



**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

February 12, 2025

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** December 11, 2024, and January 8, 2025
- IV. **Rules and Procedures**
- V. **Continuance Requests**
- VI. **Old Business**

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #24-02-PLBD-00073: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL: 209 E SHERATON PARK ROAD (CONTINUED FROM NOVEMBER 13, 2024)

Located at 209 E. Sheraton Park Road (Guilford County Tax Parcel #142734 in Sumner and Fentress Township) approximately 2,923 feet east of Randleman Road and comprises approximately 48.76 acres.

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

Use Conditions - Permitted uses shall include all uses allowed in the LI, Light Industrial Zoning District, **except** for the following: (1) Homeless Shelter; (2) Country Club with Golf Course; (3) Golf Course; (4) Swim and Tennis Club; (5) Amusement or Water Park, Fairgrounds; (6) Auditorium, Coliseum or Stadium; (7) Go Cart Raceway; (8) Shooting Range, Indoor; (9) Daycare Center in Residence (In-Home) 12 or less; (10) Daycare Center (Not-In-Home); (11) Fraternity or Sorority (University or College Related); (12) Bank or Finance without Drive Through; (13) Bank or Finance with Drive Through; (14) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (15) Kennels or Pet Grooming; (16) Motion Picture Production; (17) Pest or Termite Control Services; (18) Research, Development, or Testing Service; (19) Studios Artist and Recording; (20) Garden Center or Retail Nursery; (21) Manufactured Home Sales; (22) Cemetery or Mausoleum; (23) Truck Stop; (24) Beneficial Fill Area; (25) Bus Terminal and Service Facilities; (26) Taxi Terminal; (27) Construction or

Demolition Debris Landfill, Minor; (28) Land Clearing & Inert Debris Landfill, Minor; (29) Recycling Facilities, Outdoor; (30) Laundry or Dry-Cleaning Plant Laundry; (31) Dry-Cleaning Substation

Development Conditions (Amended) – (1) A vehicular connection to the Grey Bridge Neighborhood shall not be permitted, unless gated access is required by the Fire Department for emergency access; (2) All non-emergency access to the site shall be limited to Sheraton Park Road; (3) A vegetative buffer shall be provided and maintained as generally depicted in the landscape buffer concept plan attached hereto and incorporated by reference; (4) Hours of operation shall be limited to the hours between 7:00 a.m. and 6:00 p.m.

The original application, dated February 13, 2024, was continued from the April 10, 2024 Planning Board regular meeting at the applicant's request. The original application was revised on October 8, 2024, to add the abovementioned development conditions. The proposed use conditions are unchanged. A Table of Permitted Uses showing uses proposed for exclusion is attached for reference.

The proposed rezoning is inconsistent with the recommendation of Rural Residential in the Southern Area Plan. If the request is denied, a plan amendment would not be required. If the request is approved, a plan amendment to Light Industrial would be required.

Information for **CONDITIONAL REZONING CASE #24-02-PLBD-00073** can be viewed by scrolling to the February 12, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Proposed Uses is also included under the **MEETING CASE INFORMATION** section at the link above.

VII. New Business

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #24-12-PLBD-00103: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL (REF. CASE #30-85) TO CZ-LI AMENDED, CONDITIONAL ZONING-LIGHT INDUSTRIAL AMENDED: 9620 W MARKET STREET

Located at 9620 W. Market Street (Guilford County Tax Parcel #168688 in Deep River Township) approximately 1,449 feet west of the intersection of Triad Business Park Drive and W Market Street and comprises approximately 16.08 acres.

All uses permitted under LI zoning except: (1) Animal Services (Livestock); (2) Animal Services (Other); (3) Horticultural Specialties; (4) Caretaker Dwelling (Accessory); (5) Athletic Fields; (6) Physical Fitness Center; (7) Auditorium, Coliseum or Stadium; (8) Place of Worship; (9) Vocational, Business or Secretarial School; (10) Emergency Services; (11) Government Office; (12) Post Office; (13) Bank or Finance with Drive-through; (14) Bank or Finance without Drive-through; (15) Boat Repair; (16) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (17) Kennels or Pet Grooming; (18) Automobile Rental or Leasing; (19) Automobile Repair Services; (20) Convenience Store (with Gasoline Pumps); (21) Equipment Rental and Repair, Light; (22) Fuel Oil Sales; (23) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (24) Service Station, Gasoline; (25) Restaurant (Without Drive-thru); (26) Equipment Repair, Light; (27) Bus Terminal and Service Facilities; (28) Taxi Terminal; (29) Septic Tank Services; and (30) Welding Shops.

Development Conditions: None offered.

The proposed rezoning is consistent with the Airport Area Plan recommendation of Non-Residential but inconsistent with the Heart of the Triad Area Plan recommendation of Activity Center. If the requested rezoning is approved, no amendment to the Airport Area Plan will be required, but an amendment to Business Support will be required within the Heart of the Triad Area Plan.

Information for **CONDITIONAL REZONING CASE #24-11-PLBD-00103** can be viewed by scrolling to the February 12, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

B. REZONING CASE #25-01-PLBD-00104: RS-30, RESIDENTIAL TO RS-20, RESIDENTIAL: 5520 JOHN WASHINGTON ROAD

Located at 5520 John Washington Road (Guilford County Tax Parcel #112386 in Madison Township) at the end of John Washington Road and approximately 270 feet east of the intersection of Womack Drive and Leighann Road and comprises approximately 31.19 acres.

This is a request to rezone the property from RS-30, Residential to RS-20, Residential.

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 #25-01-PLBD-00104** can be viewed by scrolling to the February 12, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Sketch Plan is also included under the **MEETING CASE INFORMATION** section at the link above.

Evidentiary Hearing Item(s)

None

VIII. Other Business

A. Comprehensive Plan Update

IX. Adjourn

Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27401.

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**GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD REGULAR MEETING MINUTES**

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

December 11, 2024

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; Guy Gullick; Dr. Nho Bui; Sam Stalder; Rev. Gregory B. Drumwright; and Ryan Alston

The following members were absent from this meeting:

Cara Buchanan and Jason Little

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

J. Leslie Bell, Planning and Development Director; Oliver Bass, Planning and Zoning Manager; Troy Moss, Planning Technician; Matthew Mason, Chief Deputy County Attorney; and Bobby Carmon, Fire Marshal

II. Agenda Amendments

None

III. Approval of Minutes: November 13, 2024

Chair Donnelly stated that these minutes were from a Special Meeting held on October 23rd, for purposes of making a decision on the Summerfield property. The Board made a decision to approve the rezoning request by a majority less than a super-majority, so the Board of County Commissioners has scheduled to hear this case on December 19th. Because of that, these minutes will be part of the information they may use to review that case. The Board members now have the opportunity to make any changes or adjustments to the minutes. Mr. Donnelly noted one adjustment, as indicated by Mr. Bass, the minutes do not reflect the prohibition of the use of an outdoor theater, so that will be added. Mr. Donnelly added a few other smaller items to clarify information as the meeting went along.

He asked if there were any other questions or comments on the meeting minutes. Mr. Bell stated that Rev. Drumwright had questions and Mr. Donnelly responded that he had spoken with Rev. Drumwright earlier and he was now comfortable with the minutes.

Mr. Craft moved to approve the minutes for the October 23, 2024 meeting, as amended, seconded by Mr. Gullick. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Craft, Alston, Bui, Drumwright, Stalder. Nays: None.)

IV. Rules and Procedures

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

V. Continuance Requests

None

VI. Old Business

None

VII. New Business

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #24-11-PLBD-00100: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL (CASE #65-99) TO CZ-LI AMENDED, CONDITIONAL ZONING-LIGHT INDUSTRIAL AMENDED: 7838 JACKSON SCHOOL ROAD (APPROVED)

Oliver Bass stated that the property is located at 7838 Jackson School Road (Guilford County Tax Parcel #112561 in Madison Township) approximately 728 feet south of NC Highway 150 and comprises approximately 1.51 acres. This proposed request is to conditionally rezone said parcel from CZ-LI (Reference Case #6599) approved by the Planning Board on October 13, 1999, with the following Use Conditions (1) Printing and Publishing to CZ-LI and requesting to amend with the following conditions: Use Conditions - Use of the property shall be limited to the following uses: (1) Office (General), (2) Personal Service, (3) Insurance Agency (Carriers and On-site Claims Inspections), and (4) Medical or Professional Office. Development Conditions: None offered.

The subject parcel is primarily in a low-density area of residential development and agricultural uses with areas of commercial and public and institutional uses nearby. The existing use on the parcel is a commercial printing service

business. Surrounding uses are a residential subdivision currently zoned RS-30. South of the property is rural residential, east there is a residential subdivision that is currently under review, and to the west there is rural residential and agricultural uses. The property is not served by public water and sewer utilities. Jackson School Road is classified as a Collector Street in the 2005 Greensboro MPO Collector Street Plan for Guilford County. The AADT for Jackson School Road is 650 vehicles per the 2023 NCDOT traffic count. There are no proposed road improvements in the area. Any new development is subject to an NCDOT driveway permit. The topography is gently sloping and there is no regulated floodplain on the property per FIRM Map # 3710880900J with effective date 6/18/2007, and there are no mapped wetlands on the property per the National Wetlands Inventory. The parcel is located in the Northeast Area Plan with a recommendation of Light Industrial. The proposed rezoning is consistent with the Northeast Area Plan recommendation of Light Industrial land use designation. Light Industrial is designated to recognize land currently zoned or recommended to be zoned LI that is or could be developed under the LI standards of the Guilford County Development Ordinance.

Additionally, it is consistent with the Future Land Use Element of the Guilford County Comprehensive Plan Objective 1.1, which states "Continue to use community-based area plans as the cornerstone for future land use and policy decisions," and the associated Policy 1.1.1, 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." Therefore, staff recommends approval. The request to conditionally rezone the subject property to CZ-LI with the proposed conditions is reasonable and in the public interest because it is consistent with the Northeast Area Plan's Light Industrial recommendation and Objective 1.1 and Policy 1.1.1 of the Future Land Use Element of the Comprehensive Plan as presented above. The uses permitted under the proposed use conditions are consistent with those permitted under the current zoning. Also, they are listed in commercial zoning districts established to provide services to nearby neighborhoods, such as the MXU, NB, or LB commercial districts. Since the proposed rezoning is consistent with the Northeast Area Plan recommendation of Light Industrial, if the request is approved, an amendment to the Northeast Area Plan will not be required.

Chair Donnelly asked if there were any questions by Board members for Mr. Bass.

Mr. Craft asked if there are any development conditions that would come into play, such as a buffer or anything like that or are they grandfathered in? Mr. Bass responded that the building is existing and it would kick in the adjustment to the building area or the parking area.

Chair Donnelly pointed out that when he went out to the property he noted that the pictures do not represent that there are currently houses on the lots that front Jackson School Road. He also asked about the Permitted Use Schedule. Mr. Bass stated that the table shown indicates what uses would be permitted under the current zoning and it provides a comparison to other zoning districts where the use would also be permitted, which include the uses allowed in the Limited Office Mixed Use neighborhood business and Limited Business, which is the least restrictive zoning in the LI zoning district.

Chair Donnelly opened the public hearing and asked if any speakers wanted to come forward to speak on this case.

Robin VanDeMoere, 7838 Jackson School Road, stated that they represent Windmill Developers, the property owner and applicant for this request. The purpose of the presentation is to request the addition of several complementary uses for the existing zoning which allows only printing and publishing. They are printers and purchased the property for that use. The building is 6,000 square feet and they did not change or modify the building. They did renovate the inside of the building over the last several months. They currently occupy 2/3 of the building. They realized that they have 1/3 of the building that could be used as a rental or some other usage, but the zoning was for printing and publishing only. They have been in business for 30 years and this is the fourth commercial property they have owned. They are hoping to add the following uses for this property, as mentioned by Mr. Bass: Office, Personnel Services, Insurance Agency or Medical and Professional Offices. They want to lease out the extra space to another clean business like theirs. They are printers but they are modern printers, as all of their papers are recycled and forestry certified and the inks are pulverized toners and are not liquid ink. It is digital printing which is very clean. Jackson School Road is situated in a well-established area and, currently, the property serves as the located for their printing business. They recognize the opportunity to better utilize that space and expand the allowable uses in a way that serves the broader community and generates sustainable growth. The location is conveniently positioned with easy access to major roads, making it an ideal place for range of offices or businesses. The surrounding areas include a mix of commercial and residential properties which would benefit from the proposed additional business in the area, so there would be no disruption to that area. The proposed additional uses are compatible with the surrounding area, which includes other office space and light commercial businesses. The addition of new uses would not create any significant changes to the neighborhood and will instead complement the area's development goals. The request to expand the allowable uses is designed to bring a variety of benefits to the community by permitting general office uses, personal services, insurance agency or medical office uses and will help meet the demand for local services, perhaps create jobs, and increase economic viability of the property and better serve the residents in Browns Summit and the surrounding areas. They have carefully considered the impact of these

proposed uses and believe that it will enhance the community's character and contribute to growth in a positive, sustainable manner. They ask for the Board's support in approving the zoning change and appreciate the Board's time and consideration. Some booklets were given to the Board members for their review.

