

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 <u>https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board</u>.

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 <u>https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board</u>.

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 <u>https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board</u>.

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 <u>https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board</u>.

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 <u>https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board</u>.

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 <u>https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board</u>. A copy of the Proposed Permitted Uses is also included under the <u>MEETING CASE INFORMATION</u> 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 <u>https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board</u>. A copy of the Proposed Permitted Uses is also included under the <u>MEETING CASE INFORMATION</u> 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) (This page intentionally left blank.)

(Insert Color Paper)

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 renoticed 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.

Page 3

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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(Insert Color Paper)



GUILFORD COUNTY PLANNING AND DEVELOPMENT

.

Planning Board Road Closing Petition

	Fee \$381.00 Receipt # _02.395 1- 2025 Cas (includes \$26 recording fee)	e Number 25-03-PLBD-00115
Pursuant to Section 2-4 of the Unified De	evelopment Ordinance (UDO), the undersigned	l, being the owner(s) of property abutting
said road, or a portion thereof, described	below request(s) that said road be closed and re	emoved from dedication. The road is
presently known as <u>a 0.11 portion of Bisho</u>	op Road Secondary Road#1116 in	Sumner Township, and
running <u>East</u> from <u>the intersection of</u>	of S. Holden Rd_ Secondary Rd# <u>1392</u> and te	erminating at <u>I-73 / US 220</u>
Secondary Rd# (Provide a leg	gal description of said road or portion thereof a	nd attach a map or sketch.)
Please check one of the following:		
	is unopened the State Secondary Road System. State M an be held. Contact NCDOT at 336-487	

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 10 10 04 1	Address
1.	LynChris, LLC June De Clark	4531 S Holden Road
2.	CC & LC Properties, LLC Juin D. Clark	1985 Bishop Road and 4601 S Holden Road
3.		
5.		
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	
J. Nathan Duggins III	Greensboro, NC 27401	<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.

9/23/24, 7:30 AM

GIS Data Viewer

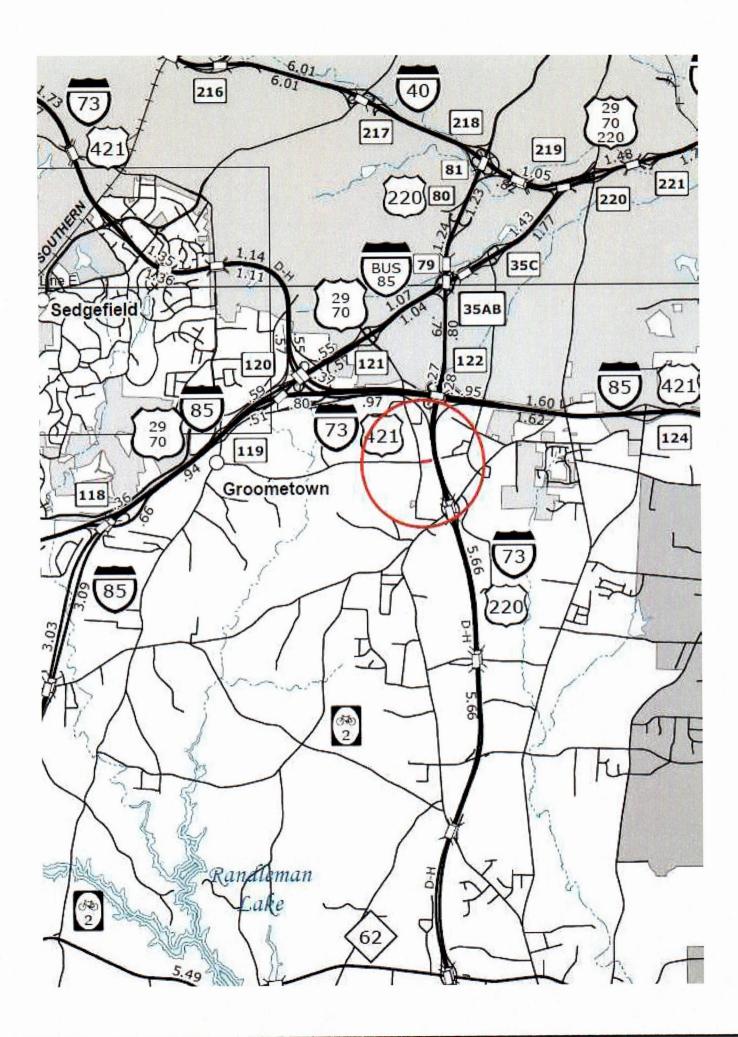


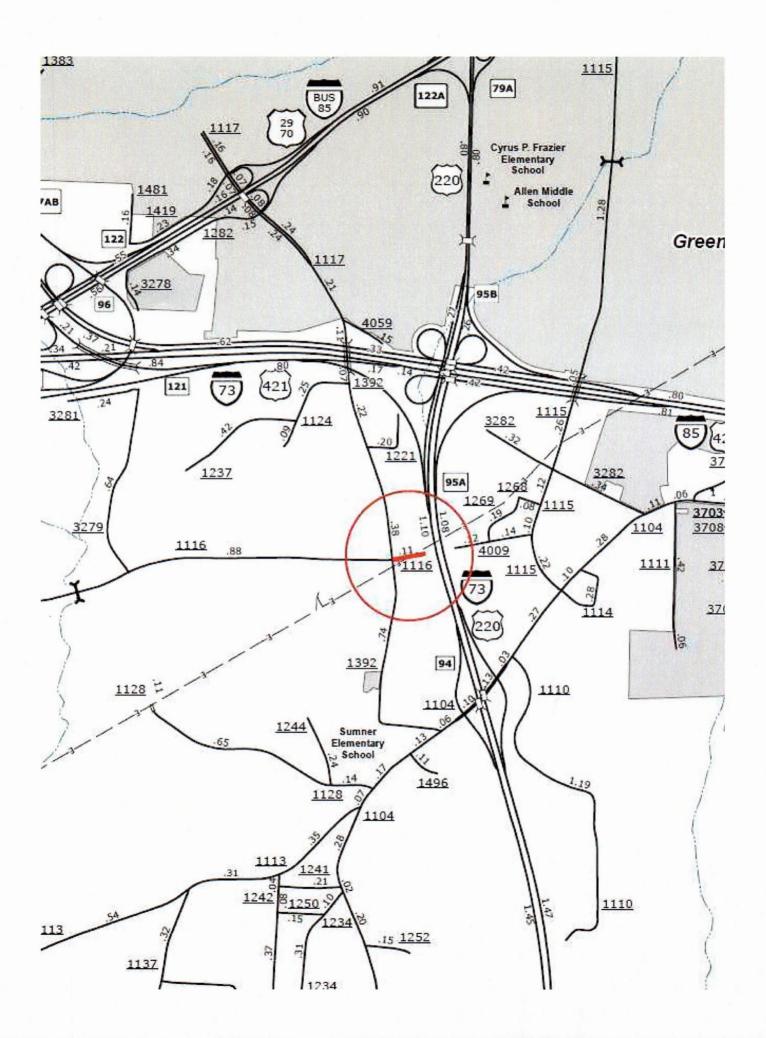
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Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the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

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

https://gisdv.guilfordcountync.gov/guilford/





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Official website of the State of North Carolina Here's how you know



Limited Liability Company Home Business Registration Search

Limited Liability Company

Actions

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

- Annual Report form
- Print an Amended a Annual Report form

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

Limited Liability Company

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

<u>Jimmy D. Clark</u> Post Office Box 7776 Greensboro NC 27417-0776

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North Carolina Department of Commerce

North Carolina Department of Revenue

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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 <u>919-814-5400</u> Support Division Directory Official website of the State of North Carolina Here's how you know



Limited Liability Company Home Business Registration Search

Limited Liability Company

Actions

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

- Annual Report form
- Print an Amended a Annual Report form

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

Limited Liability Company

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

<u>Jimmy D. Clark</u> 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

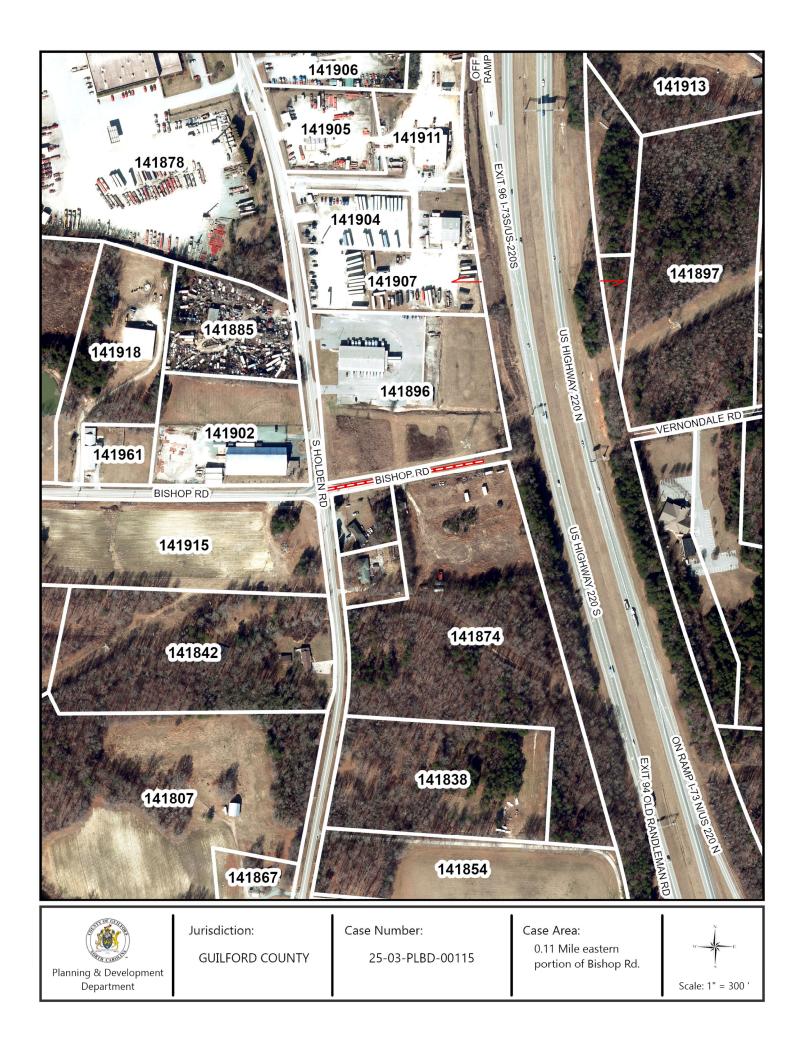
WHEREAS, N.C.G.S 153A-241 Chapter 282 of the 1979, Session Laws, and Chapter 59 of the 1981 Session Laws, requesting that the Planning Board close a section of a public road.

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:

- 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.





STATE OF NO T A O NA DEPA TMENT OF T ANSPO TAT ON

OY OOPE GOVE NO J. . "JOEY" OPK NS se eta y

DATE: m	m b	Dece er 6, 2024
TO:		Wright Archer, , PE Division Engineer m Division 7
FROM: m		Erin esh, G SP Supervisor, Spatial Data Operations Group Geogr aph ic nfor ntion Syste Unit
SUBJECT:		2024 District 2 oad Syste hanges

The G S Unit's Spatial Data Operations Group has been authorized to make the changes indicated below to the statemoad syste We request that you update the related maps and files in your offices and install appropriatebroad nu er signs, if necessary. four syste m kanges do not confor to the actual conditions in the field, please metairn this randu m with reco endations.

Document Number	County	Approval Date
Guilford_2024_12_53092	GU FO D	12/05/2024

Questions or constant of the should be referred to the GS Help Desk at GS elp@ncdot.gov.

