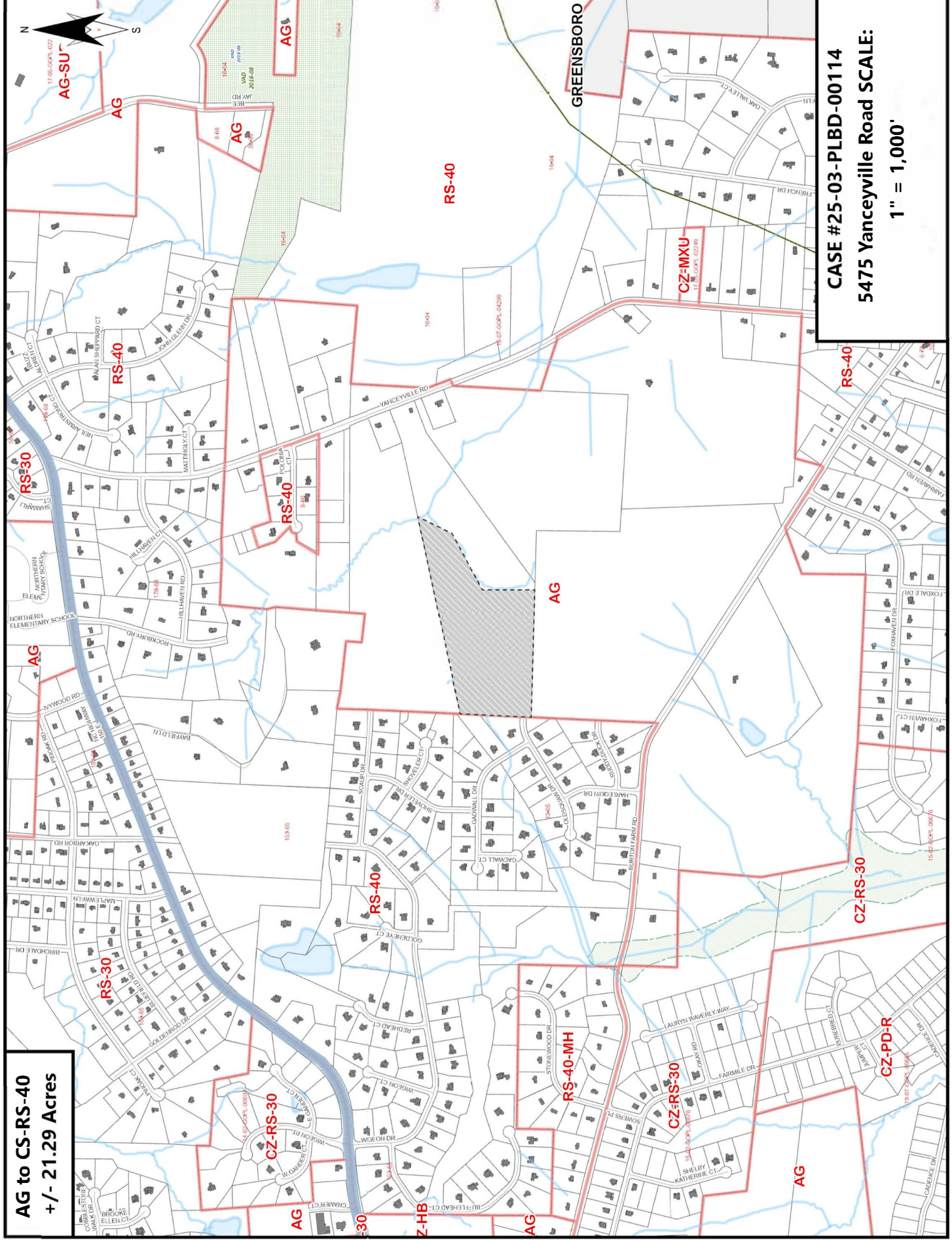
Case Number:
25-03-PLBD-00114

Case Area:
Portion of Parcel - 129849
5475 Yanceyville Road



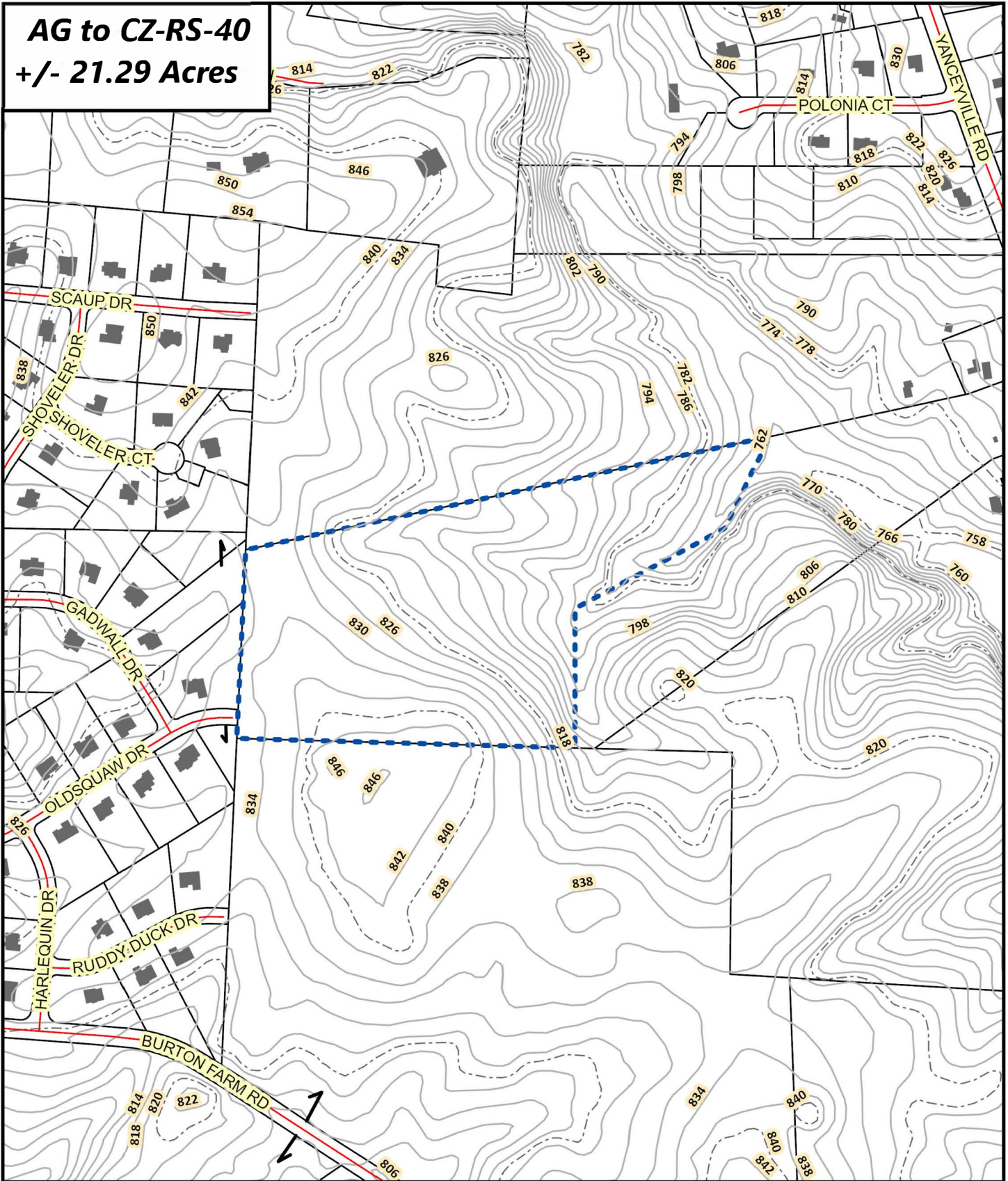
Scale: 1" = 500'

**AG to CS-RS-40
+/- 21.29 Acres**



**CASE #25-03-PLBD-00114
5475 Yanceyville Road SCALE:
1" = 1,000'**

**AG to CZ-RS-40
+/- 21.29 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-03-PLBD-00114

Case Area:
Portion of Parcel - 129849
5475 Yanceyville Road



Scale: 1" = 400'

CONDITIONAL REZONING CASE #25-03-PBLD-00114: AG, AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING-RESIDENTIAL: 5475 YANCEYVILLE ROAD

GUILFORD COUNTY PLANNING BOARD

ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	#1
Deny	Inconsistent	N/A
Approve	Inconsistent	N/A
Deny	Consistent	#4

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CONDITIONAL REZONING CASE #25-03-PBLD-00114: AG, AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING-RESIDENTIAL: 5475 YANCEYVILLE ROAD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS**

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

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #129849 from **AG** to **CZ-RS-40** 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 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 #25-03-PBLD-00114: AG, AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING-RESIDENTIAL: 5475 YANCEYVILLE ROAD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS**

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

I move to **Approve** this zoning amendment located on Guilford County Tax Parcel #129849 from **AG** to **CZ-RS-40** because:

1. This approval also amends the **Northern Lakes Area Plan**. [Applicable element of Comp Plan]
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 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 #25-03-PBLD-00114: AG, AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING-RESIDENTIAL: 5475 YANCEYVILLE ROAD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENTS OF CONSISTENCY AND REASONABLENESS**

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

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #129849 from **AG** to **CZ-RS-40** because:

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

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

- 2. The amendment **is** consistent but because:

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