Mr. Gullick asked if they would consider including a condition for "no long-term parking on the subject property" to address, for example, car storage for an insurance agency. Ms. VanDeMoere responded that they do not anticipate the chosen insurance agency to need to have auto storage on the property. They would be willing to accept that as a condition.

In response to a question posed by Mr. Craft, Mr. Bass stated that based on how the conditions are written, it does not prohibit outdoor storage of automobiles. They would have to be screened, but it does not prohibit their storage.

Mr. Stalder stated that just removing "On-Site Claims Inspections" might address that concern. Rev. Drumwright asked if an insurance agency that processes claims would store cars on-site or if cars would be inspected but would not remain on the property for a long time.

Mr. Gullick stated that he is just trying to protect the surrounding uses from having a large amount of long-term storage of vehicles on the property. He just thinks there should be some protection for that. Rev. Drumwright stated that he agrees with that.

Mr. Craft asked if a motion to amend the condition to strike "On-Site Claims Inspections" would address these concerns? Mr. Craft added that a vehicle might be on-site for a day or so to give the insurance agent time to inspect the vehicle for damages, but generally vehicles go to a body shop to get inspected and to determine exactly what repairs have to be done. If the Board wishes to strike that phrase, he has no problem with that.

Chair Donnelly asked Ms. VanDeMoere if she has had communication with any of the neighbors about their proposed plans for the subject property. Ms. VanDeMoere responded that they have spoken with the neighbors several times and they have not indicated any concerns. She stated that there is not a lot of walk-in business and most of their business is done on-line. They do have deliveries from FedEx and UPS and DHL, but very few walk-in customers.

Chair Donnelly stated that in the Permitted Use Table, the Insurance Agency use is not included under LO and he wanted to make sure that he understands the typical intensity of those uses that would have them excluded from those categories. Mr. Bass responded that the LO district is less intense and that the Insurance Agency use generally would not be compatible with LO based on the

description of the zoning district. It is limited office, meaning less intense office uses.

Taylor Howell, realtor for the applicant, stated that with the use of Real Estate Agency and Insurance Agency, if they strike the phrase "On-Site Claims Inspections", would that cause a problem for Farm Bureau, which is someone they have been talking with about renting the space.

Rev. Drumwright stated that this gets into what he was speaking about earlier. If you strike the ability to process claims, solely because you don't want long-term car storage, which everyone seems to agree to, even the owners, then you may prohibit the ability for an insurance carrier to do business there. Rev. Drumwright stated that he is concerned that if the Board prohibits the ability for an insurance carrier to do business there, he asked if the Board could limit the use of the space from being used to house long-term car storage, but not strike insurance carriers' ability to process claims there. Mr. Bass stated that that would be a development condition. Rev. Drumwright asked if that gets to the essence of Ms. Howell's question.

Ms. Howell stated that it does, but she wants to make sure that in striking that out, even though they are not going to have long-term vehicle storage on the property, she doesn't want to negate the fact that they have insurance people that they have been speaking with and then not be able to rent to them.

In regard to a concern posed by Mr. Craft concerning possibly putting up a fence on the property, Ms. Howell stated that if they put in a fence, it would impede the driveway to get back into the community, so they asked that a fence not be required on the property.

Mr. Bell added that if this is addressed through the Permitted Uses Table, it would actually be a Use Condition. An example would be Automotive Towing and Storage Services, which is allowed with development standards in the LI zoning district. That use is excluded, but if the Board wants to put another condition that, if it is an insurance carrier, that you do not want vehicles there over a certain amount of time, then the Board could have this discussion about that, but in terms of the long-term storage of vehicles, he thinks that is addressed and has been excluded as a use.

Chair Donnelly stated that they might have a condition that disallows anything beyond single, overnight storage in association with insurance carriers. Mr. Bell stated that was correct, if the applicant agrees to that.

Mr. Craft stated that he feels the Board is kind of micro-managing, as the uses are so limited and long-term storage is already excluded, and he does not feel that they need to talk about any additional conditions. On-site claims

inspections are generally going to get done at a body shop or somewhere else, not at the insurance office.

Mr. Bell stated that he had some damage to his vehicle and the inspections were all done remotely. He said he doesn't know how relevant that is but that is a way of doing business now.

Chair Donnelly asked for the Board members to let him know how they feel about the consideration of including that as an additional use condition.

Mr. Stalder stated that he feels it should be left like it is now. He does not think they need to add an additional development condition to it.

Mr. Gullick stated that he would agree with Mr. Stalder.

Mr. Alston stated that he would agree with that also.

Dr. Bui stated that she also agrees, especially with the realtor saying that they have a potential tenant that wants to come in, and if a condition is put in place, it would probably cause some delay or issues. Looking at the location of the property, it is actually in a country-side area and she doubts that there would be much traffic or cars that would be parked there long-term. She feels it should just be left as it is.

Chair Donnelly asked if there was anyone wishing to speak in opposition to this matter. No one coming forward, Chair Donnelly asked for a motion to close the public hearing.

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

Discussion

Mr. Craft stated that he is inclined to support the request as presented, and he moved to approve the zoning map amendment located on Guilford County Tax Parcel #112561, from CZ-LI to CZ-LI Amended, because the proposed rezoning is consistent with the Northeast Area Plan recommendation of Light Industrial and that designation recognizes land zoned and recommended to be zoned for LI that could be developed under LI standards under the Guilford County Unified Development Ordinance. It is consistent with future land use elements of the Guilford County Comprehensive Plan Objective 1.1, which states, "Continue to use community-based plans as the cornerstone for future land use and policy decisions," and Policy 1.1.1, which states "Planning staff will continue to utilize future land use depicted on citizen-based area plans in conjunction with rezoning guidance matrix as the basis for land use plans and policy recommendations." The request to rezone the subject property to CZ-LI

Amended, with the proposed conditions is reasonable and in the public interest because it is consistent with the Northeast Area Plan LI recommendation and Guilford County Comprehensive Plan Land Use Element Objective 1.1 and Policy 1.1.1. The uses permitted under the proposed use conditions and are consistent with those permitted under the current zoning. Also listed in commercial zoning districts and establish to provide services to nearby neighborhoods. The proposed rezoning is consistent with the Guilford County Northeast Area Plan recommendation of Light Industrial, so if approved, an amendment to the Northeast Area Plan will not be required. The motion was seconded by Rev. Drumwright. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Craft, Alston, Bui, Drumwright, Stalder. Nays: None.)

VIII. Other Business

A. Comprehensive Plan Update

Mr. Bell stated that, as the Board may recall, there was a thirty (30) day comment period after the draft of the Comprehensive Plan was made available to the public for review. The responses are included in the Board members' packets as well as a summarization of those comments. 80.8% of participants expressed support of the Comprehensive Plan as drafted. Overwhelmingly, almost 28.5% was concerned about preservation of the rural character, agricultural heritage and environmental spaces in Guilford County. Overall, the responses indicated concern about development, again, in rural areas and reflect the desire to protect the rural character of the County. Chair Donnelly and Vice-Chair Gullick were involved in the meeting held last week with Design Workshop as well as the Steering Committee representative, Mack Sims. This was reviewed and it is seen as a transition point from the Steering Committee to the Planning Board. The next steps will be, based on a sub-committee that the Steering Committee agreed upon, which included Chairman Sims, the Vice-Chair of the Planning Board, after review there will be some changes to the Plan and he will let the Planning Board know what those changes are, so they will have an idea about that. In the Plan, the timeline for the initiatives are between 0 and 3 years, 4 years to about 6 years, and then beyond 6 years, with some in each of those timeframes listed as ongoing, as well. The most near term, 0 to 3 years, will be the ones that will be highlighted that will be presented to the Planning Board, as well as the Commissioners, and then secondly, as a hand-out, the main policy themes will be condensed to 1 to 2 pages with illustrations or graphics that highlight comments and some of the recommendations. Staff anticipates that maybe within the next 30 days or so and then move it forward to the Planning Board.

Chair Donnelly stated that they had the opportunity to review the document that came out as a part of the packet and he has gone through the Executive Summary as well as the comments and there was discussion with the folks at

the Design Workshop about some of those comments. There are clearly some people who don't fully understand how the Comprehensive Plan relates to the work they do in the community. One of the things that they are going to do, as they are making the modifications to the document, is try to articulate more clearly what this document is and what is it not so that everybody can understand that and at least have expectations that are consistent with what the document attempts to cover. The piece that got some folks excited in the follow-up comments, was the rural character and agricultural heritage. The consultants talked about way they can highlight that, but what they have done is indicate how the Plan already addresses that. It does not need to be added to the Plan, but is something that is already in the Plan that can be highlighted in some places, as necessary.

Mr. Bell stated that the draft is available for review on the Guilford County website on the Planning and Development Department's web page.

B. Final Planning Board CY2025 Meeting Schedule

Chair Donnelly stated that there has been discussion concerning moving the meeting location to the Carolyn Q. Coleman Conference Room in the Old Guilford County Courthouse, located downtown. It has been confirmed as being available, so the schedule in the packets reflects that that will be the new meeting location beginning January 2025.

C. Election of Chair and Vice Chair

Mr. Gullick nominated Mr. Donnelly to remain serving as Chair, seconded by Mr. Craft. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Craft, Alston, Bui, Drumwright, Stalder. Nays: None.)

Mr. Gullick nominated Mr. Craft to serve as Vice-Chair, seconded by Mr. Stalder. The Board voted unanimously in favor of the motion. (Ayes: Donnelly, Gullick, Craft, Alston, Bui, Drumwright, Stalder. Nays: None.)

IX. Adjourn

There being no further business before the Board, Chair Donnelly declared the meeting adjourned at 8:27 p.m.

The next regular meeting will take place January 8, 2025.

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**GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD REGULAR MEETING MINUTES**

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

January 08, 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; Jason Little; Dr. Nho Bui; Ryan Alston; Cara Buchanan; and Sam Stalder

The following members were absent from this meeting:

Rev. Gregory Drumwright and Guy Gullick

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

Erris Dunston, Assistant County Manager; J. Leslie Bell, Planning and Development Director; Oliver Bass, Planning and Zoning Manager; Avery Tew, Planner II; Troy Moss, Planning Technician; and Matthew Mason, Chief Deputy County Attorney

II. Agenda Amendments

None

Leslie Bell stated that he wished to introduce Erris Dunston, who is the Assistant County Manager for Strong Communities.

III. Approval of Minutes: November 13, 2024

Chair Donnelly stated that there were small corrections to the minutes that have been sent to Mr. Bass. He asked if there were any other questions or comments on the meeting minutes.

Ms. Buchanan moved to approve the minutes for the November 13, 2024, meeting, as amended, seconded by Dr. Bui. The Board voted unanimously in favor of the

motion. (Ayes: Donnelly, Craft, Little, Alston, Bui, Buchanan and Stalder. Nays: None.)

IV. Rules and Procedures

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

V. Continuance Requests

None

VI. Old Business

None

VII. New Business

Legislative Hearing Item(s)

A. UDO TEXT AMENDMENT CASE #23-05-PLBD-00048: AMEND ARTICLE 4 (ZONING DISTRICTS) TO ADD SECTION 4.10, SPECIAL PURPOSE LOTS AND AMEND SUBSECTION 5.14.A.2.C WITH THE CORRECT CORRESPONDING SECTION REFERENCE FOR WIRELESS COMMUNICATION TOWERS (APPROVED)

Oliver Bass stated that on June 14, 2023, the Planning Board recommended approval of UDO Text Amendment Case #23-05-PLBD-00048 to the Guilford County Board of Commissioners to add provisions (Section 4.10) for Special Purpose Lots. Special Purpose Lots are intended to allow sites for family or church cemeteries, mail kiosks (in subdivisions or group developments), sewer lift stations, radio, television, and communication towers, off-site sewage treatment, and other similar utility uses (there is a trend toward relatively larger solar farms as the market develops) that are supportive and ancillary to the surrounding development. Additionally, this includes Section 5.14.A.2.c., which establishes individual development standards for wireless communication towers. With this revision, the Special Purpose Lot shall be permitted when it is determined by the Director of Planning and Development, after considering comments from the Technical Review Committee (TRC), that the proposed lot's dimensions accommodate the intended use and planting yards if required per Ordinance. An application which includes a Special Purpose Lot shall not be deemed complete until it provides the Director with sufficient detail to allow the Director to make this calculation. Text to be deleted from the June 14, 2023 recommended draft version is shown with a single or double strikethrough. Copies of the proposed text amendment were provided to each Board member for their review.