Thank you for your assistance. m

EA m

cc: BS P Bridge Maintenance Division Right of Way MG

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m i Per t Unit State oad Maintenance Traffic Engineering Traffic Surveys

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Telephone: (919) 707-2165 m FAX: 919-707-2210 m usto r&ervice: 1-877-368-4968 m Website: www.ncdot.gov LOCATION: 1020 B DGE D A E G C N 7610

2024 Road m Chang

Petition Name:	Gui ford_2024_12_53092
Date:	12/05/2024
County:	GUILFORD

Addi ion 1

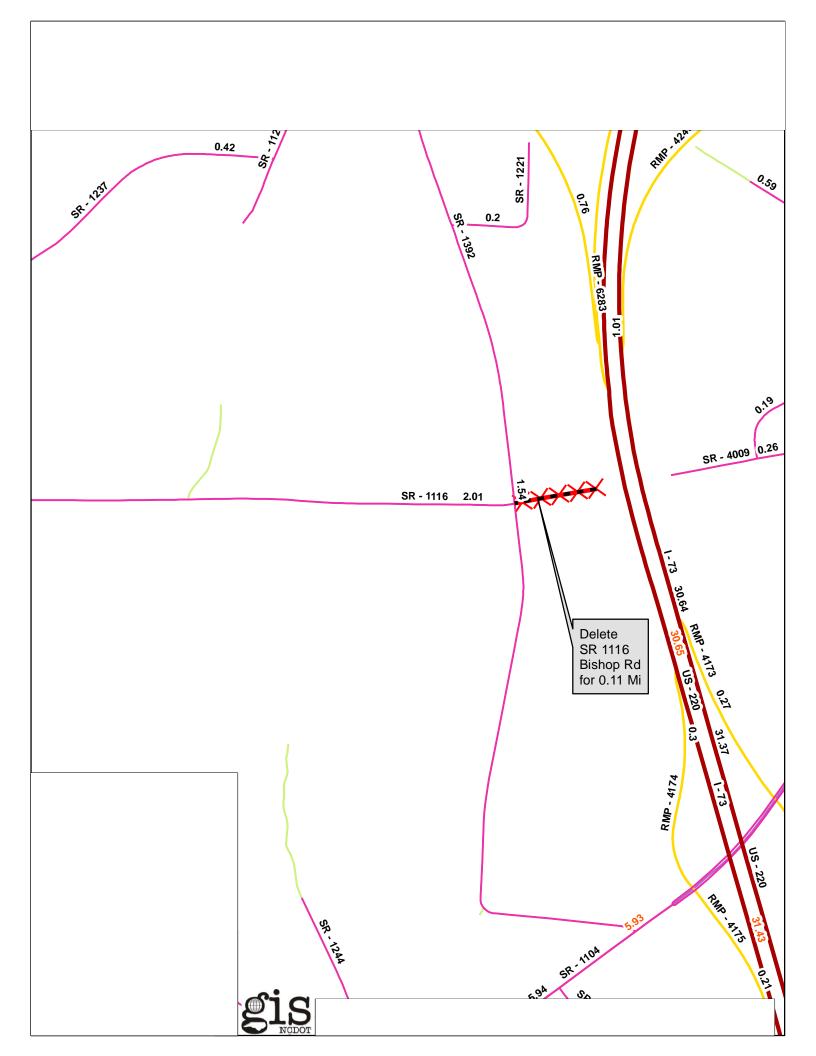
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Route	Street Name 1	Mileage 1	Мар
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R a ignm en

Existing Route	New Route 11	Street Name 1	Mileage11	Mapl
Non				



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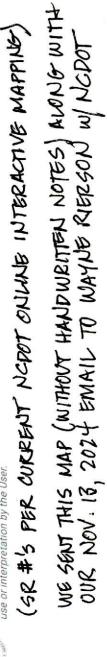
(Insert Color Paper)

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	GUILFORD CO PLANNING AND DEV		Planning Board Road Closing Petition
Date Submitted: .	2/13/2025 Fee \$381.00 Rec (includes \$26 rec	4	025 Case Number 25-02-PLBD-00109
Pursuant to Sect	ion 2-4 of the Unified Development Ordi	nance (UDO), the undersi	igned, being the owner(s) of property abutting
presently known	as UNNAMED PER EIS Secon from KNOX ICP. Secon	idary Road# 🗶 in	nd removed from dedication. The road is JEFFFRSON Township, and nd terminating at #
	NA (Provide a legal description of ee of the following:	said road or portion there SEE ATT	eof and attach a map or sketch.) ICHED NOTES
before the procedu The road According to Not contrary to the pt be deprived of re	the public hearing can be held. Corres. is open and is not part of the State Sec Corres. which carolina General Statute 153A-241 ablic interest and no individual or other p asonable means of ingress or egress to the g Boards decision to the Board of Commis	ontact NCDOT at 336 ondary Road System (the Planning Board may earty owning property adjo eir property. Any person	e Maintenance must be abandoned -487-0100 for abandonment LEASE SEE ATTACHED EMAIL FROM NC DOT close the road if the closing of said road is not pining the road or in the vicinity of said road, will aggrieved by the closing of said public road may none, decision is final. Refer to the Road Closing
Petitioners:			
2: MGL 3. 4. 5. 6. Signed I 7. 8. 9. 4. 9. 4. 5. 5. 5. 5. 5. 5. 5. 5		•	., MELEANGVILLE NC 27301
10	for petitioners are available upon request.		·······
	YOU OR SOMEONE REPRESENTING	NON AFTER DE DE CEST	

Submitted By: NEFF PEAL, PROPERTY	P.O. BOX 237	MELEANSVILLENC	(336) 380-0800 ;	jodeal begman !. com
Contact Name CONSISTING	Address	27301 ESBYTERIAN CHURCH	Contact Phone # & Email	JV
Petition Road Closing Revised 06/27/2024				Page 1 of 1

https://gisdv.guilfordcountync.gov/guilford/



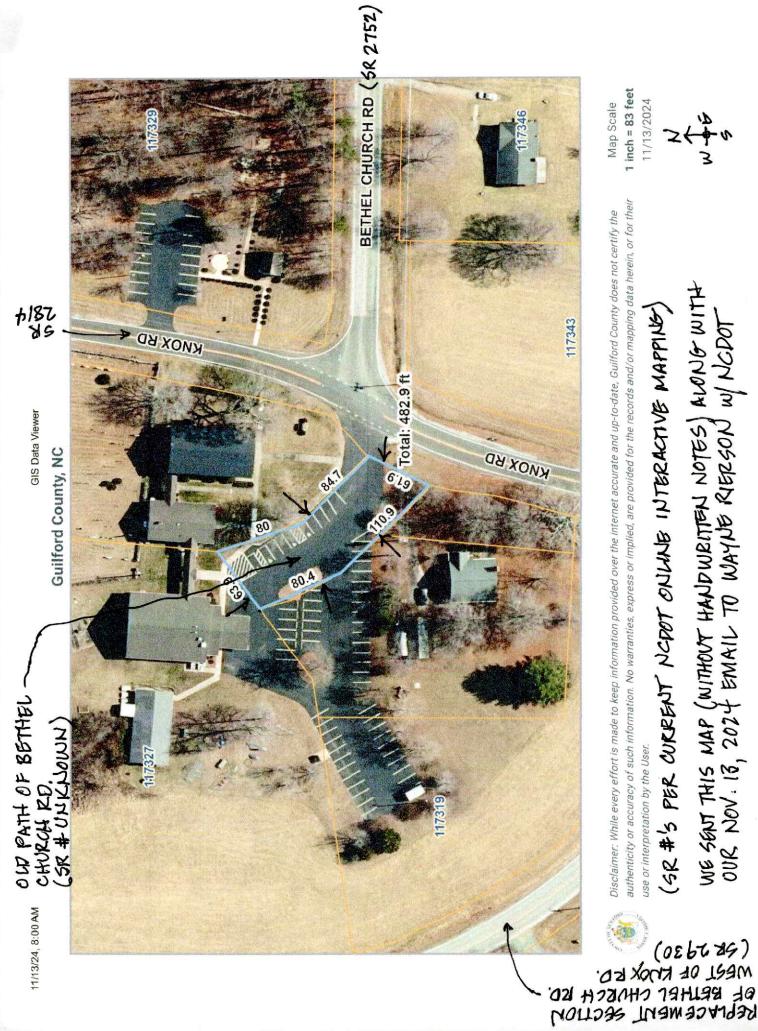
11/13/2024

1 inch = 83 feet

1/1

authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their (SR #'S PER CURRENT NODET ONLINE INTERACTIVE MAPPINE) se or interpretation by the User.

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the (0266239)



Jeff Deal

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

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.

REPUY FROM WAYNE RIERSON W/ NCPOT

Jeff Deal

From:	Jeff Deal
Sent:	Wednesday, November 13, 2024 8:14 AM
То:	'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

 Massey Commercial Real Estate
 Brokerage and appraisal services since 1962

 1629 S. Church St., Burlington NC 27215

 mobile 336.380.0800 office 336.227.7422 fax 336.228.0621 website www.masseycommercial.com

 NC real estate broker license 56039/NC unclassified general contractor license 73068

The NC Real Estate Commission requires brokers to provide clients with the Working with Real Estate Agents disclosure form: <u>https://www.ncrec.gov/Forms/WWREA/WWREADisclosureForm.pdf</u>

EMAIL TO WAYNE RIERSON W/ NCDOT

FROM REGISTER OF DEEDS WEBSITE (2 PAGES)

OR ROW FOR REPLAC		
ETHER CHURCH R.D.		2.30
	RETURN TO P. H. BROOME, HI DUVISION-PICHT OF WAY AGENT	
r .	OKT OF WAY AGREENENT P. U. BCX 9275 GREENSBORO, N. C. 27408	
TE OP NORTH CAROLINA	PROJECT_ 6.192040	
NTY OF Guilford	S.R. 2752 Bothol Church ROAD	
SHIP OF Jefferson	No Marcel 12	
Bethel Presbyterian Church		
Boute # 2: Mc Leansville, N. C.	tain property described in Deed Book1956at Page 130	
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the Register of Store of Store		
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id right of way across the lands	s of the undersigned, and, for all purposes for s successors and assigns, for all purposes for	
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MINUTES OF THE MEETING OF THE CONGREGATION OF

July 2, 1972

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

The Moderator declared a quorum present, and the first item of business, the matter of compensation to Mr. and Mrs. Bay Ragan for damages resulting to their real property occasioned by the relocation of Bethel Church Road (SR 62752) to the western boundary line of the Church property and continuing through Mr. and Mrs. Bagan's field, terminating at Knox Road between the Manse 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 is 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 is 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 is the matter of relocating the road.

The second item of business, the matter of electing two permanent Trustess for the Church, to replace Mr. Montiord Huffines, deceased, and Mr. H. M. Peerson, deceased, was placed before the mosting. Mr. Son Miles and Mrs. W. Roger(Browns) Gerringer were nominated to fill the vacancies. There being no further nominations, it was moved, seconded and passed that these nominaes be accepted by acclamation.

The third item of business, the matter of suthorization of the Trustees to execute the right-of way agreement authorizing the State Highway Commission to relocate Bathel Church Read along its 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 he 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 Rov. Herbert Fenry of Mt. Pleasant Methodist Church, who had exchanged pulpite with Rev. John B. Käufings for this Study.

Respectfully submitted,

J. Bealamia Miles, Clerk

12599 net 745

Secretary of State Elaine F. Marshall

Home Business Registration Search Non-Profit Corporation

Non-Profit Corporation

Actions

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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

Other Agencies

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State Board of Elections

North Carolina Birth Certificate Information

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North Carolina Department of Revenue

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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

PFRMIT	ADDRESS:
	ADDILLOU.