In response to a question posed by Chair Donnelly, Oliver Bass stated that the proposed text amendment is important because it would give an applicant standards to develop by and certainty in submitting a plan.

Mr. Craft asked if this type of decision-making by the Planning Director or staff is consistent with other decisions pertaining to setbacks and buffers and different things. Mr. Bell responded that in this particular instance where these types of uses are listed, it precludes an applicant from having to seek relief by going to the Board of Adjustment, for example, to get a reduction in the lot size if they don't need that. It is not unusual to find in an Ordinance that support-type facilities or these types of uses are provided some relief in terms of lot size.

Chair Donnelly added that the yellow text seen is what is different from what had been adopted before, however, if you went out and looked at the Ordinance today, none of this text is in the Ordinance because it was never adopted by the County Commissioners. All of this text will be new in the Ordinance.

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

Mr. Little moved to close the public hearing, seconded by Ms. Buchanan. The Board moved unanimously, 7-0 in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Buchanan, Stalder and Alston. Nays: None.)

Mr. Craft asked if the Ordinance addresses whether the Planning Director can make a decision in the absence of that position being filled. Mr. Bell stated that the Ordinance does already speak to that, by saying "the Planning Director or his/her designee", under Section 2.2(a) Administration, "The County Planning and Development Director or his/her designee has the primary responsibility for administering and enforcing this Ordinance unless expressly stated otherwise."

Chair Donnelly asked if anyone would like more discussion on this matter or to make a motion.

Mr. Craft moved to approve the proposed text amendment, saying that the recommendation is reasonable and in the public interest because the proposed text amendment is consistent with Future Land Use Element Goal #1 of Guilford County's Comprehensive Plan, which states that Guilford County should position itself to accommodate new growth and redevelopment that is efficient and cost effective, improves the quality of life for residents, enhances economic vitality, and is consistent with the development review function of the Technical Review Committee, and the proposed text amendment supports Future Land Use Element Goal #1 of Guilford County Comprehensive Plan, effective October 1, 2006, which states that, "Guilford County shall position

itself to accommodate new growth and redevelopment that is efficient and cost effective, improves the quality of life for residents, enhances economic vitality, introducing language from the UDO for moderated reviews of above-listed low-intensity ancillary uses will ensure continued growth of the principle use that drives economic vitality and enhances quality of life, seconded by Mr. Stalder. The Board moved unanimously, 7-0 in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Buchanan, Stalder and Alston. Nays: None.)

VIII. Other Business

A. Comprehensive Plan Update

Leslie Bell stated that this Plan is being revised based on the public comments received. The things that came out of the 433 public comment responses were: preservation of rural character, agricultural heritage and environmental spaces; comprehensiveness in the planning approach; and support for affordable housing.

Chair Donnelly stated that if any member did not receive a packet from the December meeting, they can get that information so they will have a copy of the Executive Summary from the consultant.

B. Legislative Update (SB 382)

Counsel Mason stated that on December 11th, a bill was passed by the General Assembly involving limitations on down-zoning property. A one-page handout was given to each member for their review. Previously, the County could bring a petition to down-zone property or adopt a text amendment which had the effect of down-zoning property without having to get the property owner's permission. That option is no longer available following the passage of Senate Bill 382. Also, the definition of down-zoning was expanded. Previously, if something decreased the development density or decreased the permitted uses of the property, that was down-zoning. In addition, now if some sort of amendment to the zoning map or a text amendment causes a non-residential property to be non-conforming, even if it is grandfathered, that is still a down-zoning within this definition and you have to have the owner's permission. Senate Bill 382 applies retrospectively for six (6) months, so there is a six (6) month look-back period from December 11, 2024, for any zoning map amendments or text amendments that might constitute a down-zoning, if they were not consented to by the property owner.

IX. Adjourn

There being no further business before the Board, Chair Donnelly declared the meeting adjourned at 6:31 p.m.

Mr. Bass stated that for the February 2025 meeting, there are currently two (2) rezoning cases scheduled to be heard.

The next regular meeting will take place February 12, 2025.

DRAFT

(Intentionally Left Blank)

(Insert Color Paper)



GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Revised 10/8/24

Planning Board
Conditional Rezoning
Application

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

Date Submitted: 10/8/24 Receipt # 04602-2024 Case Number 24-02-PLBD-00073

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the AG zoning district to the CZ-LI zoning district.

Said property is located at 209 E Sheraton Park Road, Greensboro, NC 27406

in Sumner and Fentress Township; Being a total of +/- 48.76 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 142734 Tax Parcel #
Tax Parcel # Tax Parcel #
Tax Parcel # Tax Parcel #

Additional sheets for tax parcels are available upon request.

Check One: (Required)

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

Check One: (Required)

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

Conditional Zoning Requirements:

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information may be included for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Unified Development Ordinance (UDO).
Zoning Conditions. At least one (1) use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Table 4-3-1 of the Unified Development Ordinance (UDO).



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Use Conditions

Uses of the property shall be limited to the following uses as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO):

1) See Exhibit A attached hereto and incorporated by reference.

2)

3)

4)

Development Conditions

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

1) See Exhibit A attached hereto and incorporated by reference.

2)

3)

4)

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

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

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

Respectfully Submitted,

Ronald Craig Carlock, Jr.
Property Owner Signature

Sheraton Park Investors, LLC
Name

201 N Elm St. STE 201
Mailing Address

Greensboro, NC 27401
City, State and Zip Code

Phone Number

Email Address

Michael S. Fox
Owner/Representative/Applicant Signature (if applicable)

Michael S. Fox
Name

400 Bellemeade Street, Suite 800
Mailing Address

Greensboro, NC 27401
City, State and Zip Code

(336) 271-5244
Phone Number

mfox@tuggleduggins.com
Email Address

Additional sheets for conditions and signatures are available upon request.

EXHIBIT "A"

to

APPLICATION FOR CONDITIONAL REZONING

(PROPOSED CONDITIONS)

CONDITION(S):

- a. Permitted uses shall include all uses allowed in the LI, Light Industrial Zoning District, except for the following:
1. Homeless Shelter
 2. Country Club with Golf Course
 3. Golf Course
 4. Swim and Tennis Club
 5. Amusement or Water Park, Fairgrounds
 6. Auditorium, Coliseum or Stadium
 7. Go Cart Raceway
 8. Shooting Range, Indoor
 9. Daycare Center in Residence (In Home) 12 or less
 10. Daycare Center (Not-In-Home)
 11. Fraternity or Sorority (University or College Related)
 12. Bank or Finance without Drive Through
 13. Bank or Finance with Drive Through
 14. Furniture Stripping or Refinishing (including Secondary or Accessory Operations)
 15. Kennels or Pet Grooming
 16. Motion Picture Production
 17. Pest or Termite Control Services
 18. Research, Development or Testing Service
 19. Studios Artist and Recording
 20. Garden Center or Retail Nursery
 21. Manufactured Home Sales
 22. Cemetery or Mausoleum
 23. Truck Stop
 24. Beneficial Fill Area
 25. Bus Terminal and Service Facilities
 26. Taxi Terminal
 27. Construction or Demolition Debris Landfill, Minor
 28. Land Clearing & Inert Debris Landfill, Minor

- 29. Recycling Facilities, Outdoor
- 30. Laundry or Dry-Cleaning Plant Laundry
- 31. Dry-Cleaning Substation

AMENDED CONDITIONS:

- b. A vehicular connection to the Grey Bridge Neighborhood shall not be permitted, unless gated access is required by the fire department for emergency access only.
- c. All non-emergent access to the site shall be limited to Sheraton Park Road.
- d. A vegetative buffer shall be provided and maintained as generally depicted in the landscape buffer concept plan attached hereto and incorporated by reference.
- e. Hours of operation shall be limited to the hours between 7:00 a.m. and 6:00 p.m.

MIN. TYPE 'A' 50' BUFFER
PROVIDED/ REQUIRED

MIN. 145' BUFFER MIN.
50' TYPE 'A' BUFFER REQ'D

MIN. 100' BUFFER PROVIDED
MIN. 50' TYPE 'A' BUFFER REQ'D

MIN. 150' BUFFER PROVIDED
MIN. 50' TYPE 'A' BUFFER REQ'D

MIN. 75' STREETYARD PROVIDED
MIN. 10' STREETYARD REQ'D

- NOTES:**
1. LOT AREAS TO BE FENCED AND ENTRANCE AND EXIT TO BE GATED.
 2. BUFFERS SHOWN SHALL BE UNDISTURBED EXCEPT FOR ANY EXISTING EASEMENTS OR AS PROPOSED BY GOVERNING AUTHORITIES OR AS NECESSARY FOR UTILITIES.
 3. DEVELOPER SHALL ALSO CLEAR SMALL AREA FOR PROPOSED SEPTIC FIELD FOR GATE HOUSE.



SHERATON PARK RD TRAILER PARKING

Site Plan Rendering - June 13, 2024



ATTACHMENT #1
Parcel Map



ATTACHMENT #2

Deed

001659

-13 B

RECORDED - 743640
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
BOOK: 5895
PAGE(S) : 1659 TO 1672
08/05/2003 10:46:19

08/05/2003 GUILFORD CO. NC
1 DEEDS 743640 \$12.00
12 DEEDS ADDN PGS \$36.00
1 PROBATE FEE \$2.00

GUILFORD COUNTY 8/ 5/2003
NC REAL ESTATE EXT \$290.00

Excise Tax \$290.00

Recording Time, Book and Page

Tax Lot No.: _____ Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 20____

by _____

Mail after recording to: Desmond Sheridan
P/U Isaacson Isaacson & Sheridan, LLP
101 West Friendly Ave., Suite 400, Greensboro, NC 27401
P. O. Box 1888, Greensboro, NC 27402

This instrument was prepared by: Rayburn Cooper & Durham, P.A.

Brief description for the Index: 209 Sheraton Park Rd.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of this 31st day of July, 2003, by and between

GRANTOR

Oakwood Mobile Homes, Inc.
formerly Oakwood Land Development Corporation
7800 McCloud Road
Greensboro, NC 27409-9634

GRANTEE

Sheraton Park Investors, LLC
P. O. Box 9846
Greensboro, NC 27401

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Sumner and Fentress Townships, Guilford County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference.

Grantor is a debtor in a bankruptcy proceeding. See Exhibit B for approval of this transaction by the Bankruptcy Court.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3674, page 1234 in the Guilford County Register of Deeds.

A map showing the above-described property is recorded in Plat Book _____, page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All matters of public record, including valid and enforceable easements, restrictions and rights of way of record, if any, and unpaid taxes for 2003. The property is being sold in as "As Is" condition, on a "where is" basis with all faults as of the closing date.

The property is being sold in an "AS IS" condition, on a "WHERE IS" basis and "WITH ALL FAULTS" as of the Closing Date.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Oakwood Mobile Homes, Inc.

ATTEST:

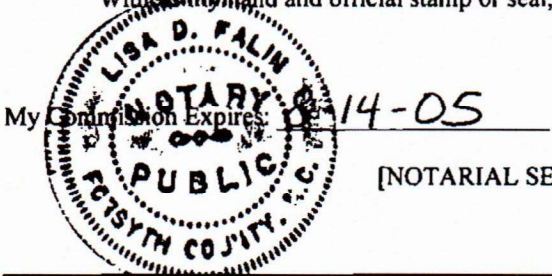
By: [Signature] President



STATE OF NORTH CAROLINA COUNTY OF Guilford

I, Lisa D. Falin, a Notary Public for said County and State, do hereby certify that Barbara C. Norcom personally came before me this day and acknowledged that she is ASST. Secretary of Oakwood Mobile Homes, Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its VICE President, sealed with its corporate seal and attested by her as its ASST. Secretary.

Witness my hand and official stamp or seal, this 31st day of July, 2003.



Lisa D. Falin
NOTARY PUBLIC

[NOTARIAL SEAL]

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.

001660

EXHIBIT A

LAND DESCRIPTION
FOR
OAKWOOD MOBILE HOMES, INC.

48.757 ACRE TRACT
PROPERTY ON E. SHERATON PARK ROAD
TAX MAP ACL-9-633-621-PORION OF LOT 2
DEED BOOK 3674, PAGE 1234
SUMNER AND FENTRESS TOWNSHIPS
GUILFORD COUNTY, NORTH CAROLINA
April 8, 2003

Beginning at an iron pipe on the southern terminus of Bridgeview Drive. Said iron pipe being located S26°07'00"E, 169.97 feet from an iron pipe at the PT of a curve having a 20 foot radius at the intersection of Bridgeview Drive and Greywood Drive as shown on the Final Plat of Greybridge, Section 2, Phase B, recorded in Plat Book 106, page 26 in the Guilford County registry. Thence from said point of BEGINNING and with the southern line of lots 105 and 106, Greybridge, Section 2, Phase B, N63°53'00"E, 133.00 feet to an iron pipe; Thence with the southern line of lots 107 through 118, Greybridge Section One and Section 2, Phase A, recorded in Plat Book 94, page 63, Plat Book 95, page 76, and Plat Book 101, page 97, the following courses and distances, S63°25'36"E, 555.00 feet to an iron pipe; S81°55'36"E, 230.00' to an iron pipe; And N73°54'37"E, 250.00 feet to an iron pipe; Thence along the western bank of a lake, S16°10'13"W, 88.86 feet to a point; Thence S12°25'23"W, 152.07 feet to a point; Thence S36°27'19"W, 81.54 feet to a point; Thence S26°39'46"W, 89.55 feet to a point; Thence S16°50'20"E, 106.28 feet to a point; Thence S08°21'00"E, 50.99 feet to a point; Thence S06°46'27"W, 150.33 feet to a point; Thence S50°09'46"W, 73.59 feet to a point; Thence S60°57'17"W, 94.34 feet to a point; Thence S02°57'36"W, 100.00 feet to a point; Thence S31°15'20"E, 60.47 feet to a point; Thence S13°44'21"E, 52.20 feet to a point; Thence S19°39'33"W, 52.20 feet to a point; Thence S47°57'36"W, 141.42 feet to a point; Thence S06°46'27"W, 150.33 feet to a point; Thence S15°22'03"W, 102.39 feet to a point; Thence S02°57'36"W, 50.00 feet to a point; Thence S05°00'34"E, 50.49 feet to a point; Thence S35°25'52"W, 65.19 feet to a point; Thence S72°24'14"W, 42.72 feet to a point; Thence S61°59'47"W, 58.31 feet to a point; Thence S02°57'36"W, 122.10 feet to a point; Thence leaving said bank of lake, N77°12'12"W, 189.68 feet to a point; thence S12°47'48"W, 268.77 feet to a point on the northern margin of the Right-of-Way of E. Sheraton Park Road, N.C.S.R. 3426, (60 foot Right-of-Way); Thence with said margin, N79°05'49"W, 700.88 feet to an iron pipe on the eastern line of Kenneth L. Squires, recorded in Deed Book 3304, page 867; Thence with said eastern line, N04°02'43"E, 532.66 feet to an iron pipe; Thence with the eastern lines of Larry G. Coleman, recorded in Deed Book 4101, page 2156, and Ronald L. Cox, recorded in Deed Book 3666, page 2131 and Deed Book 3429, page 1014, N03°45'07"E, 1230.44 feet to a point on the southeastern corner of lot 100, Greybridge, Section 2, Phase B, recorded in Plat Book 106, page 26; Thence with lots 100 through 103 and crossing the terminus of Bridgeview Drive, N05°53'00"E, 40.00 feet to a point; Thence N63°53'00"E, 283.73 feet to the POINT of BEGINNING.

Containing 48.757 Acres and being a portion of that property recorded in Deed Book 3674, page 1234 in the Guilford County registry.

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EXHIBIT B

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

001662

IN RE:)	Chapter 11
OAKWOOD HOMES CORPORATION,)	Case No. 02-13396 (PJW)
et al.)	
Debtors.)	Jointly Administrated

CERTIFIED:
AS A TRUE COPY:

ATTEST:

DAVID D. BIRD, CLERK
U.S. BANKRUPTCY COURT

[Signature]
Deputy Clerk 5/20/03

ORDER AUTHORIZING AND APPROVING SALE OF CERTAIN OF DEBTORS' REAL PROPERTY LOCATED IN FENTRESS TOWNSHIP, NORTH CAROLINA FREE AND CLEAR OF LIENS, CLAIMS AND ENCUMBRANCES (Re: D.L. 96W)

Upon the Motion Of Oakwood Mobile Homes, Inc. For Authority And Approval Of The Sale, Subject To Better And Higher Offers, Of Certain Of The Selling Debtor's Real Property Located In Fentress Township, North Carolina To Sheraton Park Industries, LLC Free And Clear Of Liens, Claims And Encumbrance (the "Motion"); and upon the Court's ruling at the hearing held on the Motion (the "Sale Approval Hearing"); and upon the Sale and Purchase Agreement, dated March 7, 2003, attached to the Motion as Exhibit "A", and all agreements referred to or related thereto, between Oakwood Mobile Homes, Inc., as seller (the "Selling Debtor"), and Sheraton Park Investors, LLC ("Sheraton" or the "Buyer"), as buyer (the "Agreement"); the Court (a) having reviewed the Motion and all pleadings relating thereto and (b) having heard the statements of counsel regarding the relief requested in the Motion at a hearing before the Court (the "Hearing"); the Court finding that (a) the Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334, (b) this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2), and (c) notice of the Motion was sufficient under the circumstances and no other or further notice being necessary or required; and the Court having determined that the

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legal and factual bases set forth in the Motion and at the Sale Approval Hearing establish just cause for the relief granted herein; and it appearing to the Court, based upon the Motion, the evidence presented at the Sale Approval Hearing, and the full record of these cases, that the relief requested in the Motion is in the best interests of the Debtors, their estates, creditors, and other parties in interest, and that the Motion should therefore be granted; and after due deliberation, and sufficient cause appearing therefor, it is

HEREBY FOUND, that

A. Capitalized terms not otherwise defined herein have the meanings ascribed to them in the Motion.

B. The Court has jurisdiction to hear and determine the propriety of entering this Order pursuant to 28 U.S.C. §§ 157 and 1334. Venue of this proceeding in this District is proper pursuant to 28 U.S.C. § 1409. The Motion and Sale Approval Hearing constitute core proceedings pursuant to 28 U.S.C. §§ 157(b)(2)(A), (N) and (O). The statutory predicates for the relief requested herein are sections 105, 363(b), 363(f), 363(m), and 1146(e) of Chapter 11 of title 11 of the United States Code (the "Bankruptcy Code"), as supplemented by Federal Rules of Bankruptcy Procedure ("Bankruptcy Rules") 2002 and 6004.

C. Proper, timely and sufficient notice of the Motion and the Sale Approval Hearing was provided, and such notice was properly served on all required persons and entities, including, but not limited to, all persons claiming any interest in the Fentress Property.

D. Notice of the Motion and the Sale Approval Hearing was provided in conformity with Bankruptcy Rules 2002 and 6004. No other or further notice of the Motion, the Sale Approval Hearing, or the entry of this Order is necessary.

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B. A reasonable opportunity to object or be heard regarding the relief requested in the Motion has been afforded to all interested parties and entities, including, without limitation, all parties who have asserted Liens (as defined below), if any, against the Fontress Property.

F. The Selling Debtor has full corporate power and authority to execute the Agreement with Sheraton and all other documents contemplated thereby, and the sale of the Fontress Property has been duly and validly authorized by all necessary corporate action of each Debtor. Subject to the entry of this Order, the Selling Debtor has the corporate power and authority necessary to consummate the transactions contemplated by the Agreement and no consent or approvals, other than those expressly contemplated by the Agreement, are required for the Selling Debtor to consummate such transaction. The Fontress Property is all property of the estate of the Selling Debtor.

G. Neither the execution and delivery of the Agreement and the other documents contemplated thereby nor the consummation by the Selling Debtor of the transactions contemplated thereby will constitute any violation or breach of or conflict with: (a) the Certificate of Incorporation, Certificate of Formation, Limited Liability Agreement or By-Laws of the Selling Debtor; or (b) applicable law.

H. Sufficient business justification exists, pursuant to sections 105 and 363 of the Bankruptcy Code, for the sale of the Fontress Property in accordance with the terms of the Agreement. In light of the continuing expense associated with the Fontress Property, the adequacy of the notice of the Motion and the marketing effort for the Fontress Property, and the good faith arms' length nature of the sale, there is good cause and sound business reason to conduct and approve a sale of the Fontress Property.

599100

I. All of the transactions contemplated by the Agreement are properly authorized under §§ 105 and 363 of the Bankruptcy Code.

J. The Agreement represents the highest and otherwise best offer for the Pentross Property following a period of active and thorough and open solicitation process reasonably calculated to yield the highest or otherwise best offer for the Pentross Property, and the execution of the Agreement and the sale of the Pentross Property are in the best interests of the Debtors, their creditors and estates.

K. The consideration to be paid pursuant to the terms of the Agreement in respect of the Pentross Property constitutes adequate and fair value for the Pentross Property.

L. As a condition to the purchase of the Pentross Property, the Buyer requires (except as set forth in the Agreement or this Order) that such Pentross Property be sold free and clear of all Liens, if any, and that the Buyer not have any liability for any liabilities of the Debtors or their estates. The Selling Debtor may sell the Pentross Property free and clear of any and all liens, security interests or encumbrances, if any, because either: (a) applicable non-bankruptcy law permits such a sale free and clear; (b) the applicable creditors consented to the sale as proposed in the Motion; (c) the aggregate value to be received in consideration of the sale of the Pentross Property to Sheraton exceeds the value of the liens upon and security interests in the Pentross Property; (d) such security interests or liens, if any, are the subject of a bona fide dispute; or (e) applicable creditors could be compelled, in a legal or equitable proceeding, to accept a money satisfaction of such security interests or liens, if any.

M. Sheraton has available all necessary cash and other resources required to consummate the transaction contemplated under the Agreement.

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N. The Agreement was (a) negotiated, proposed and accepted in good faith, from arms' length bargaining positions, by the parties; and (b) constitutes the highest and otherwise best offer for the Fentress Property. The Buyer is not an insider of the Debtors. Sheraton is a good faith purchaser pursuant to section 363(m) of the Bankruptcy Code and entitled to the protections thereunder. No party has engaged in any conduct that would permit the avoidance of the sale of the Fentress Property to the Buyer, the recovery of excess value and other costs or the imposition of punitive damages, pursuant to section 363(n) of the Bankruptcy Code.

O. The sale of the Fentress Property, which will maximize the value of the Debtors' estates, is being undertaken in contemplation of the confirmation of a plan of reorganization and therefore is necessary to the confirmation and consummation of any plan of reorganization. Accordingly, such sale is "under a plan" within the meaning of section 1146(c) of the Bankruptcy Code and such sale is a transaction described in and subject to the provisions of section 1146(c) of the Bankruptcy Code.

P. It is necessary and appropriate, in order to ensure the validity of the sale contemplated hereby and to ensure compliance with this Order, for this Court to retain jurisdiction to: (a) interpret and enforce the provisions of the Agreement, the Motion and this Order, (b) protect the Buyer, and any of the Fentress Property, against any Lien; (c) compel delivery to the Buyer of Fentress Property in the possession of parties other than the Debtors, including determinations that any of the Fentress Property was property of the estates as of the relevant closing dates; (d) resolve any disputes arising under or relating to the Agreement, the Motion and this Order; (e) determine the validity, extent and priority of (alleged) pre-closing Liens, if any, from which the Fentress Property has been sold free and clear, on the Fentress Property and the proceeds of the sale contemplated hereby; and (f) hear contested matters.

IT IS THEREFORE ORDERED that:

1. The findings set forth above and conclusions of law stated herein shall constitute the Court's findings of fact and conclusions of law pursuant to Bankruptcy Rule 7052, made applicable to this proceeding pursuant to Bankruptcy Rule 9014. To the extent any findings of fact later shall be determined to be a conclusion of law, it shall be so deemed, and to the extent any conclusion of law later shall be determined to be a finding of fact, it shall be so deemed.

2. The Motion is granted to the extent provided in this Order.

3. The Agreement is approved in all respects, and the sale of the Fentress Property and performance of other obligations under the Agreement, all pursuant to the terms of the Agreement and this Order, is hereby authorized under sections 105 and 363(b) of the Bankruptcy Code. The Debtors are authorized and empowered to execute and deliver such documents, take or perform such acts, and do such other things, including, without limitation, paying all sums, as may be necessary to effectuate the terms of the Agreement, all transactions related thereto and this Order.

4. The Selling Debtor is authorized and empowered to consummate the Agreement.

5. Except to the extent otherwise provided in the Agreement, upon the occurrence of the Closing, each of the Debtors' creditors is authorized and directed to execute such documents and take such other action as may be necessary to release its Liens upon, if any, or security interests, if any, in the Fentress Property, as may have been recorded or may otherwise exist. On the Closing Date, Sheraton is granted immediate and unfettered access to the Fentress Property. On the Closing Date, the Debtors and their officers, agents and employees

who have access to and control over any of the Pentress Property will cease exercising control over the Pentress Property, and such parties will not interfere with Shcraton's removal, use and control of the Pentress Property.

6. This Order is and shall be effective as a determination that, upon the Closing Date, all Liens, if any, existing as to the Pentress Property prior to the Closing Date have been unconditionally released, discharged and terminated, and that the conveyances described herein, in the Agreement have been effected.