PARCEL:

APPLICATION DATE: EXPIRATION DATE:	02/19/2025	SQUARE FEET: VALUATION:	0 \$0.00	DESCRIPTION	: Closing of an u Bethal Church R	nnamed road near 300 knox road; Old Rd extension
CONTACTS	NAME	C	COMPANY		ADDRESS	6
Applicant	Jeff Deal				PO Box 23	37
					McLeansv	ille, NC 27301
SUBMITTAL		:	STARTED	DUE	COMPLETE	STATUS
TRC Review v.1		()2/24/2025	03/17/2025		Review Completed
Staff Review v.1						Not Received
		SI	JBMITTAL DE	TAILS		
TRC Review v.1						
ITEM REVIEW NAME (I	DEPARTMENT)	ASSIGNED TO	DUE	E COM	IPLETE STAT	US
Building Code Review (B	Building/Inspections)	Matthew Crawford	03/17/2	025 02/2	4/2025 Revie	w Completed
Environmental Health Re Health)	eview (Environmental	Joe Valdez	03/17/2	025 03/2	4/2025 In Rev	view
Environmental Services Comments	Review (Solid Waste) No comments.	Lorelei Elkins	03/17/2	025 02/2	4/2025 Revie	w Completed
Fire Review (Fire Marsh	al)	Tim McNeil	03/17/2	025 02/2	6/2025 Revie	w Completed
GIS-Addressing (GIS-Ad	ldressing)	Carolyn Kasper	03/17/2	025 02/2	5/2025 Revie	w Completed
NCDOT Review (Plannir Comments	ng/Zoning) No comments per E	Avery Tew rnie Wilson.	03/17/2	025 02/2	6/2025 Revie	w Completed
Soil Erosion Review (So	il Erosion)	Kristi Cheek	03/17/2	025 03/1	2/2025 Revie	w Completed
Comments	No plans/erosion co	ntrol information to rev	view.			
Watershed Review (Wat Comments	ershed) No objections	Brent Gatlin	03/17/2	025 02/2	7/2025 Revie	w Completed
Zoning (Planning/Zoning)	Avery Tew	03/17/2	025 02/2	8/2025 Revie	w Completed



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(Insert Color Paper)

Pursuant to Appendix A-3 of the Unified Development Orthance (UDD), the undersigned hereby request the Galliord Cellion of the consider transming a public/presser read, prevently known a		GUILFORD COUNTY PLANNING AND DEVELOPMENT	Planning Board Public or Private Road Renaming Petitio
Anderson and the are performed for performent and end of a sequence and the area and account is performed to be and account of the performance of the sequence and the analysis of the unified Development Ordinance (UDO), the undersigned hereby request the Galiford Ce Planning Isard to consider remaining a public/presser read, prevently known as	Date Submitted:	21/17/2029 Here \$385.00 Receipt # <u>BEC-02289-20</u> Care Nur Road Sign \$150.00	mber <u>25-01-PLBD-00106</u>
Manning literat in consider remaining a public/provac could, prevently known as	Provide the requirement of the r	aired information as indicated below. Pussues to the Unified Develop pand; the firm hereic is completed and signed; and all required maps, plans and deci	umene Ordinamee (UDO), chis application will not uments have been submitted to the notafoetnon of i
Survey Road # (if applicable) Private in Fentress Travelary, and reconstary Road South From Wiley-Lewis Road Survey Road # (if applicable)			
Norminality at	Summary Road	(if applicable) Private in Fentress	Township, and room
Proposed Street Name: Name	P	Parcel 131078	toad # (if applicable) av
Nerve Nerve Netter Miss Muttin Lanc	Proposed Street Na	3NW:	
Propried area name dual be considered with anadomic as justices in Appendia 1.45 Sirees Names. Partitioners: Name & kignature 1	1. <u>Litt</u>	e Miss Muttin Lane	
Pecilitioners: Address 1. Jung indiced 2. Jung indiced 3. July and the property and property and the property and property and the property an			
Name & inguantic Additional 1. Junds 1. Junds<		sunt re consistent, « He wanderie sei jurit in Appendia 1-6 Mircei Namer,	معرية المعنية المعرية المعرية المعرية الم
3 Sharon Thompson - Lhaw Thompson 3707 Baynes Forest lane 4	Name & figua		Lang Rd.
	12. 0	I mall 100g W	ily price R.g.
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Petition Public or Private Road Kenaming-Voluntary Revised 1/28/2025

Page 1 of 1

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GUILFORD COUNTY JEFF L. THIGPEN, REGISTRAR

Logged In As: JHBAPTIST

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: ALTERNATE SPELLINGS:	THOMPSON , CARLTON ORLA No Alternative Spellings On File	NDO		
APPLICANT 2 NAME: ALTERNATE SPELLINGS:	HARRIS , SHARON ANN HARRIS ,SHARON ANN			
Return to Name List	Vital Search Menu		Logout]

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GUILFORD COUNTY PLANNING AND DEVELOPMENT

RESOLUTION FOR ROAD RENAMING

CASE #25-01-PLBD-00106

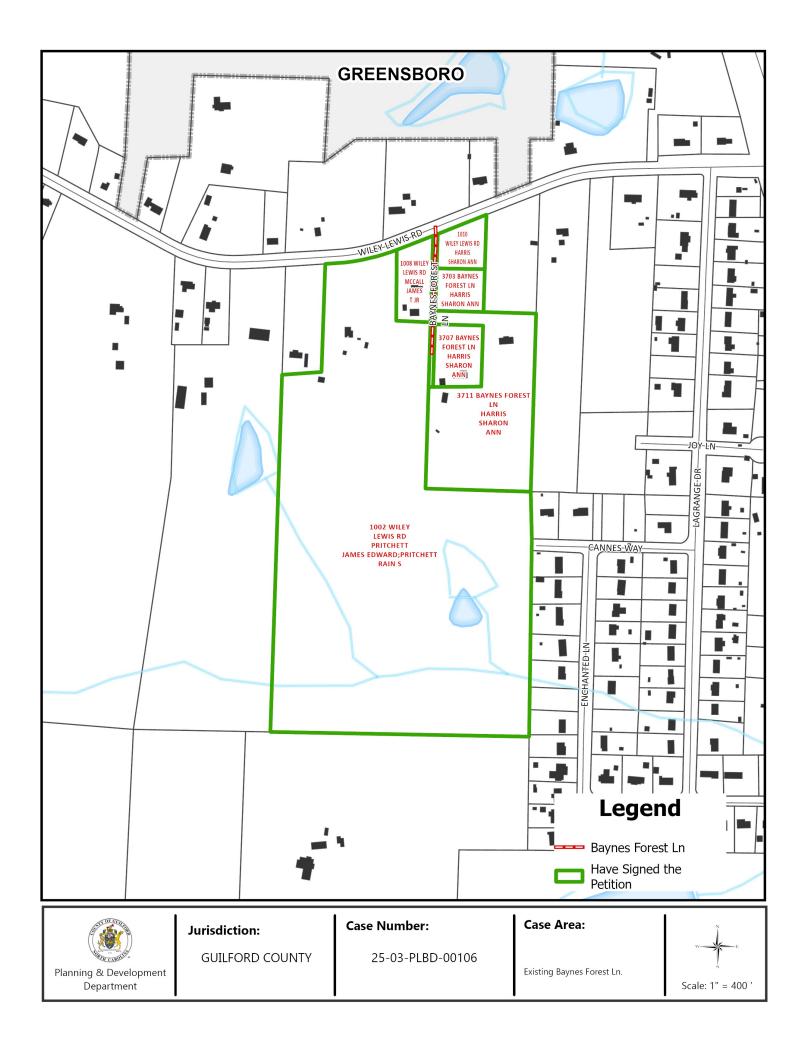
WHEREAS, pursuant to NCGS 153A-239.1, notices were posted that a public hearing would be held before this Board on April 9, 2025, on a request that the official name of a certain road be established or changed.

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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(Insert Color Paper)



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Road Renaming Petition Voluntary

Date Submitted: 03/61/2025 Fee \$385.00 Receipt # 023882-2025Case 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 c	onsider 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 <u>N/A</u>	Secondary
Road $\# N/A$	Provide a plat or tax map of said road.		

Proposed Street Name:

Name	Suffix
Lewis Farm	R. LN
2 CREEK	
3. ISTON BRADE	R HE

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

Petitioners:

Nar		Address
Ι.	Bruce Lewis Bruce Jeris	2117 Scott Rd. Brown Summit, NC 27214 Karen Lewis
2.	Garrett Lewis Laut a	2111 Scott Rd. Brown Summit, NC 27214 11/10/06 11/10/
3.	Ksenia Jeanis Kilia La	2113 Scottro Brown Summit Ne 27214
4.	Monthey Smitherman	2109 SHRE BLOWN SUMMIT NC 27214
5.	est Elleloven executor	5508 Coffer Dr. Brown Summit NC21214
0	Whatty Butthe	2109 Scott Rd Brown Summit NC 27214 2109 Scott Rd Browns Summit NC 27214
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:	Su	bmitted	By:
---------------	----	---------	-----

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

Petition Road Renaming-Voluntary Revised 06/27/2024

STATE OF NORTH CAROLINA	File No. 16 E 75
GUILFORD County	In The General Court Of Justice Superior Court Division Before the Clerk
IN THE MATTER OF THE ESTATE OF:	
lame	LETTERS
DOROTHY LUCAS WELBORN, DECEASED	TESTAMENTARY
	G.S. 28A-6-1; 28A-6-3; 28A-11-1; 36C-2-20
	e of wills and the administration of estates, and upon application o ation of the fiduciary named below and orders that Letters be
The fiduciary is fully authorized by the laws of North Car estate, and these Letters are issued to attest to that aut	rolina to receive and administer all of the assets belonging to the hority and to certify that it is now in full force and effect.
Witness my hand and the Seal of the Superior Court.	
	Date Of Qualification
ESSE EDWARD WELBORN	01/20/2016
ESSE EDWARD WELBORN 9 HODGE COURT	01/20/2016 Clerk Of Superior Court
ESSE EDWARD WELBORN B HODGE COURT GREENSBORO, NC 27407	01/20/2016 Clerk Of Superior Court LISA JOHNSON-TONKINS
ESSE EDWARD WELBORN B HODGE COURT GREENSBORO, NC 27407	01/20/2016 Clerk Of Superior Court
JESSE EDWARD WELBORN 3 HODGE COURT GREENSBORO, NC 27407 itle Of Fiduciary 1 EXECUTOR	01/20/2016 Clerk Of Superior Court LISA JOHNSON-TONKINS EX OFFICIO JUDGE OF PROBATE Date Of Issuance 01/20/2016
JESSE EDWARD WELBORN 3 HODGE COURT GREENSBORO, NC 27407 ittle Of Fiduciary 1 EXECUTOR	01/20/2016 Clerk Of Superior Court LISA JOHNSON-TONKINS EX OFFICIO JUDGE OF PROBATE Date Of Issuance
JESSE EDWARD WELBORN 3 HODGE COURT GREENSBORO, NC 27407 itle Of Fiduciary 1 EXECUTOR	01/20/2016 Clerk Of Superior Court LISA JOHNSON-TONKINS EX OFFICIO JUDGE OF PROBATE Date Of Issuance 01/20/2016
ame And Address Of Fiduciary 1 JESSE EDWARD WELBORN 3 HODGE COURT GREENSBORO, NC 27407 itle Of Fiduciary 1 EXECUTOR ame And Address Of Fiduciary 2 itle Of Fiduciary 2 SEAL	01/20/2016 Clerk Of Superior Court LISA JOHNSON-TONKINS EX OFFICIO JUDGE OF PROBATE Date Of Issuance 01/20/2016 Signature Quet A Cub

AOC-E-403, Rev. 7/06 © 2006 Administrative Office of the Courts



GUILFORD COUNTY PLANNING AND DEVELOPMENT

RESOLUTION FOR ROAD RENAMING

CASE #25-03-PLBD-00113

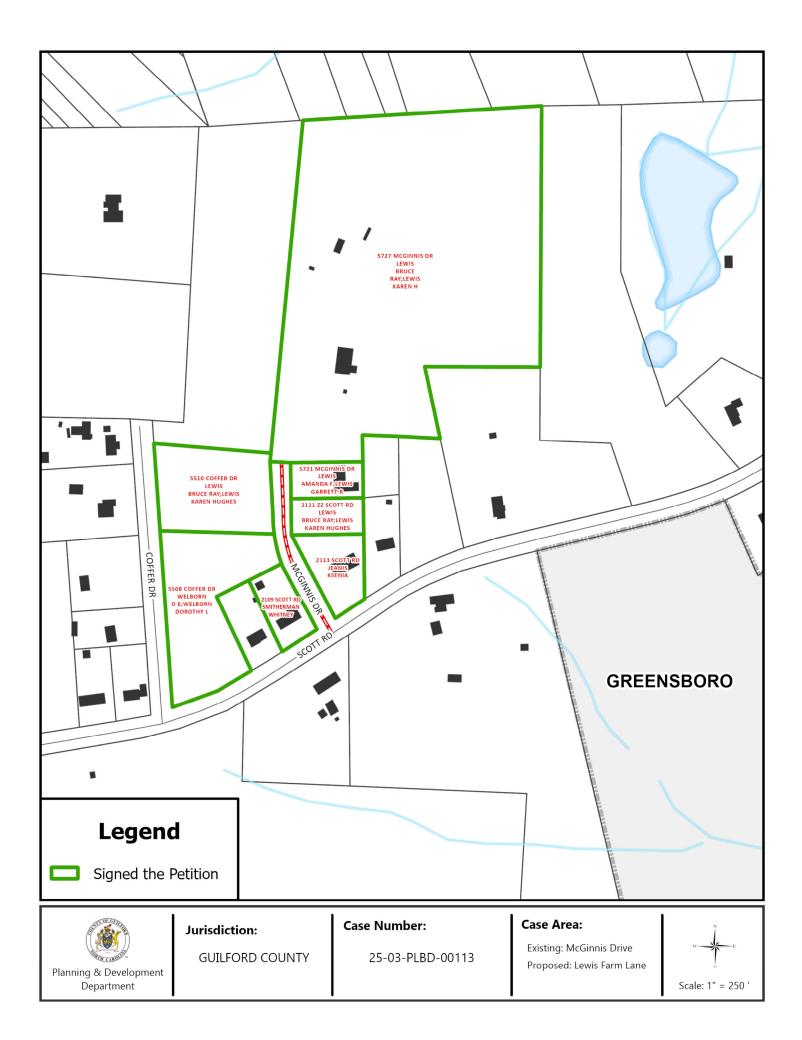
WHEREAS, pursuant to NCGS 153A-239.1, notices were posted that a public hearing would be held before this Board on April 9, 2025, on a request that the official name of a certain road be established or changed.

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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2	20604	1250	507	
125	638	125627		125641
		125608		
125639	12	5625		
		5001 RD 5001 RD 125603	1255	94
Planning & Development Department	Jurisdiction: GUILFORD COUNTY	Case Number: 25-03-PLBD-00113	Case Area: Existing McGinnis Dr.	×→→ = Scale: 1" = 100 '



(Insert Color Paper)

(And the second	GUILFORD COUNTY PLANNING AND DEVELOPM	Rezoning
	0 1-4.99 acres: \$1,200.00 5-24.99 acres: \$1,500 $\frac{18}{2025}$ Receipt # REC-023482-2025	00.0025+ acres or Planned Unit Development: \$2,000.05Case Number25-02-PLBD-00108
Provide the required processed until application fee	information as indicated below. Pursuant to the	e Unified Development Ordinance (UDO), this application will not be iired maps, plans and documents have been submitted to the satisfaction of
Pursuant to Section 3	5.M of the Unified Development Ordinance (UDO),), the undersigned hereby requests Guilford County to rezone
the property describe	d below from the $R5-40$ zoning of	district to the <u>AG</u> zoning district. Said
property is located	6178 BellFlower Rd	
	Township; Being a tot	
-	the Guilford County Tax Department as:	
		x Parcel #
Tax Parcel #	Tax	x Parcel #
Tax Parcel #	Tax	x Parcel #
The p writ Check One: Public Public Check One: The a The a The a if the	ten legal description of the property and/or a map ar e services (i.e. water and sewer) are not requested or e services (i.e. water and sewer) are requested or req pplicant is the property owner(s) pplicant is an agent representing the property owner(pplicant has an option to purchase or lease the proper e owner's signature is not provided (financial figures is pplicant has no connection to the property owner and	r(s); the letter of property owner permission is attached. erty; a copy of the offer to purchase or lease to be submitted s may be deleted).
acknowledge that by filing this a		y enter the subject property for the purpose of investigation and analysis of this request. DURAGED PRIOR TO SUBMITTAL AND
Property Owner Signatu Riche F	The misson	Representative/Applicant Signature (if applicable)
Name U178 Bell		Name
Mailing Address	, WL 27249	Aailing Address
City, State and Zip Code 356-380-	-1479 r, thome @ hollsooth. met cit	City, State and Zip Code
Phone Number	Email Address Ph	Phone Number Email Address
Additional sheets for tax par	cels 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

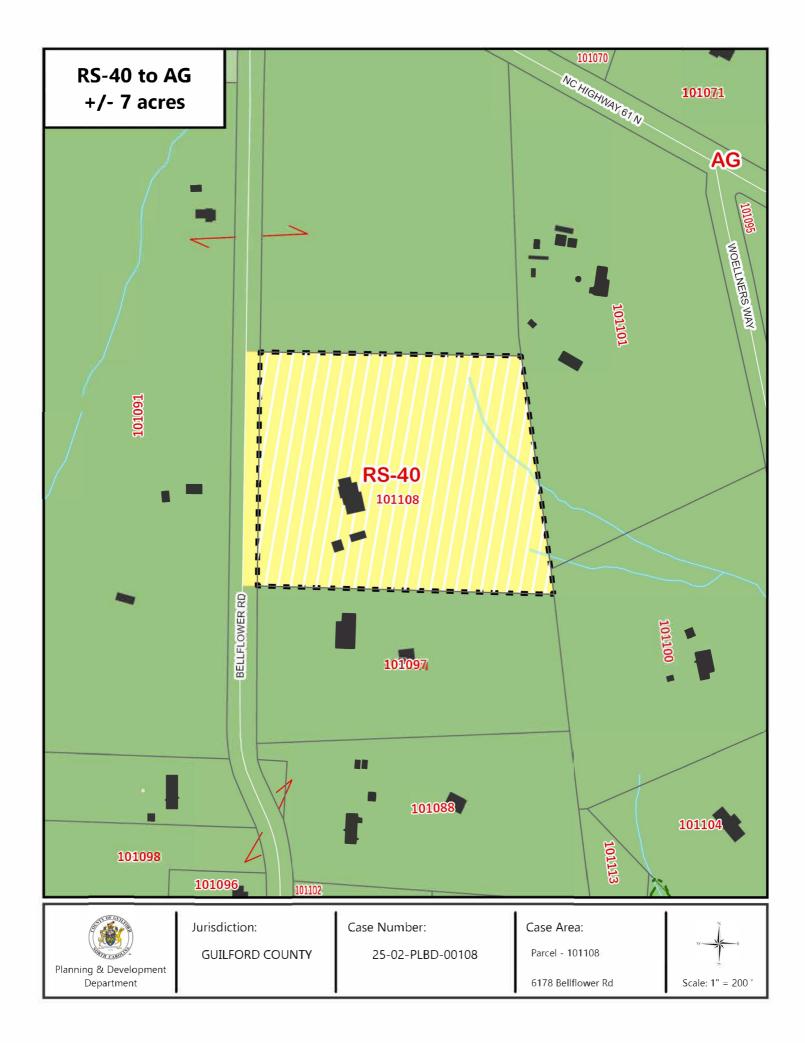
Staff Recommendation: Approval.

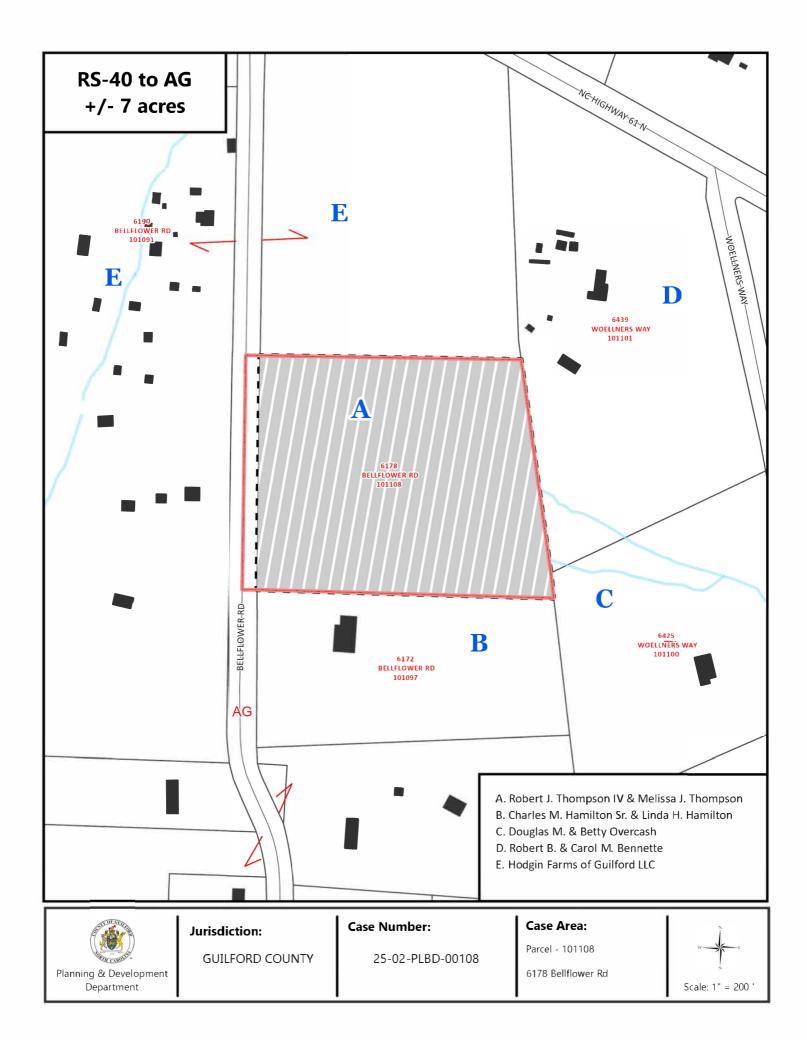
Approval of the request to rezone the subject property from RS-40, Residential, to AG, Agricultural, is reasonable because the surrounding area is entirely zoned AG; therefore, the requested rezoning would align the permitted uses of the subject property with adjacent properties, including single-family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