Release of Liens and Attachment to Proceeds

7. Pursuant to sections 105(a) and 363(f) of the Bankruptcy Code, the Pentress Property shall be sold, and, upon the closing of the sale of such Pentress Property pursuant to the Agreement, shall be free and clear of all mortgages, security interests, conditional sale or other title retention agreements, pledges, liens, judgments, demands, encumbrances or charges of any kind or nature (collectively, the "Liens"), with all such Liens, if any, to attach to the proceeds of the sale of the Pentress Property in the order of their priority, and with the same validity, priority, force and effect which they now have as against the Pentress Property; provided, however, that nothing contained herein shall be deemed to be an acknowledgment or consent by the Debtors as to the amount, priority or allowance of any Claim or validity, force and effect, or immunity from avoidance, of any Lien, except to the extent such matters have been previously stipulated to by the Debtors or otherwise by order of the Court.

8. All persons or entities holding Liens with respect to the Pentress Property shall be, and they hereby are, forever barred from asserting such Liens, if any, against any purchaser of such Pentress Property, its successors and assigns or such Pentress Property.

9. This Order is and shall be binding upon and govern the acts of all entities and persons, including without limitation, all filing agents, filing officers, title agents, title companies, recorders of mortgages, recorders of deeds, registrars of deeds, administrative agencies, governmental departments, secretaries of state, federal, state, and local officials, and all other persons and entities who may be required by operation of law, the duties of their office, or contract, to accept, file, register or otherwise record or release any documents or instruments, or who may be required to report or insure any title or state of title in or to any of the Fontress Property ("Recording Officers").

10. If any person or entity that has filed financing statements or other documents or agreements evidencing Liens in the Fontress Property shall not have delivered to Sheraton on or after the Closing Date, in proper form for filing and executed by the appropriate parties, termination statements, instruments of satisfaction, releases of all Liens or other interests which the person or entity has with respect to such Fontress Property, then after ten (10) days' prior notice to the person or entity that has not provided such documents, the Debtors and Sheraton are hereby authorized to execute and file such statements, instruments, releases and other documents on behalf of such person or entity with respect to the Fontress Property to which such documents relate.

11. This Order is deemed to be in recordable form sufficient to be placed in the filing or recording system maintained by any Recording Officer.

Miscellaneous

12. The provisions of this Order shall be self-executing and each and every federal, state or local agency, department or governmental authority shall be, and it hereby is, directed to accept this Order as authorizing the Selling Debtor and its agents to consummate the

001670

transactions authorized and approved hereby, including the sale of the Fentress Property, and no other or further approval, consent, license, record keeping, notice, and the like of such federal, state or local agency is required to effectuate, consummate, and implement the transactions authorized and approved hereby, including the sale of the Fentress Property.

13. Pursuant to section 1146 of the Bankruptcy Code, the sale of the Fentress Property at the Closing is exempt from any stamp taxes or similar taxes, and all filing officers shall be, and they hereby are, directed to accept for recording or filing, and to record or file those documents by which the Fentress Property will be assigned and conveyed that are intended to be recorded or filed and which are presented to them for recording or filing, immediately upon presentation thereof, without payment of such taxes.

14. The failure specifically to include any particular provisions of the Agreement in this Order shall not diminish or impair the efficacy of such provisions, it being the intent of the Court that the Agreement be authorized and approved in its entirety.

15. No bulk sales law, or similar law of any state or other jurisdiction shall apply in any way to the transactions contemplated by the Agreement, the Motion and this Order.

16. This Order shall be effective immediately upon entry pursuant to Bankruptcy Rules 9014 and 7062. The stays provided for by Bankruptcy Rules 6004(g) are is lifted. No automatic stay of execution applies with respect to this Sale Order.

17. Sheraton is not a successor in interest to the Debtors.

18. The Agreement and this Order are binding upon and enforceable against the Debtors, and any successors, including a Chapter 11 trustee or Chapter 7 trustee, and shall not be altered, amended or modified by, and shall survive, each of (a) the dismissal of Debtors' Chapter 11 cases, or of any subsequent Chapter 7 cases (b) the conversion of Debtors' Chapter 11 cases

to cases under Chapter 7, (c) the confirmation of a plan of reorganization or liquidation in Debtors' Chapter 11 cases, or (d) the dissolution of the Debtors.

19. This Court retains jurisdiction to:

- a. Interpret, implement and enforce the terms and provisions of this Order (including the injunctive relief provided herein) and the Agreement, any subsequent amendments to, modifications of, consents relating to, or waivers thereof or any related documents, including any escrow provisions and agreements established in connection with the transactions contemplated thereby;
- b. Protect the Buyer, and the Pentress Property, against any Lien;
- c. Compel delivery to the Buyer of Pentress Property in the possession of parties other than the Debtors, including determinations that the Pentress Property was property of the estates as of the relevant closing and that there was consent to the assumption and assignment of any executory contract or unexpired lease that is included in the Pentress Property;
- d. Resolve any disputes arising under or relating to the Agreement, the Motion and this Order;
- e. Resolve contested matters; and
- f. Adjudicate all issues concerning (alleged) pre-closing Liens on, and the proceeds of the sale of, the Pentress Property.

Dated: April 23 2003


 CHIEF UNITED STATES BANKRUPTCY JUDGE

341308

001671



001672

KATHERINE LEE PAYNE, REGISTER OF DEEDS
GUILFORD COUNTY
201 SOUTH EUGENE STREET
GREENSBORO, NC 27402

* * * * *

State of North Carolina, County of Guilford

The foregoing certificate of Lisa D. Falin

A Notary (Notaries) Public is/are certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.

KATHERINE LEE PAYNE, REGISTER OF DEEDS

By: Peggy H. Boone
Deputy - Assistant Register of Deeds

* * * * *

**This certification sheet is a vital part of your recorded document.
Please retain with original document and submit when re-recording.**

ATTACHMENT #3
Sheraton Park Investors, LLC
NC Secretary of State Annual Report



LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: Sheraton Park Investors, LLC

SECRETARY OF STATE ID NUMBER: 0683795 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2023

Filing Office Use Only
E - Filed Annual Report
0683795
CA202408101644
3/21/2024 10:15
 Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Carlock, Ronald C

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

201 N Elm Street, Suite 201
Greensboro, NC 27401 Guilford County

201 N Elm Street, Suite 201
Greensboro, NC 27401

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Property Management

2. PRINCIPAL OFFICE PHONE NUMBER: (336) 274-8531 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

201 N Elm Street, Suite 201
Greensboro, NC 27401-2447

201 N Elm Street, Suite 201
Greensboro, NC 27401-2447

6. Select one of the following if applicable. (Optional see instructions)

- The company is a veteran-owned small business
 The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Roy E Carroll

NAME: Ronald C Carlock

NAME: Ronald C Carlock

TITLE: Manager

TITLE: Chief Operating Officer

TITLE: Chief Operating Officer

ADDRESS: _____

ADDRESS: 201 N Elm St

ADDRESS: 201 N Elm St

P.O. Box 9846

Ste 201

Ste 201

Greensboro, NC 27429

Greensboro, NC 27401

Greensboro, NC 27401

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Ronald C Carlock
SIGNATURE

3/21/2024
DATE

Form must be signed by a Company Official listed under Section C of This form.

Ronald C Carlock
Print or Type Name of Company Official

Chief Operating Officer
Print or Type Title of Company Official

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$200.00

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

SECTION E: ADDITIONAL COMPANY OFFICIALS

NAME: Ronald C Carlock

TITLE: Chief Operating Officer

ADDRESS: 201 N Elm St

Ste 201

Greensboro, NC 27401

NAME: _____

TITLE: _____

ADDRESS: _____

NAME: _____

TITLE: _____

ADDRESS: _____

NAME: _____

TITLE: _____

ADDRESS: _____

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NAME: _____

TITLE: _____

ADDRESS: _____

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Trip Generation Technical Memorandum

**Sheraton Park Road Trailer Parking Site
Greensboro, NC
Prepared for The Carroll Companies
DAVENPORT Project Number 240018**

Prepared and Sealed by Nick Liguori, PE

April 12, 2024



1.0 Introduction

This memorandum provides a review of the trip generation potential of the proposed Sheraton Park Road Trailer Parking site. This site is located at 209 East Sheraton Park Road, which is on the north side of Sheraton Park Road approximately 0.5 miles east of Randleman Road. The site will consist of a trailer parking facility with a capacity of 224 parking spaces in Phase 1. Phase 2 will add 363 spaces (587 cumulative) and Phase 3 will add 123 spaces (710 cumulative). Note that Phases 2 and 3 are subject to demand, and it is uncertain whether these Phases will be realized. The site plan is shown in Figure 1.

2.0 Land Use and Trip Generation

Land Use and Activity

The site will consist of a trailer parking facility, and is planned to be built in three phases as follows:

- Phase 1: 224 spaces
- Phase 2: 363 spaces
- Phase 3: 123 spaces
- Total: 710 spaces

Note that parking is limited to trailers only, and does not include tractors alone or in combination with trailers. Activities will include the changing of trailers and the dropping off or picking up of trailers, and loading and unloading of containers which will be stored in a northwestern part of the site. The site plan also shows a gate house at the entrance to the facility. One to two employees will be on site at any time during business hours. Business hours are yet to be determined, but the facility will not be open 24 hours or overnight.



NOTE: LOT AREAS TO BE FENCED AND ENTRANCE AND EXIT TO BE GATED.

SCALE 1"=100'



45' TYPE 'A' PLANTING BUFFER

18'X40' GATEHOUSE W/ APARTMENT

SHERATON PARK ROAD

POTENTIAL STORMWATER CONTROL MEASURE

TRAILER PARKING

TRAILER PARKING

TRAILER PARKING

TRAILER PARKING

TRAILER PARKING

TRAILER PARKING

CONTAINER STORAGE

230'

145'

250'

OPEN SPACE

TOWN OF PLAZANT GREEN

SHERER TOWNSHIP

100'

200'

Trip Generation Methodology

The ITE *Trip Generation Manual* is routinely used in the transportation engineering industry to quantify trip generation, based on rates and equations that have been developed based on years of data collection and research. However, no relevant data is available in the *Trip Generation Manual* for the proposed land use of trailer parking.

As a result, this study involved a customized trip generation. This involved identifying and collecting trip generation data for comparable sites offering trailer parking. In particular, two sites in Greer, South Carolina were identified, which are shown in Figures 2 and 3 below.



Figure 2: Data Collection Site 1: 361 Leonard Road, Greer, SC 29651

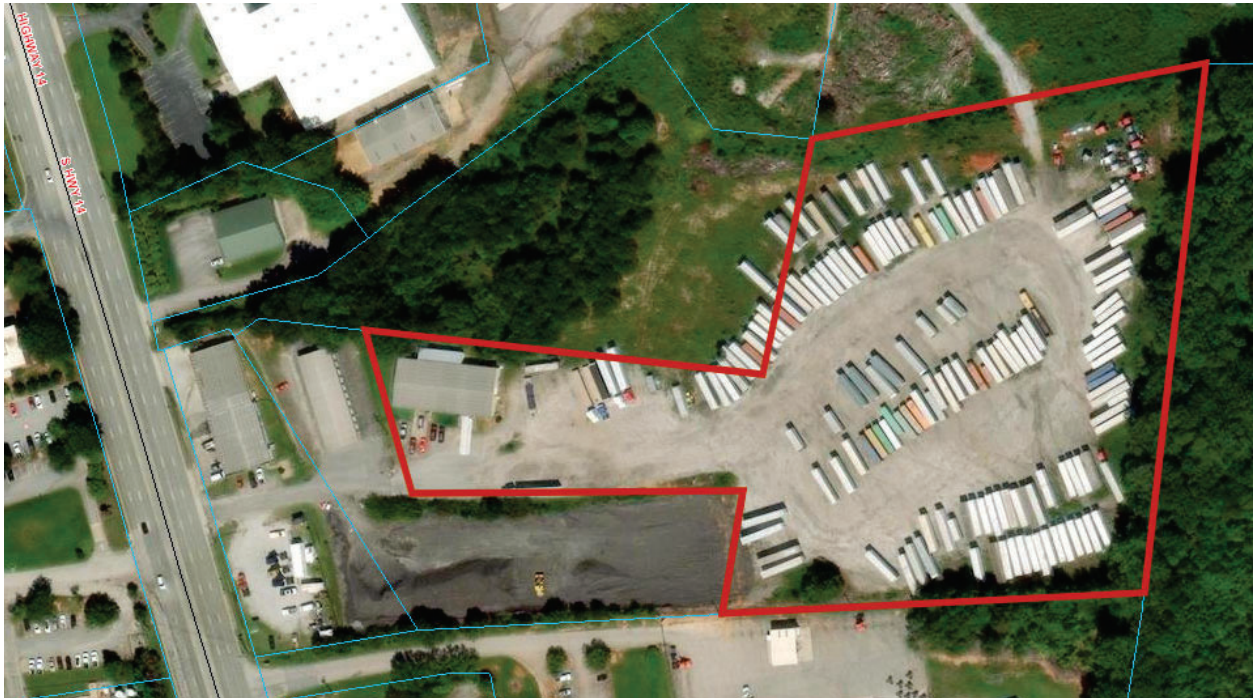


Figure 3: Data Collection Site 2: 1890 SC Highway 14, Greer, SC 29650

Driveway volumes were collected at each site for a 24-hour period from Wednesday, March 27 to Thursday, March 28, 2024. The results are summarized in Tables 1 and 2. The Tables also indicate the parking capacity of each site.

Table 1: Observed Driveway Volumes for Data Collection Site 1			
361 Leonard Road Greer, SC 29651			
Counted 12:00 pm 3/27/24 to 12:00 pm 3/28/24			
Trailer parking capacity: Approximately 200 spaces			
Time Interval	Enter	Exit	Total
12:00 to 1:00 AM	0	0	0
1:00 to 2:00 AM	0	0	0
2:00 to 3:00 AM	1	0	1
3:00 to 4:00 AM	0	1	1
4:00 to 5:00 AM	0	0	0
5:00 to 6:00 AM	0	0	0
6:00 to 7:00 AM	0	0	0
7:00 to 8:00 AM	3	2	5
8:00 to 9:00 AM	2	3	5
9:00 to 10:00 AM	3	3	6
10:00 to 11:00 AM	1	1	2
11:00 AM to 12:00 PM	1	0	1
12:00 to 1:00 PM	0	0	0
1:00 to 2:00 PM	3	3	6
2:00 to 3:00 PM	0	0	0
3:00 to 4:00 PM	2	3	5
4:00 to 5:00 PM	1	1	2
5:00 to 6:00 PM	2	2	4
6:00 to 7:00 PM	1	1	2
7:00 to 8:00 PM	0	0	0
8:00 to 9:00 PM	0	0	0
9:00 to 10:00 PM	0	0	0
10:00 to 11:00 PM	0	0	0
11:00 PM to 12:00 AM	0	0	0
Total	20	20	40
AM Peak Hour (8:30-9:30 AM)	3	4	7
PM Peak Hour (4:30-5:30 PM)	3	3	6
AM Rate (trips/parking space)	0.015	0.020	0.035
PM Rate (trips/parking space)	0.015	0.015	0.030
Daily Trips Rate (trips/parking space)	0.100	0.100	0.200

Table 2: Observed Driveway Volumes for Data Collection Site 2			
1890 SC Highway 14 Greer, SC 29650			
Counted 11:00 am 3/27/24 to 11:00 pm 3/28/24			
Trailer parking capacity: Approximately 286 spaces			
Time Interval	Enter	Exit	Total
12:00 to 1:00 AM	0	0	0
1:00 to 2:00 AM	0	0	0
2:00 to 3:00 AM	0	0	0
3:00 to 4:00 AM	1	0	1
4:00 to 5:00 AM	1	1	2
5:00 to 6:00 AM	0	2	2
6:00 to 7:00 AM	1	2	3
7:00 to 8:00 AM	3	1	4
8:00 to 9:00 AM	0	1	1
9:00 to 10:00 AM	1	1	2
10:00 to 11:00 AM	3	4	7
11:00 AM to 12:00 PM	2	2	4
12:00 to 1:00 PM	2	3	5
1:00 to 2:00 PM	2	2	4
2:00 to 3:00 PM	0	0	0
3:00 to 4:00 PM	2	1	3
4:00 to 5:00 PM	0	0	0
5:00 to 6:00 PM	0	0	0
6:00 to 7:00 PM	0	0	0
7:00 to 8:00 PM	2	0	2
8:00 to 9:00 PM	2	1	3
9:00 to 10:00 PM	1	2	3
10:00 to 11:00 PM	0	0	0
11:00 PM to 12:00 AM	0	0	0
Total	23	23	46
AM Peak Hour (10:00-11:00 AM)	3	4	7
PM Peak Hour (12:00-1:00 PM)	2	3	5
AM Rate (trips/parking space)	0.010	0.014	0.024
PM Rate (trips/parking space)	0.007	0.010	0.017
Daily Trips Rate (trips/parking space)	0.080	0.080	0.161

Table 3 provides the average trip generation rates based on the two data collection sites, in terms of trips per parking space.

Table 3: Average Trip Generation Rates (Trailer Parking Site)						
Trips per parking space						
24-Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
0.180	0.013	0.017	0.030	0.011	0.013	0.024

Trip Generation Results

Next, the trip generation of the proposed site on Sheraton Park Road was computed using average trip rates from Table 3 above. Parking capacity (number of spaces) is used as the independent variable for trip generation purposes. Based on the proposed phasing schedule, Table 4 below summarizes the trip generation at each phase of the project.

Table 4: Trip Generation for Sheraton Park Road Trailer Parking Site											
Average Weekday Driveway Volumes					24-Hour	AM Peak Hour			PM Peak Hour		
					Two-Way						
Land Use	ITE Land Use Code	Size	Method	Volume	Enter	Exit	Total	Enter	Exit	Total	
Phase 1: 224 parking spaces											
Trailer Parking	Custom	224	Parking Spaces	Custom Rates	40	3	4	7	2	3	5
Phase 2: 587 parking spaces											
Trailer Parking	Custom	587	Parking Spaces	Custom Rates	106	8	10	18	6	8	14
Phase 3 (Full Build): 710 parking spaces											
Trailer Parking	Custom	710	Parking Spaces	Custom Rates	128	9	12	21	8	9	17

In total, the site is expected to generate less than 150 trips per day and less than 25 trips per peak hour in the full-build scenario. Note that site traffic consists primarily of truck traffic, with the exception of employee trips.

3.0 Trip Generation for Alternative Land Use Scenario

For comparative purposes only, an alternative development scenario based on the existing zoning was reviewed. The subject parcel is currently undeveloped woodland. The land is zoned AG (Agricultural), which allows residential development to a minimum lot size of 40,000 square feet (0.92 acres). Based on the parcel size of 48.76 acres, the number of lots developable was computed as 53. To allow margins for streets and other undevelopable area, it was estimated that 50 single family lots could be developed. The trip generation for 50 homes was calculated based on equations in the ITE *Trip Generation Manual* (11th Edition). The results are shown in Table 5 below.

Table 6 compares the proposed trailer parking scenario and this by-right residential scenario. The results indicate that even at full-build, the proposed trailer parking plan generates approximately 76% fewer trips than the residential scenario. It should be noted that the difference is the proposed site's traffic consists primarily of trucks instead of passenger vehicles.

Table 5 - Trip Generation for By-Right Development Scenario (Comparison Purposes Only)									
Average Weekday Driveway Volumes					24 Hour Two-Way	AM Peak Hour		PM Peak Hour	
<u>Land Use</u>	<u>ITE Land Code</u>	<u>Size</u>	<u>Data Source</u>	<u>Volume</u>	<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>	
Single Family Detached	210	50	Dwelling Units	Adjacent, Equations	533	10	30	33	19

Table 6 - Comparison of Trip Generation for Proposed Scenario and By-Right Development Scenario							
		24 Hour Two-Way	AM Peak Hour		PM Peak Hour		
Proposed Scenario (Trailer Parking)		128	9	12	8	9	
By-Right Residential Scenario (50 homes)		533	10	30	33	19	
Difference (Proposed minus By-Right)		Trips	-405	-1	-18	-25	-10
		%	-76%	-10%	-60%	-76%	-53%
			-35%		-64%		

4.0 Access and Traffic Routing

Access

The site plan proposes one (1) access point to the site on Sheraton Park Road at a location approximately 0.5 miles east of Randleman Road. Based on information from the applicant, the trucks that will patronize the site are primarily from major interstate and intrastate routes in the area including I-85, I-73, I-40, and US 421. The most direct access to the site is from I-85 via the Elm-Eugene Street interchange. This route is shown in Figure 4.

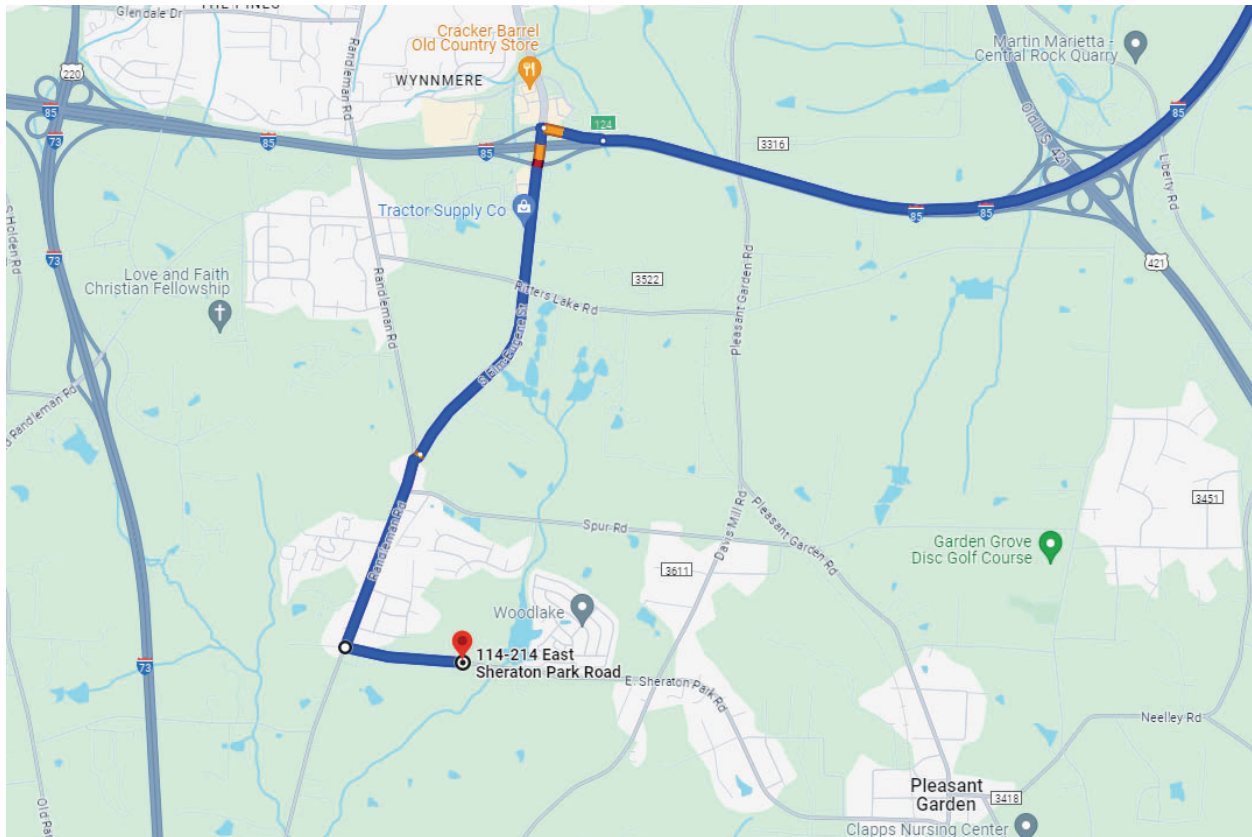


Figure 4: Anticipated Primary Route along Elm-Eugene Street and Randleman Road

Traffic Volumes

Traffic counts published by NCDOT indicate that Sheraton Park Road had an average annual daily traffic volume (AADT) of 2,300 vehicles per day in 2021. Randleman Road had an AADT volume of 7,200 vehicles per day to the north of Sheraton Park Road, and 3,700 vehicles per day to the south of Sheraton Park Road in 2021.

It should be noted that this memorandum was limited to trip generation analysis. Intersection capacity, geometric review, and structural analysis of pavement, if requested, would require additional study.

5.0 Summary / Conclusion

This technical memorandum provides a review of the trip generation potential of the proposed Sheraton Park Road Trailer Parking site. This site is proposed to serve the parking of trailers only. It is planned to be built in phases, with 224 spaces of capacity in Phase 1. Phase 2 will add 363 spaces (587 cumulative) and Phase 3 will add 123 spaces (710 cumulative). Based on data collected at two similar sites and based on a review of the site plan, the following is a summary of the findings:

1. At Phase 1, the site will generate approximately 40 daily trips and 7 trips in the highest peak hour.
 - a. This is 92% fewer daily trips than could be generated in a by-right residential subdivision scenario (50 homes).
 - b. This represents only a 1.7% increase in traffic volume on Sheraton Park Road.
2. At Phase 2, the site will generate approximately 106 total daily trips and 18 trips in the highest peak hour.
 - a. This is 80% fewer daily trips than could be generated in a by-right residential subdivision scenario (50 homes).
 - b. This represents only a 4.6% increase in traffic volume on Sheraton Park Road.
3. At Phase 3 (Full Build), the site will generate approximately 128 total daily trips and 21 trips in the highest peak hour.
 - a. This is 76% fewer daily trips than could be generated in a by-right residential subdivision scenario.
 - b. This represents only a 5.5% increase in traffic volume on Sheraton Park Road.
4. The development of Phases 2 and 3 is subject to demand. It is uncertain whether these Phases will be realized.