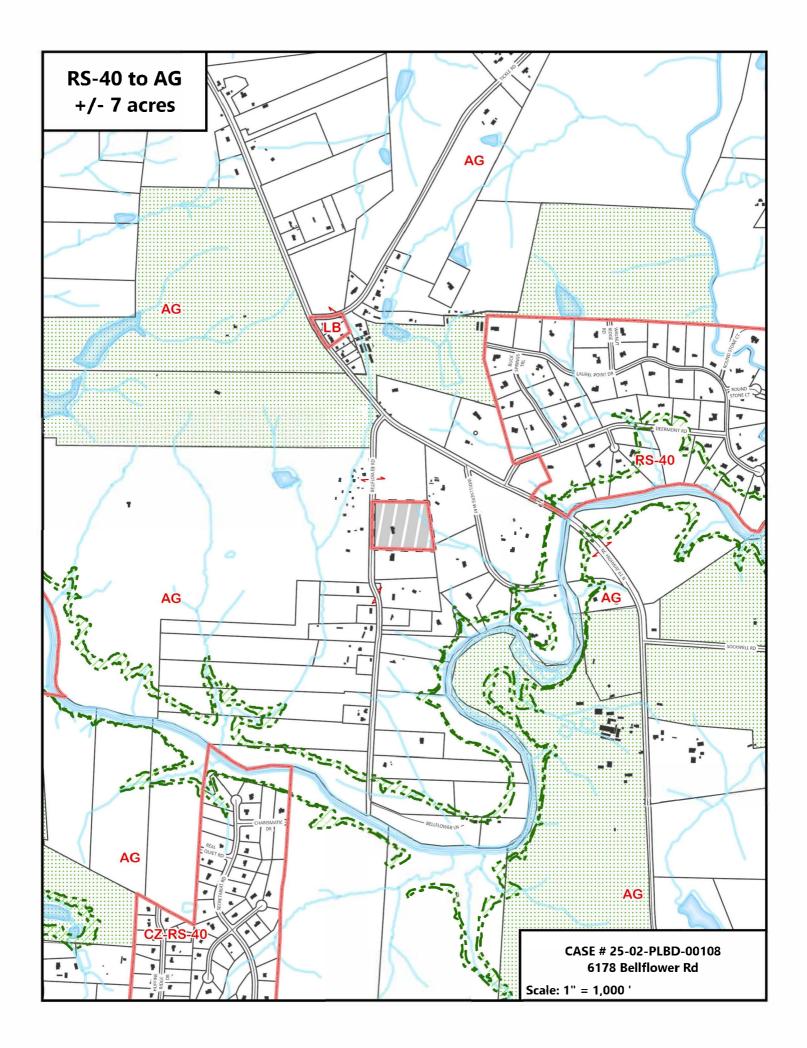


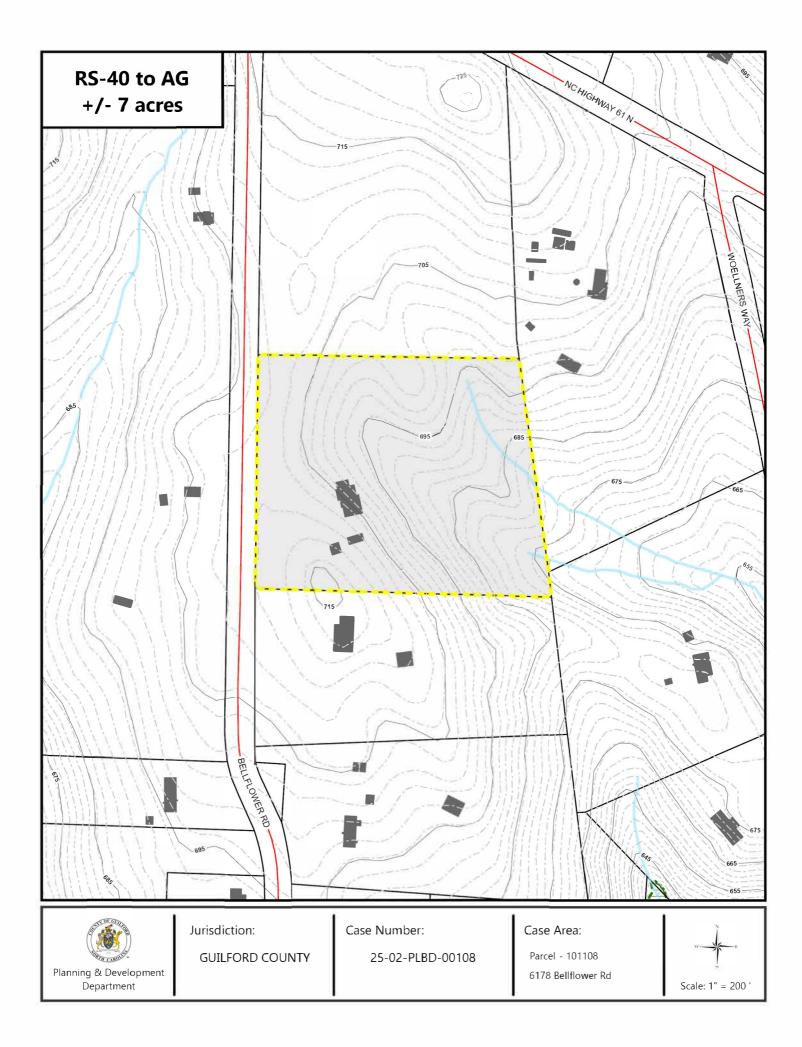


Planning & Development Department

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 # 1 APPROVE-CONSISTENT NO PLAN AMENDMENT

I move to **Approve** 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.]

 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 #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
	00; 1-4.99 acres: \$1,200.00; 24.99 acres: \$1,500.00; 25+ acres	
Date Submitted:	2h /1, 2025 Receipt # 02.3963-2025 Case	Number 25-03-PLBD-00116
	d information as indicated below. Pursuant to the Unified Development C id; the form below is completed and signed; and all required maps, plans and document ment Department.	
rezone the property	3.5.M of the Unified Development Ordinance (UDO), the undersigned described below from the LO 4 R540 zoning district to the solution of the	he <u>CZLT</u> zoning district.
in <u>Fentre</u>	ted at 1008 4 1006 NC Highway 62 E Township; Being a total of: 4-0	69acres.
	by the Guilford County Tax Department as:	
	242.42	
Tax Parcel #	132892 Tax Parcel #	
	Tax Parcel # ax parcels are available upon request.	
Check One: ()	Required)	
The	property requested for rezoning is an entire parcel or parcels as shown o	on the Guilford County Tax Map.
The	property requested for rezoning is a portion of a parcel or parcels as s p; <u>a written legal description of the property and/or a map are attached</u>	hown on the Guilford County Tax
Check One: (Required)	
X Publ	ic services (i.e. water and sewer) are not requested or required.	
Publ	ic services (i.e. water and sewer) are requested or required; <u>the approv</u>	al letter is attached.
Conditional 2	Zoning Requirements:	
for a	ing <u>Sketch Plan</u> . A sketch plan illustrating proposed conditions and other all conditional rezoning requests. Sketch elements not illustrating pr livision and site plan review. Refer to Appendix 2, Map Standards of the O).	oposed conditions are subject to
Com	ing <u>Conditions</u> . At least one (1) use and/or development conditinplete Page 2 of this application. Refer to uses as listed in Table 4-3-inance (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):

UTility Equipment & StorAge GARD 1) 2)

3)

4)

Development Conditions

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

1)

2)

3)

4)

A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND YOU OR SOMEONE REPRESENTING YOU 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,	
(t-m)	
Property Owner Signature	Owner/ Representative/Applicant Signature (if applicable)
JASON Mecher / CUAG	ht Mr. Thinkfing
Name	Name
1008 NC Mighway 624	
Mailing Address	Mailing Address
Climphy NC 27233	
City, State and Zip Code	City, State and Zip Code
540-910-0712	1
Phone Number Smail Address & TPRC BEORED	Phone Number Email Address
JASING MICH	1 Com
Additional sheets for conditions an	d signatures are available upon request.

Applicant Submission

GUILFORD COUNTY CODE



		TABL																				
X = Pr	ohibited in the WC Fc												rticle 9 - Envir to Section 4.4		nen	tal F	Regi	ulat	ions			
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Applicant Submission



GUILFORD COUNTY CODE

X = Pro	hibited in the WC	A. For detai	ls or	n pro	hibi	ted u	ises	in t	the	WCA	, se	e Ar	ticle 9 - Envir	onn	nent	al R	egul	latio	ons			
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Applicant Submission GUILFORD COUNTY CODE

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Applicant Submission



GUILFORD COUNTY CODE

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Applicant Submission GUILFORD COUNTY CODE

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Applicant Submission GUILFORD COUNTY CODE

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Applicant Submission



GUILFORD COUNTY CODE

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Applicant Submission GUILFORD COUNTY CODE

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Applicant Submission GUILFORD COUNTY CODE

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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 medicalrelated, 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, largelot 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

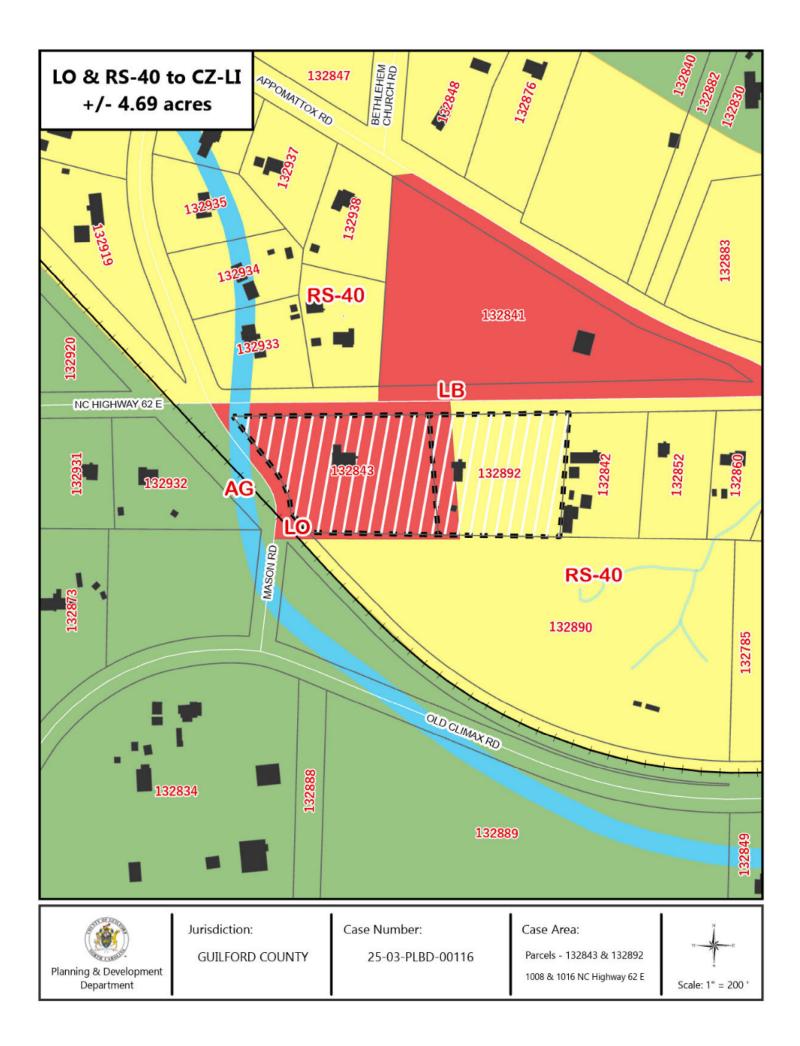
existing local business to continue its operations, and the subject property also has direct road frontage on a major thoroughfare capable of providing sufficient transportation infrastructure for the business. The requested CZ-LI zoning would also require a Type A Planting Yard, with a minimum average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

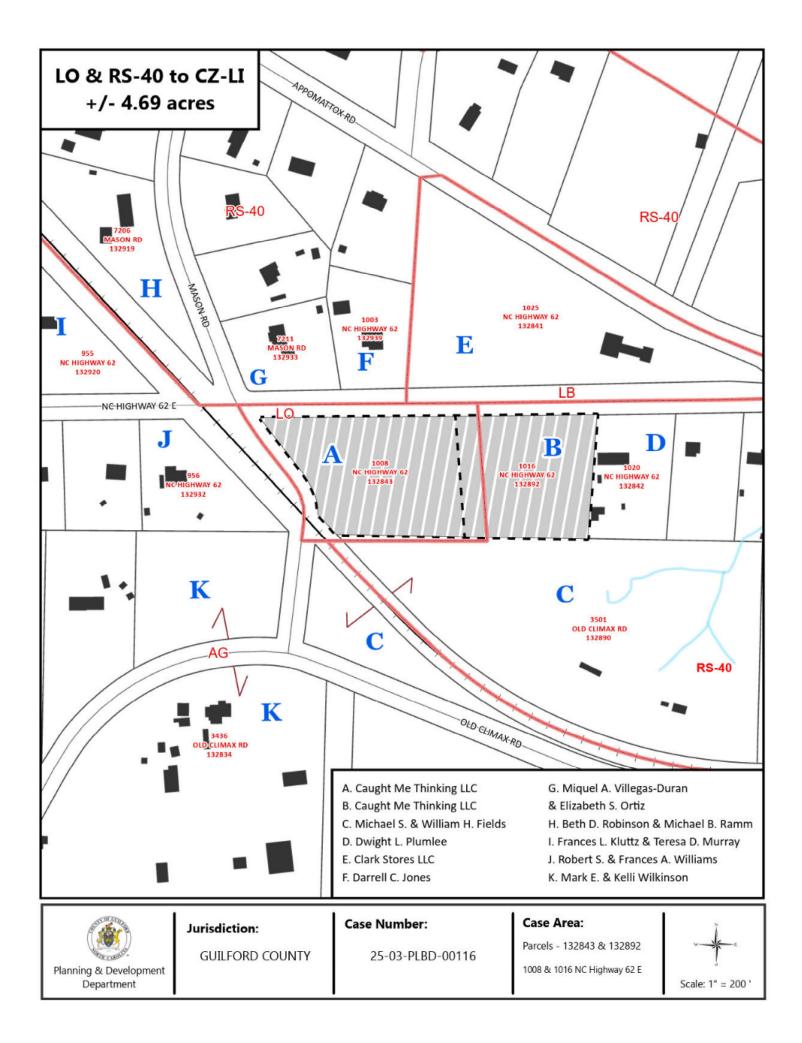
The requested rezoning is consistent with Objective 1.5 of the Future Land Use Element of the Guilford County Comprehensive Plan, which states:

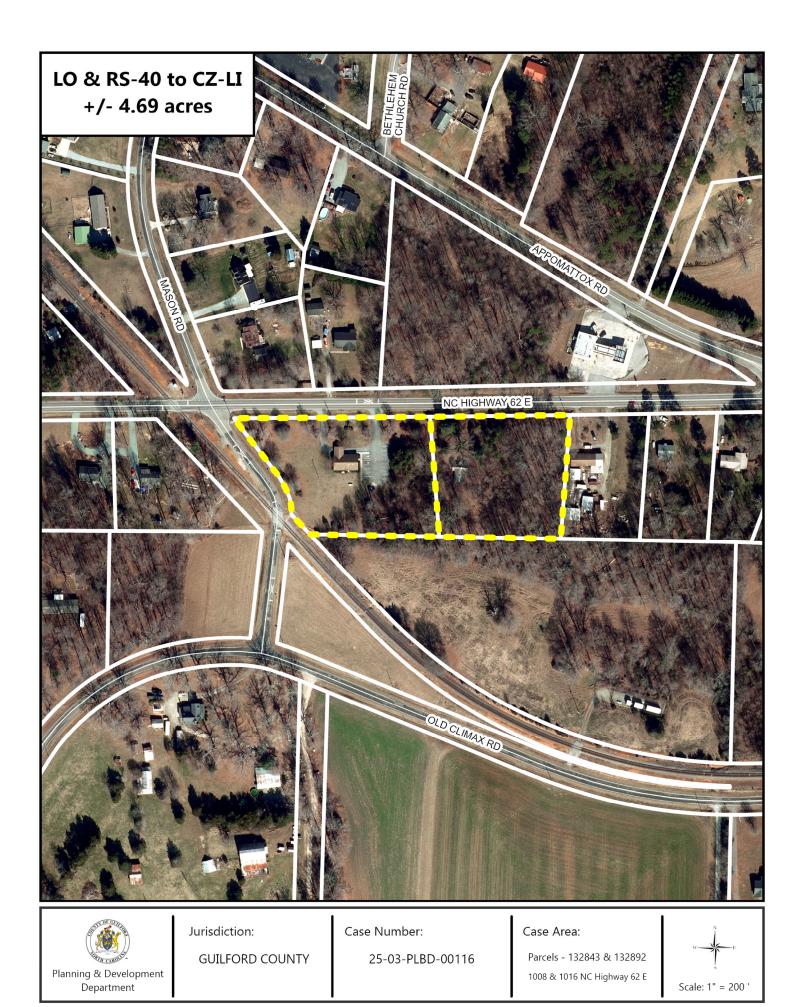
• Objective 1.5 – Recognize and respect the unique characteristics of Guilford County's unincorporated and emerging communities.

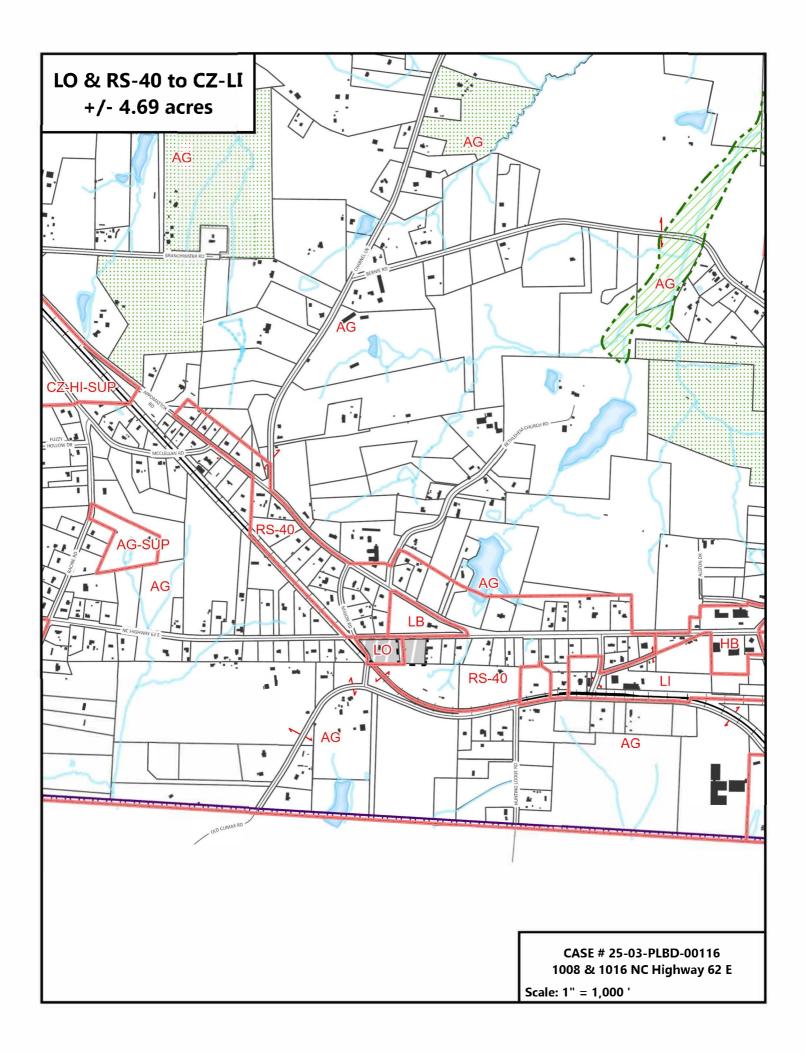
Area Plan Amendment Recommendation: The proposed rezoning is inconsistent with the Southern Area Plan recommendation of Agricultural and Rural Residential. If the request is approved, an amendment to Light Industrial will be required. If the rezoning is denied, an amendment to Light Commercial will be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

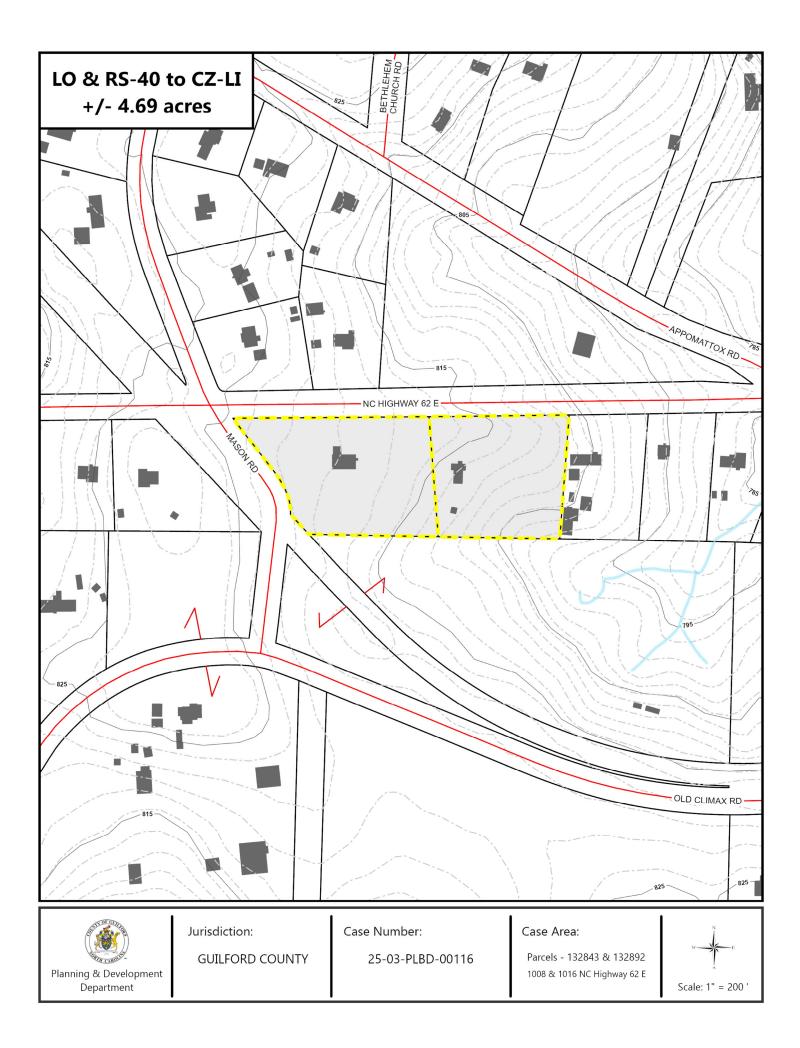
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GUILFORD COUNTY PLANNING BOARD

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

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.]

 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.]

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.]

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.]

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)

(and the second se		GUILFORD COUNTY PLANNING AND DEVELOPMENT		Planning Board Conditional Rezoning Application	
	e: \$750.00; 1-4.99 acres: \$1,200.00			- TIM	•
Date Submitted	l: 03/11/2025 Receip	pt# 023990-2029	Case Numbe	r - 25-0	3-PLBD-00114
until application fo	equired information as indicated ees are paid; the form below is completed and sig Development Department.				
Pursuant to	Section 3.5.M of the Unified Develo	pment Ordinance (UDO), the u	indersigned he	reby requests G	uilford County to
rezone the p	roperty described below from the	AG zoning distr	rict to the	RS-40	zoning district.
Said propert	y is located at <u>5475 Yanceyville Road</u> ,	Brown Summit, NC 27214			
in	Monroe	_Township; Being a total of:	21.29	acres.	
Further refe	renced by the Guilford County Tax De	partment as:			
Tax Par	cel # <u>129849</u>	Tax Parcel # .			
Tax Par	cel #	Tax Parcel # .			
	cel # ets for tax parcels are available upon 1				
		cyucsi.			
Check	One: (Required)		1		
L	The property requested for rezonin				1
	The property requested for rezoning Map; <u>a written legal description of</u>			on the Guilford (County Tax
Check	One: (<i>Required</i>)				
	Public services (i.e. water and sewe	r) are not requested or required.			
E	Public services (i.e. water and sewe	er) are requested or required; <u>the</u>	<u>approval letter</u>	is attached.	
Condit	ional Zoning Requirements:				
Г	7	illustuating puop and any ditions.			
L	<u>Zoning Sketch Plan.</u> A sketch plan for all conditional rezoning reques subdivision and site plan review. Re (UDO).	sts. Sketch elements not illustra	ting proposed	conditions are	subject to
	Zoning Conditions. At least one Complete Page 2 of this applicat Ordinance (UDO).	· · · · · · · · · · · · · · · · · · ·		•	oment



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.

1	1
Ζ)
	/

- 3)
- 2
- 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.

Matter D		
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 nduggins@tuggleduggins.com		
Phone Number Email Address		

Additional sheets for conditions and signatures are available upon request.

. ...

SUBMIT

<u>EXHIBIT A</u> 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 ¹/₂" 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.

Official website of the State of North Carolina Here's how you know



Limited Liability Company Home Business Registration Search

Limited Liability Company

Actions

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

- 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

<u>Ali Amer</u> 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

<u>All North Carolina Government Organizations</u>

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 <u>919-814-5400</u> Support Division Directory

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 assume	s maximum	reduced clas	s sizes per applicable c	ore academic classrooms
Fourth grade, f	ifth grade ,middle and hi	igh school bu	ilt capacity a	assumes 30 studens 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:

	Slop	e Class	USDA Soil Type and Slope Percent
3	-7% G	ently sloping	PoB, 2 to 6% slopes
7.	-12% S	trongly sloping	PoD, 10-15% slopes
1	2-20% M	oderately steep	FOD, 10-15% slopes
2	0-30% S	teep	$P_{0}\Gamma_{1} = 25\%$ along
3	0-40% V	ery steep	PoE, 15-35% slopes

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, largelot 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 SingleFamily, 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.

X	TABLE 4.3 1 PERI Prohibited in the WCA. For d						_	_	_					_		ılati	ions	;				6
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	Dwelling (Twin Home or Duplex)		Р							Ρ	Ρ	Ρ		Р	Р	Ρ						
	Townhouse Dwelling									Ρ	Ρ	Р			Р	Р	Р					
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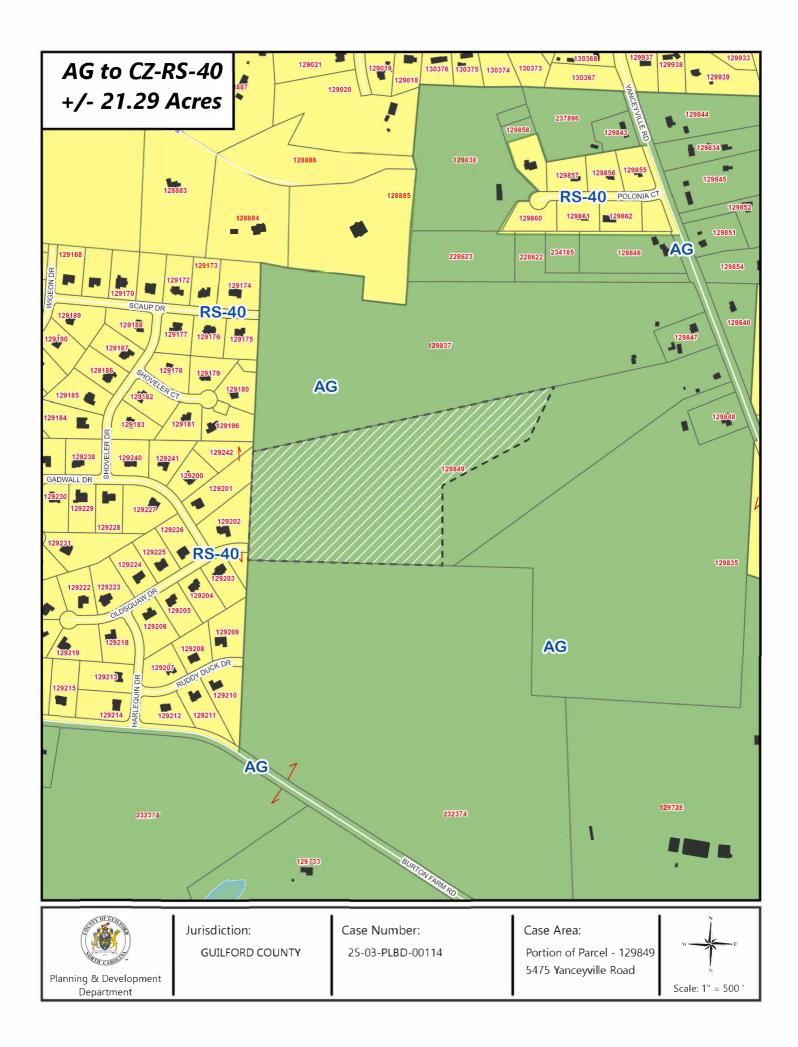
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	Fraternity or Sorority (University or College Related)												Ρ		Р		Р	Р	Р		Р	
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	Museum or Art Gallery												Р	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ		
	Post Office												Р	Р	Р	Р	Ρ	Ρ	Ρ	Ρ	Ρ	Р
	Hospital												Р		Ρ			Ρ	Ρ			
	Office (General)													Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	
	Medical or Professional Office													Ρ	Ρ	Р	Ρ	Ρ	Ρ	Ρ	Ρ	
	Personal Service		Ц											Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	
	Advertising, Outdoor Services																	D	D	Р	Р	Р
	Bank or Finance without Drive- through														D		Ρ	Ρ	Ρ	D	Ρ	
	Rural Residential Occupation		s																			
	Bank or Finance with Drive- through														Р		Ρ	Ρ	Ρ	Ρ	Ρ	
	Boat Repair	х																Ρ	Ρ		Ρ	Ρ
	Building Maintenance Services																	Ρ	Ρ		Ρ	Р

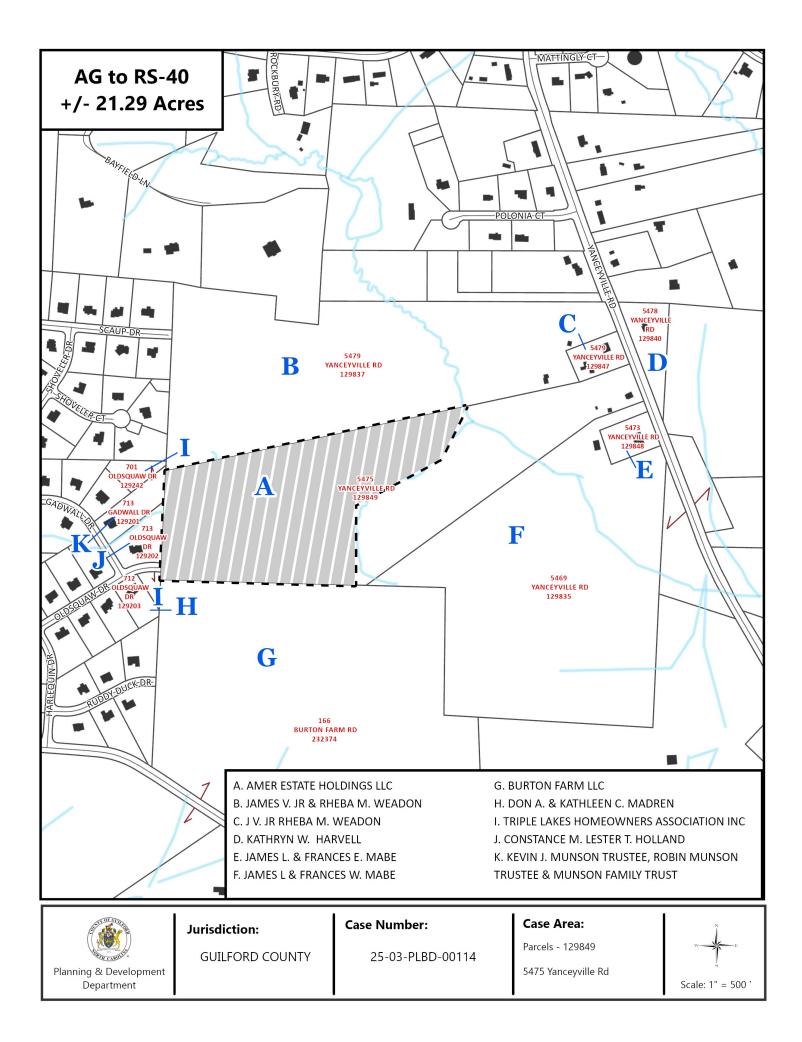
x	TABLE 4.3 1 PERM Prohibited in the WCA. For d															ılati	ions	;			
		oning Districts													0-						
		e by Right Sti																			
		lividual Devel																			
s	Individual Development St													ecti	on 3	3.5 .0	0				
		Z O											odan on her er								
	* A	dditional Dist								ctio	n 4.!	5 or	4.6								
							-	-	-											Inc	lust
						Re	side	enti	ial				Institutional		Co	omn	nero	cial			Т
Use Category	Use Type	WCA Prohibited	Α	R	R	R	R	R	R	R	R	R	Р	L	М	Ν	L	G	н	С	L
		Promoteu	G	S	S	S	S	S	S	М	М	М	I.	0	Х	В	В	В	В	Ρ	Т
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*
	Furniture Stripping or																				
Business, Professional,	Refinishing (including Secondary or Accessory	х																Р	Р		Р
and Personal Services	Operations)																				
	Insurance Agency (Carriers																				
	and On-Site Claims														Р		Р	Р	Р	Р	Р
	Inspections) Kennels or Pet Grooming		Р				Н	Н	Н					\vdash	D	⊢	D	D	D	D	Р
	Landscape and Horticultural		r		⊢	-	Н	Н	Н			-		H		⊢	H			H	r
	Services	Х	S																Ρ		Ρ
	Laundromat or Dry Cleaner	х														Р	Р	Р	Ρ		
	Motion Picture Production																	Р	Ρ	Ρ	P
	Pest or Termite Control	х																Р	Р		Р
	Services		Н		⊢	-	Н	Н	Н			-		H	⊢	⊢	⊢	H	Р	Н	
	Payday Loan Services Research, Development or		H		-		Н	Н	Н						⊢	⊢	⊢		P	Н	
	Testing Services														L					Р	Р
	Studios-Artists and Recording													Ρ	Р	Р	Р	Ρ	Ρ		Ρ
Lodging	Bed and Breakfast Home for 8 or Less Guest Rooms		s	s	s	s	s	s	s	D	D	D			D	D	D	Р	Ρ		
	Hotel or Motel														S			Р	Ρ	Ρ	
	Retail (General)														Р	Р	Р	Ρ	Ρ		
	A B C Store (Liquor)																	Р	Ρ		
	Auto Supply Sales																	Р	Ρ		
	Automobile Rental or Leasing	х																Р	Р		Р
	Automobile Repair Services	х																Ρ	Ρ		Р
	Car Wash	х																D	D		Ρ
	Building Supply Sales (with Storage Yard)																	D	D		Р
	Convenience Store (with Gasoline Pumps)	х													Р		Р	Р	Р	D	P
Retail Trade	Equipment Rental and Repair, Heavy	х																			
inclusi nuuc	Equipment Rental and Repair, Light				-	-			Π			-						D	D		Р
	Fuel Oil Sales	x																			Р
	Garden Center or Retail.																				
	<u>Nursery</u>																	P	Р		Ρ

	TABLE 4.3-1 PERM	MITTED US	E S	СН	ED	ULE	E (C	Z	Ca	se	#25	5-0	3-PLBD-00	114	4							
ХГ	Prohibited in the WCA. For d	etails on proh	ibit	ed u	ses i	in th	e V	/CA	S@	ee A	rticl	e 9	- Environment	al F	legu	ılati	ons					
	For PUD Z	oning Districts	s (Pl	D-R,	PD-	M &	RP	D)	Re	fer	to S	ecti	on 4.4									
	P Us	e by Right Sti	ick	thro	ugh	Ex	clu	ded	l by	the	app	olica	nt									
	D = Ind	lividual Devel	opn	nent	Sta	ndar	ds	App	oly	Se	e Ari	ticle	5									
S	Individual Development St	andards Appl	y pe	er Ar	ticle	5 &	Sp	ecia	al U	se F	Perm	nit R	equired per Se	ecti	on 3	8.5.0	Q					
		Z 0	ver	lay Z	lonii	ng R	equ	ire	d													
	"*" A	dditional Dist	rict	Requ	uire	nen	ts, S	See	Se	ctio	n 4.5	5 or	4.6									
					_	Re	side	enti	ial	_	_		Institutional		Co	mn	nerc	ial		Ind	dust I	ria
Use Category	Use Type	WCA Prohibited	Α	R	R	R	R	R	R	R	R	R	Р	L	М	Ν	L	G	Η	С	L	Η
		riomoneu	G	S	S	S	S	S	S	М	М	М	1	0	Х	В	В	В	В	Ρ	Т	Т
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
	Manufactured Home Sales																		Р		Р	Р
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	х																Р	Р		Р	Р
	Pawnshop or Used Merchandise Store																	Р	Р			
	Service Station, Gasoline	х															Ρ	Ρ	Ρ		Ρ	Ρ
	Tire Sales																	Р	Р		Р	
	Bakery														Р	Р	Р	Р	Ρ			
	Bar Private Club/Tavern																	D	D	Η		Р
Food Service	Microbrewery, Private Club/Tavern																	D	D			
	Restaurant (With Drive-thru)														Р			Р	Р	\square		\square
	Restaurant (Without Drive- thru)														Р	Р	D	Р	Р	Р	Р	Р
Funeral and	Cemetery or Mausoleum		D	Ð	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Internment Services	Funeral Home or Crematorium						Γ						s		Р			Р	Р			Π
	Wholesale Trade-Heavy																				s	Р
	Wholesale Trade-Light							Η											Р	Р	Р	Р
	Automobile Parking (Commercial)						Π						s					Р	Р	Р	Р	Р
	Automotive Towing and Storage Services	x					Π											D	D	Π	D	D
	Equipment Rental and Leasing (No Outside Storage)																	Р	Р		Р	Р
	Equipment Rental and Leasing (with Outside Storage)																				Р	Р
	Equipment Repair, Heavy	x					Η	Η	H									Η	H	Η	H	Р
	Equipment Repair, Light		F				H	Η	H	\square	\square	-		F		F		D	D	Η	Р	P
	Tire Recapping																			Π		Р
	Truck Stop	x					Π	Π											D	Η	Р	Р
Transportation, Warehousing, and	Truck and Utility Trailer Rental and Leasing, Light	x						Π										Р	Р	Π	Р	Р
Wholesale Trade	Truck Tractor and Semi- Rental and Leasing, Heavy	x					Π											Π		Π	Р	Р
	J. 1		-		_	-	-				_			-		-						
	Truck Washing	x																				P