Overall, this trip generation review indicates that the proposed land use generates traffic at much lower rates than other truck-related facilities, such as distribution centers, truck stops, and heavy industrial sites. Trailers are typically parked for long periods of time, as opposed to higher-turnover parking areas where drivers make brief stops and then continue driving. When compared to a by-right residential development scenario for this property, the proposed trailer parking use generates only a fraction of the trips, as shown above.

It should be noted that this memorandum was limited to trip generation analysis. Intersection capacity, geometric review, and structural analysis of pavement, if requested, would require additional study.

Oliver Bass

From: Jackson, Kaitlyn D. <KJackson@tuggleduggins.com>
Sent: Friday, January 10, 2025 4:03 PM
To: Oliver Bass; J. Leslie Bell
Cc: Fox, Michael; Duggins, Nathan
Subject: FW: [External] RE: 209 E Sheraton Park - Trailer Storage

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

WARNING

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

Leslie and Oliver,

Please see below NCDOT's confirmation that the identified pavement composition of E Sheraton Park Road is capable of handling the tractor trailer traffic that is expected to be generated by the development.

Thank you,
Kaitlyn

Kaitlyn D Jackson
Tuggle Duggins P.A.
400 Bellemeade Street, Suite 800
P.O. Box 2888 - 27402
Greensboro, NC 27401
T 336-271-5235 | F 336-274-6590
KJackson@tuggleduggins.com
www.tuggleduggins.com

TUGGLE  **DUGGINS**

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DISCLOSURE:

Accounting, business or tax advice, if any, contained in this communication, including attachments, is not intended as a thorough analysis of specific issues, or a substitute for a formal opinion, nor is it sufficient to avoid tax-related penalties.

From: Robinson, Stephen J <sjrobinson@ncdot.gov>
Sent: Thursday, January 9, 2025 9:18 AM
To: Jackson, Kaitlyn D. <KJackson@tuggleduggins.com>; Archer III, Wright <warcher@ncdot.gov>
Cc: Duggins, Nathan <NDuggins@tuggleduggins.com>; Whitley, Matthew P <mpwhitley@ncdot.gov>
Subject: RE: [External] RE: 209 E Sheraton Park - Trailer Storage

This Message originated outside of Tuggle Duggins.

Kaitlyn,

Based on the observations of the roadway structure at a pipe replacement near in proximity to the proposed development site, the Department feels that the apparent pavement structure is capable of handling the identified traffic of the proposed development.

At this time the Department does not have any objections to the proposed development based on the pavement conditions.

Thanks,

Stephen Robinson, PE, CPM

District Engineer

Division 7, District 2

336 487 0100 office

sjrobinson@ncdot.gov

PO Box 14996

1584 Yanceyville Street

Greensboro, NC 27415



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Jackson, Kaitlyn D. <KJackson@tuggleduggins.com>

Sent: Monday, January 6, 2025 4:32 PM

To: Archer III, Wright <warcher@ncdot.gov>; Robinson, Stephen J <sjrobinson@ncdot.gov>

Cc: Duggins, Nathan <NDuggins@tuggleduggins.com>

Subject: [External] RE: 209 E Sheraton Park - Trailer Storage

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Wright and Stephen,

This firm is representing Sheraton Park Road Investors, LLC, with respect to the rezoning of its property, located at 209 E Sheraton Park Road, Greensboro, North Carolina, to allow for the development of a tractor-trailer storage facility with a maximum of 710 parking/ storage space. This would be carried out in phases, with the maximum number being years away. Per the Transportation Memorandum prepared by Davenport Engineering, at full-build out, the development is expected to generate 128 trips per day and less than 25 trips in the AM/PM peak hours.

In consideration of the rezoning request for the proposed development, Guilford County's planning staff have raised questions about whether the pavement composition of E Sheraton Park Road is sufficient to support the expected tractor-trailer traffic generated by the proposed development.

Could you please confirm NCDOT has no issue with the proposed development and the pavement composition on E. Sheraton Park Road is adequate to support the tractor trailer traffic expected to be generated by the development?

Thank you,
Kaitlyn

Kaitlyn D Jackson
Tuggle Duggins P.A.
400 Bellemeade Street, Suite 800
P.O. Box 2888 - 27402
Greensboro, NC 27401
T 336-271-5235 | F 336-274-6590
KJackson@tuggleduggins.com
www.tuggleduggins.com



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Limited Liability Company

Legal Name

Sheraton Park Investors, LLC

Information

SosId: 0683795

Status: Current-Active ⓘ

Date Formed: 7/21/2003

Citizenship: Domestic

Annual Report Due Date: April 15th

Current **Annual Report Status:**

Registered Agent: Carlock, Ronald C

Addresses

Mailing

201 N Elm Street, Suite 201
Greensboro, NC 27401-2447

Principal Office

201 N Elm Street, Suite 201
Greensboro, NC 27401-2447

Reg Office

201 N Elm Street, Suite 201
Greensboro, NC 27401

Reg Mailing

201 N Elm Street, Suite 201
Greensboro, NC 27401

Company Officials

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

Chief Operating Officer

Ronald C Carlock
201 N Elm St Ste 201
Greensboro NC 27401

Chief Operating Officer

Ronald C Carlock
201 N Elm St Ste 201
Greensboro NC 27401

Chief Operating Officer

Ronald C Carlock
201 N Elm St Ste 201
Greensboro NC 27401

Manager

Roy E Carroll

P.O. Box 9846

Greensboro NC 27429

**CONDITIONAL REZONING CASE #24-02-PLBD-00073: AG, AGRICULTURAL TO CZ-LI,
CONDITIONAL ZONING-LIGHT INDUSTRIAL: 209 E SHERATON PARK ROAD
(CONTINUED FROM NOVEMBER 13, 2024)**

Property Information

Located at 209 E Sheraton Park Road (Guilford County Tax Parcel #142734 in Sumner and Fentress Township) approximately 2,923 feet east of Randleman Road and comprises approximately 48.76 acres.

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

Nature of the Request

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

Use Conditions - Permitted uses shall include all uses allowed in the LI, Light Industrial Zoning District, except for the following: (1) Homeless Shelter; (2) Country Club with Golf Course; (3) Golf Course; (4) Swim and Tennis Club; (5) Amusement or Water Park, Fairgrounds; (6) Auditorium, Coliseum or Stadium; (7) Go Cart Raceway; (8) Shooting Range, Indoor; (9) Daycare Center in Residence (In-Home) 12 or less; (10) Daycare Center (Not-In-Home); (11) Fraternity or Sorority (University or College Related); (12) Bank or Finance without Drive Through; (13) Bank or Finance with Drive Through; (14) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (15) Kennels or Pet Grooming; (16) Motion Picture Production; (17) Pest or Termite Control Services; (18) Research, Development, or Testing Service; (19) Studios Artist and Recording; (20) Garden Center or Retail Nursery; (21) Manufactured Home Sales; (22) Cemetery or Mausoleum; (23) Truck Stop; (24) Beneficial Fill Area; (25) Bus Terminal and Service Facilities; (26) Taxi Terminal; (27) Construction or Demolition Debris Landfill, Minor; (28) Land Clearing & Inert Debris Landfill, Minor; (29) Recycling Facilities, Outdoor; (30) Laundry or Dry-Cleaning Plant Laundry; (31) Dry-Cleaning Substation

Development Conditions (Amended) – (1) A vehicular connection to the Grey Bridge Neighborhood shall not be permitted, unless gated access is required by the Fire Department for emergency access; (2) All non-emergency access to the site shall be limited to Sheraton Park Road; (3) A vegetative buffer shall be provided and maintained as generally depicted in the landscape buffer concept plan attached hereto and incorporated by reference; (4) Hours of operation shall be limited to the hours between 7:00 a.m. and 6:00 p.m.

The original application, dated February 13, 2024, was continued from April 10, 2024, at the regular meeting of the Planning Board at the applicant's request. The original application was revised on October 8, 2024, to add the abovementioned development conditions. The proposed use conditions are unchanged. A Table of Permitted Uses showing uses proposed for exclusion is attached for reference.

District Descriptions

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

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

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 subject parcel is in a predominantly residential area. Development in the area includes a manufactured home park, a manufactured home subdivision, and manufactured homes on individual lots.

Existing Land Use(s) on the Property: The subject parcel is undeveloped.

Surrounding Uses:

North: Residential subdivision with manufactured homes on individual lots

South: Agricultural and single-family dwelling

East: Woodlake wastewater discharge facility (NPDES Permit #NC0023299) for the adjacent manufactured home park

West: Single-family dwellings on lots of 2 or more acres

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: Pleasant Garden FPSD

Miles from Fire Station: Approximately 2.7 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: According to the 2005 Greensboro MPO Collector Street Plan, Sheraton Road is classified as a Collector Street. The 2021 NCDOT traffic count reports an annual average of 2300 vehicles per day near the intersection of Randleman Road.

An email sent by the applicant's attorney on January 10, 2025, includes communication from NCDOT that states that they have no objections to the proposed development of tractor-trailer parking storage facilities based on the pavement conditions.

Proposed Improvements: New developments require an NCDOT Driveway Permit.

Projected Traffic Generation: The applicant submitted a trip generation memorandum dated April 12, 2024. The projected two-way trip generation for Phase 1 is 40 daily trips for 224 spaces; Phase 2 is 106 daily trips for 587 spaces, and Phase 3 is 128 daily trips for 710 spaces. Data for the remaining uses permitted in the LI district is unavailable.

Environmental Assessment

Topography: Nearly flat, gently sloping, and moderately sloping.

Regulated Floodplain/Wetlands: No wetland on the site per the National Wetlands Inventory. A regulated floodplain runs along the eastern boundary of the subject parcel.

Streams and Watershed: No mapped streams on site per USGS Map for Guilford County. The site is within the Polecat Creek WS-III General Watershed Area.

Land Use Analysis

Land Use Plan: Southern Area Plan

Plan Recommendation: Rural Residential

The LI district is inconsistent with the Southern Area Plan recommendation of Rural Residential. The Rural Residential designation is intended to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer with densities generally up to two (2) dwelling units per acre. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, and RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts. Uses typically permitted in the LI district are not anticipated in Rural Residential designated areas.

Recommendation

Staff Recommendation:

While staff does not recommend the approval of all three (3) phases (710 tractor-trailer spaces at full build) as presented in the application, staff recommends approval with the added condition that the maximum number of tractor-trailer spaces be set at no more than 587 (max. of Phase 1 and 2 combined). This recommendation is based on the trip generation report for a tractor-trailer parking facility to be built in three phases with 710 total spaces and 128 daily (two-way) trips at full build, primarily truck traffic. Below are the cumulative total spaces and trips for each phase from the trip generation report:

- Phase 1-----224 spaces----- 40 daily trips
- Phase 2----587 spaces ----- 106 daily trips
- Phase 3(Full Build) -----710 spaces----- 128 daily trips

This recommendation is reasonable because it will fulfill an emerging community need in the county. Additionally, it will mitigate adverse impacts on residential communities near and along potential routes to and from the site by reducing the number of two-way daily trips of predominantly truck traffic from 128 to 106. Additionally, staff identified three potential routes to the subject parcel from a four-lane highway. The shortest route is from the I-85 interchange at Randleman Road, approximately 2.7 miles from the site. The other two routes are from I-73 at the Randleman Road interchange, approximately 3.8 miles, and at the NC Highway 62 interchange, approximately 4.6 miles from the subject parcel. Finally, this proposed condition allows actual trip generation data to be gathered and re-evaluated as part of a new potential rezoning request initiated by the property owner after the tractor-trailer facility is built and operational.

This recommendation is consistent with **Objective 1.5 of the Future Land Use Element of the Comprehensive Plan** which states “Recognize and respect the unique characteristics of Guilford County’s unincorporated and emerging communities.”

Area Plan Amendment Recommendation:

The proposed rezoning is inconsistent with the recommendation of Rural Residential in the Southern Area Plan. If the request is denied, a plan amendment would not be required. If the request is approved, a plan amendment to Light Industrial would be required.