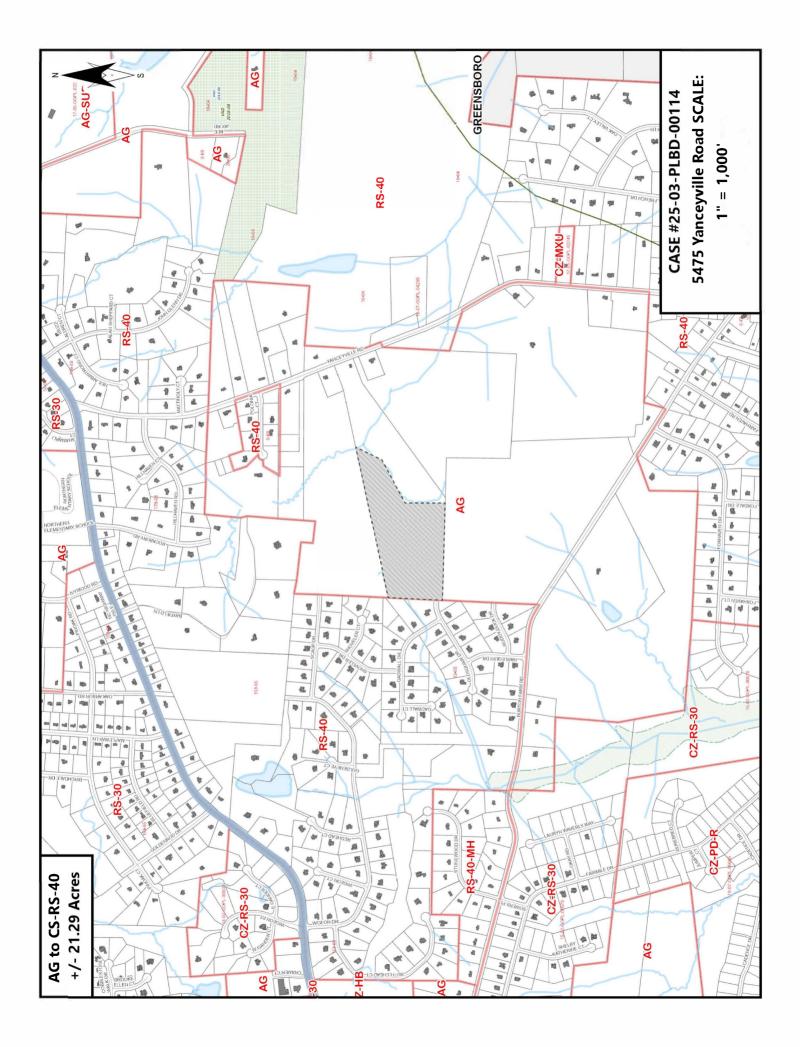
	TABLE 4.3 1 PERM	VIITTED US	E S	СН	ED	ULE	: (O	CZ	Ca	se	#25	5 0	3 PLBD 00	114	4							
x	Prohibited in the WCA. For d	etails on proh	ibit	ed u	ses i	in th	e V	VCA	 s (ee A	rticl	e 9	Environment	al F	Regu	ılati	ions	;				
	For PUD Z	oning Districts	s (Pl	DR,	PD	M &	RP	D)	Re	efer	to S	ecti	on 4.4									
		e by Right Sti																				
		lividual Devel															_					
S	Individual Development St									lse	Perm	nit R	equired per Se	ecti	on 3	8.5.0	Q					
	* Δ	Z O dditional Disti									- 41		A.C.									
			ict	keq	uirei	nen	LS, 3	see	se	cuo	m 4.:	o or	4.0	-	_	_	_	_	_	Inc	lust	ria
						Re	sid	enti	ial				Institutional		Со	mn	nero	ial			I	
Use Category	Use Type	WCA Drahihitad	Α	R	R	R	R	R	R	R	R	R	Р	L	М	Ν	L	G	н	С	L	н
		Prohibited	G	S	S	S	S	S	S	м	М	М	I.	0	Х	в	в	В	в	Ρ	Т	I.
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
	Bus Terminal and Service Facilities	х																Р	Ρ		Р	Р
	Courier Service, Central Facility																				Ρ	Р
	Courier Service Substation														Р			Р	Р	Р	Р	Р
	Heliport	x											S	L	s	L	L		s	s	s	Р
	Moving and Storage Service				L	L									L	L	L				Р	Р
	Railroad Terminal or Yard	x													L				Р		Р	Р
	Taxi Terminal	x																Ρ	Р		Р	Ρ
	Trucking or Freight Terminal	х													L						Ρ	Р
	Communication or Broadcasting Facility					L									Р	L	L	Р	Р	Р	Р	Р
	Wireless Communication Tower – Stealth Camouflage Design		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Wireless Communication Tower – Non-Stealth Design		D												D			D	D	D	D	D
Utilities and Communication	Small Cell Wireless Tower												S	s	s	s	s	s	s	s	s	s
communication	Radio or TV Station														Р			Ρ	Р	Ρ	Р	Р
	Utilities, Major		S	S	S	S	S	s	S	S	S	S	S	s	s	s	s	S	S	S	S	S
	Utilities, Minor		Р	Р	Р	Р	Ρ	Ρ	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
	Solar Collectors Principal		s										S								s	S
	Utility Company Office														Р			Ρ	Ρ	Ρ	Р	Ρ
	Utility Equipment and Storage Yards																				Ρ	Ρ
	Construction or Demolition Debris Landfill, Major																					s
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Junk/Salvage Yard																					Ρ
	Land Clearing & Inert Debris Landfill, Major	х	s																			s
	Land Clearing & Inert Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Refuse and Raw Material Hauling	х																				Р

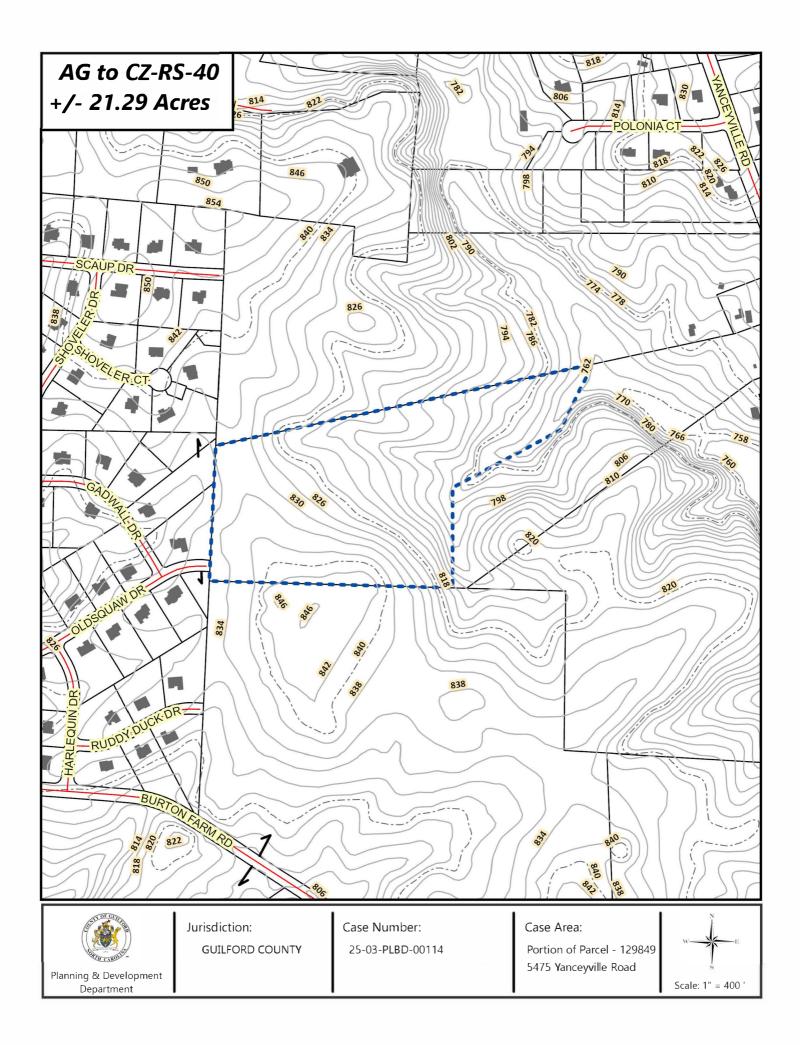
	TABLE 4.3 1 PERN	/ITTED US	E S	СН	ED	ULE	E (O	CZ	Ca	se	#25	5 0	3 PLBD 00	114	4							
X	Prohibited in the WCA. For de	etails on proh	ibit	ed u	ses i	in th	e V	VCA	∖, se	ee A	rticl	e 9	Environment	al F	legu	ılati	ons	;				
	For PUD Z	oning District	s (PI	DR,	PD I	M &	RP	D)	Re	efer	to S	ecti	on 4.4									
	P Use	e by Right St	rickt	hro	ugh	Ex	clu	ded	by	the	app	olica	nt									
	D Ind	ividual Devel	opn	nent	Star	ndar	ds	App	oly	Se	e Ar	ticle	5									
S	Individual Development St	andards Appl	y pe	er Ar	ticle	5 &	Sp	ecia	al U	lse I	Perm	nit R	equired per Se	ecti	on 3	8.5.0	ຊ					
		Z O	ver	lay Z	oni	ng R	eqı	iire	d													
	* A(ditional Dist	rict	Req	uirer	nen	ts, s	See	Se	ctio	n 4.	5 or	4.6									
						Re	sid	enti	ial				Institutional		Со	mm	nerc	ial		Ind	lust	ria
		WCA	A	R	R	R	R	R	R	R	R	R	Р	L	м	N	L	G	н	с	L	н
Use Category	Use Type	Prohibited	G	s	s	s	s	s		м	M	м	, 1	0	-	В	В	В	в	P	-	
				40	30	20	3	-	7		18		•	-	ν υ	*	*	*	*	*	*	÷
Waste-Related Uses				40	50	20	3	-	-	0	10	20		-	•	-						
	Recycling Facilities, Outdoors																				Р	Ρ
	Resource Recovery Facilities																					Р
	Waste Transfer Stations																					Ρ
	Septic Tank Services	х																			Ρ	Ρ
	Sewage Treatment Plant	х																				Р
	Solid Waste Disposal (Non- Hazardous)	х																				s
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	х																				s
	<u>Warehouse (General Storage,</u> <u>Enclosed)</u>																	D	D	Р	Р	Р
	Warehouse (Self-Storage)																	D	D		Ρ	Р
General Industrial	Laundry or Dry Cleaning Plant	х														Р	D	Р	Р	Р	Р	Р
	Laundry or Dry Cleaning Substation	х														Р	Ρ	Ρ	Ρ	Р	Р	
	Petroleum & Petroleum Products	х																				Р
	Welding Shops	х																			Ρ	Ρ
	Manufacturing Heavy																					s
Manufacturing	Manufacturing Light																			Р	Р	Ρ
	Animal Slaughter & Rendering	х																				s
Delining Harris	Mining	х																				s
Mining Uses	Quarrying	х																				s
Airport	Airport and Flying Field, Commercial	х											D									
Temporary	Temporary Events/Uses		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
				_	-	_		-	-	-	_			-	-			_			-	











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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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 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.]

 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.]

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.]

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.]

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.]