Guilford County, NC

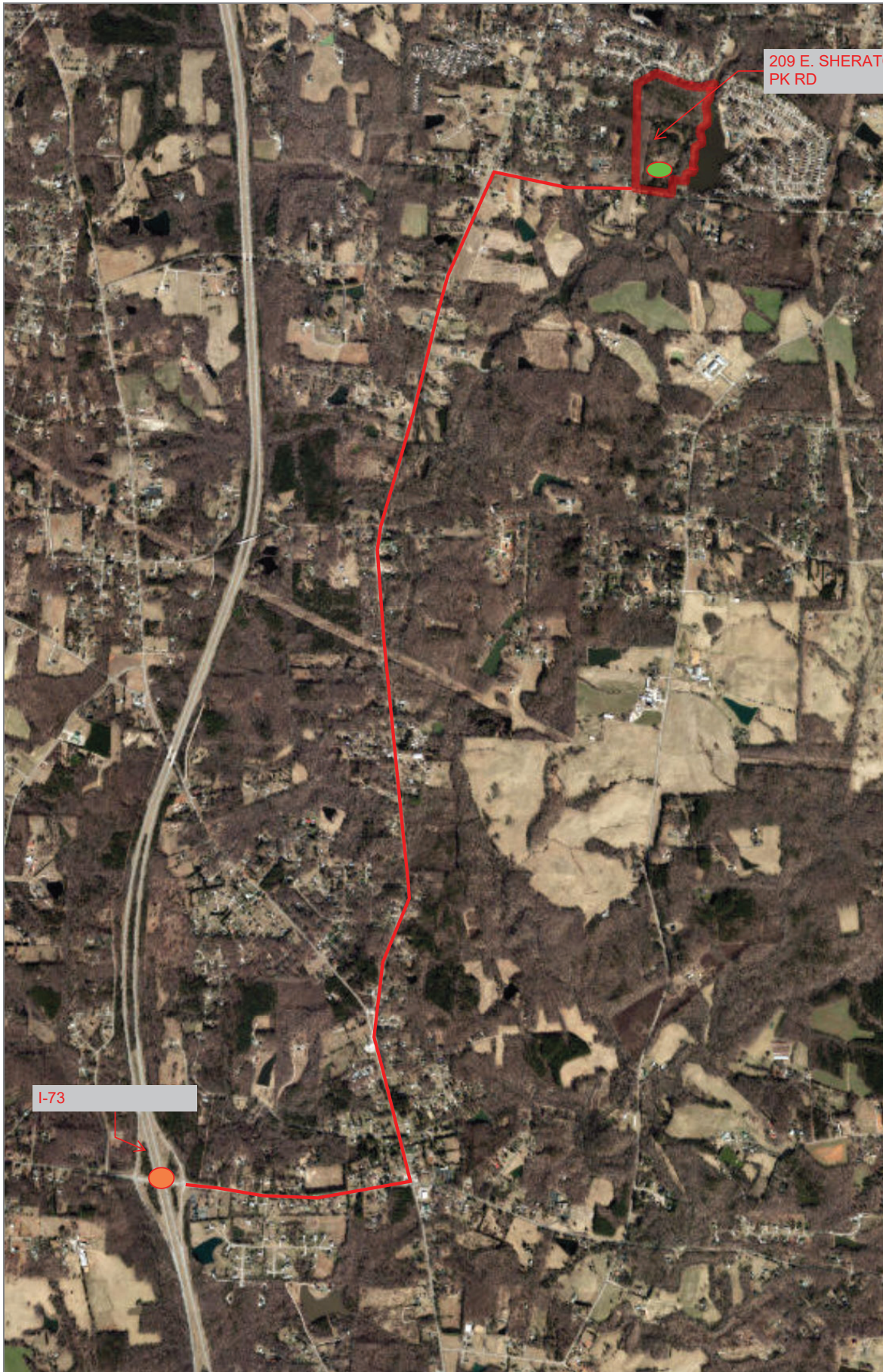


Disclaimer: While every effort is made to keep information provided over the Internet accurate and up to date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use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

Map Scale
1 inch = 1951 feet
1/22/2025

ROUTE

Guilford County, NC



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

Map Scale
1 inch = 0.5 mile
1/22/2025

— ROUTE

AG to CZ-LI
+/- 48.76 acres

GREENSBORO

PLEASANT GARDEN

CASE # 24-02-PLBD-00073
(Revised 01/29/2025)
209 East Sheraton Park Road
SCALE: 1" = 2,000'

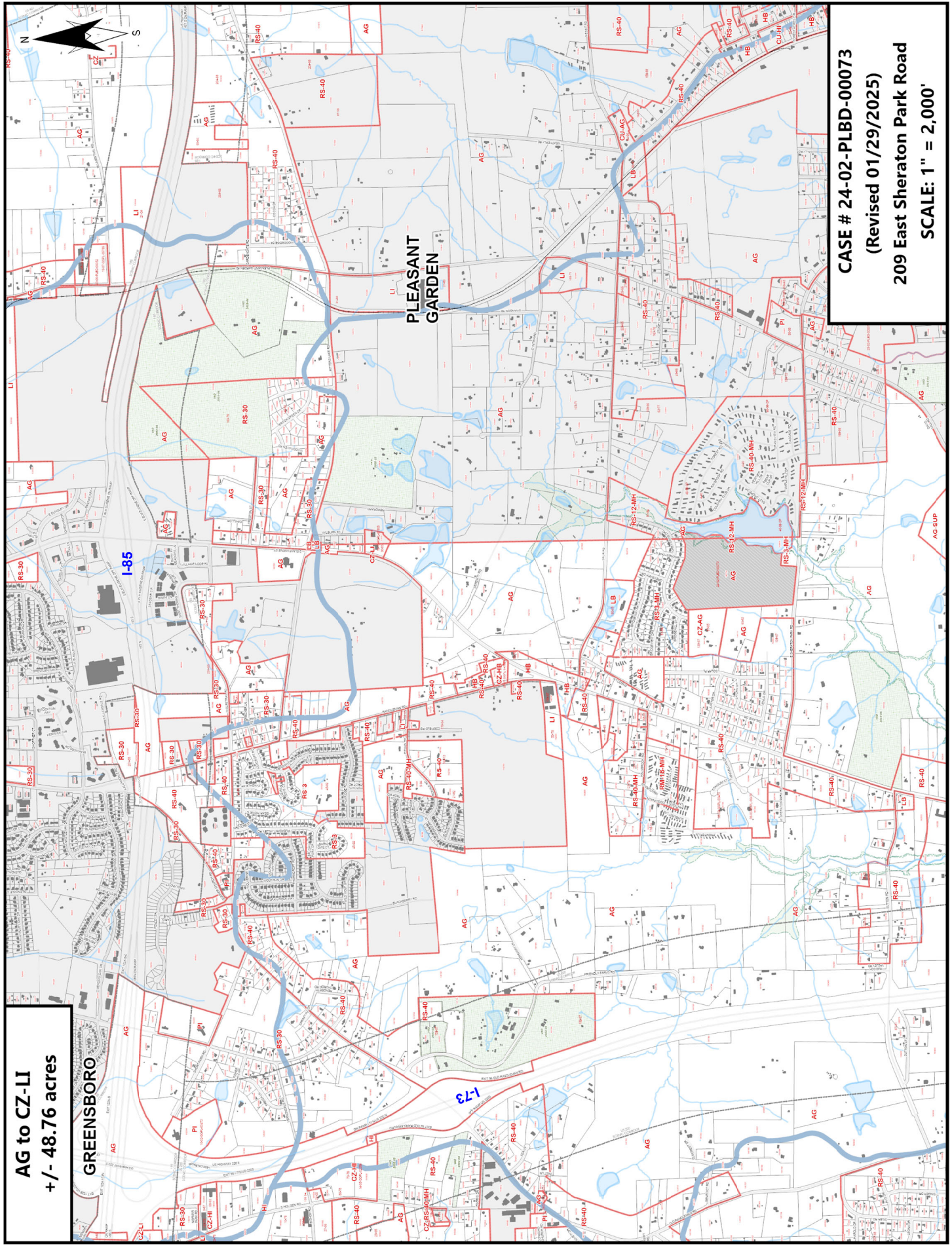


TABLE 6-2-2: PLANTING YARD CHART^{1, 2, 3, 4}

Zoning Classification of Site	Zoning Classification of Adjacent Site					
	AG	All RS Districts	All RM Districts	PI, LO, MXU, LB, NB	GB, HB, CP	LI, HI
AG	N/A	N/A	N/A	B	A	A
All RS Districts	D	N/A	C	B	A	A
All RM Districts	C	D	N/A	C	B	A
PI, LO, MXU, LB, NB	B	B	B	D	C	B
GB, HB, CP	A	A	B	C	D	C
LI, HI	A	A	A	B	C	D

Notes:

1. A proposed nonresidential use in an AG Zoning District locating next to vacant property shall be required to install a Type D planting yard. Where a proposed non-residential use (i.e., a change in Use Category per Table 4-3-1 – Permitted Use Schedule) in a residential zoning district (includes Agricultural Zoning District) abuts a single-family or two-family dwelling along any property line, a Type B planting yard is required.
2. A non-residential or multi-family residential with 8 or more units adjacent to an AG or RS zoning district shall be required to install a Type C planting yard.
3. Use of a vacant parcel with a valid preliminary plat or site plan shall be considered developed for the approved use.
4. Single-family detached dwelling or two-family dwellings on individual lots are exempt from installing planting yards requirements.

TABLE 4.3 1 PERMITTED USE SCHEDULE (CZ Case #24 02 PLBD 00073, CZ LI)

X Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 Environmental Regulations

For PUD Zoning Districts (PD R, PD M & RPD) Refer to Section 4.4

P Use by Right ~~Strikethrough~~ Use Excluded by Property Owner

D Individual Development Standards Apply See Article 5

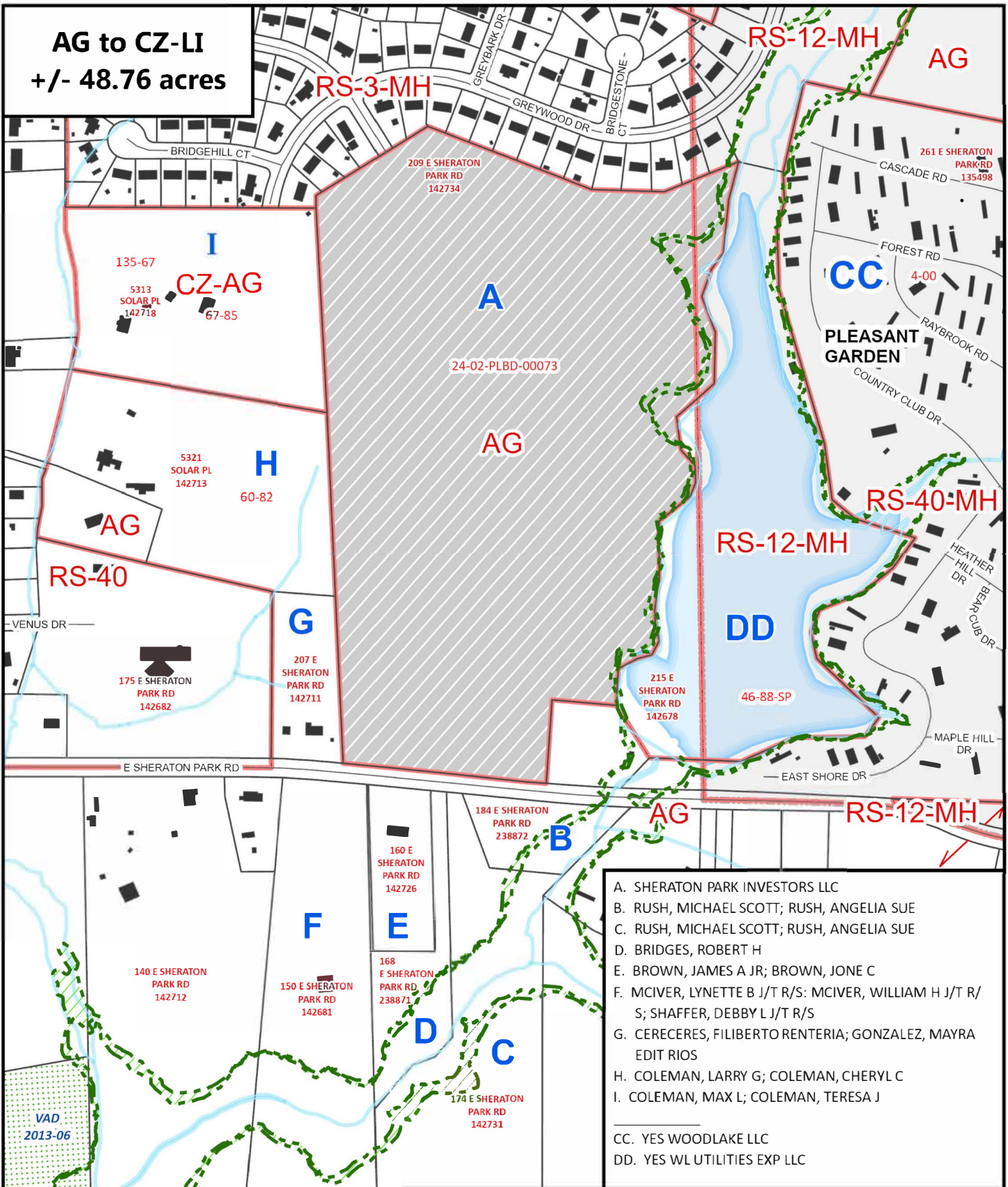
S Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q



Z Overlay Zoning Required

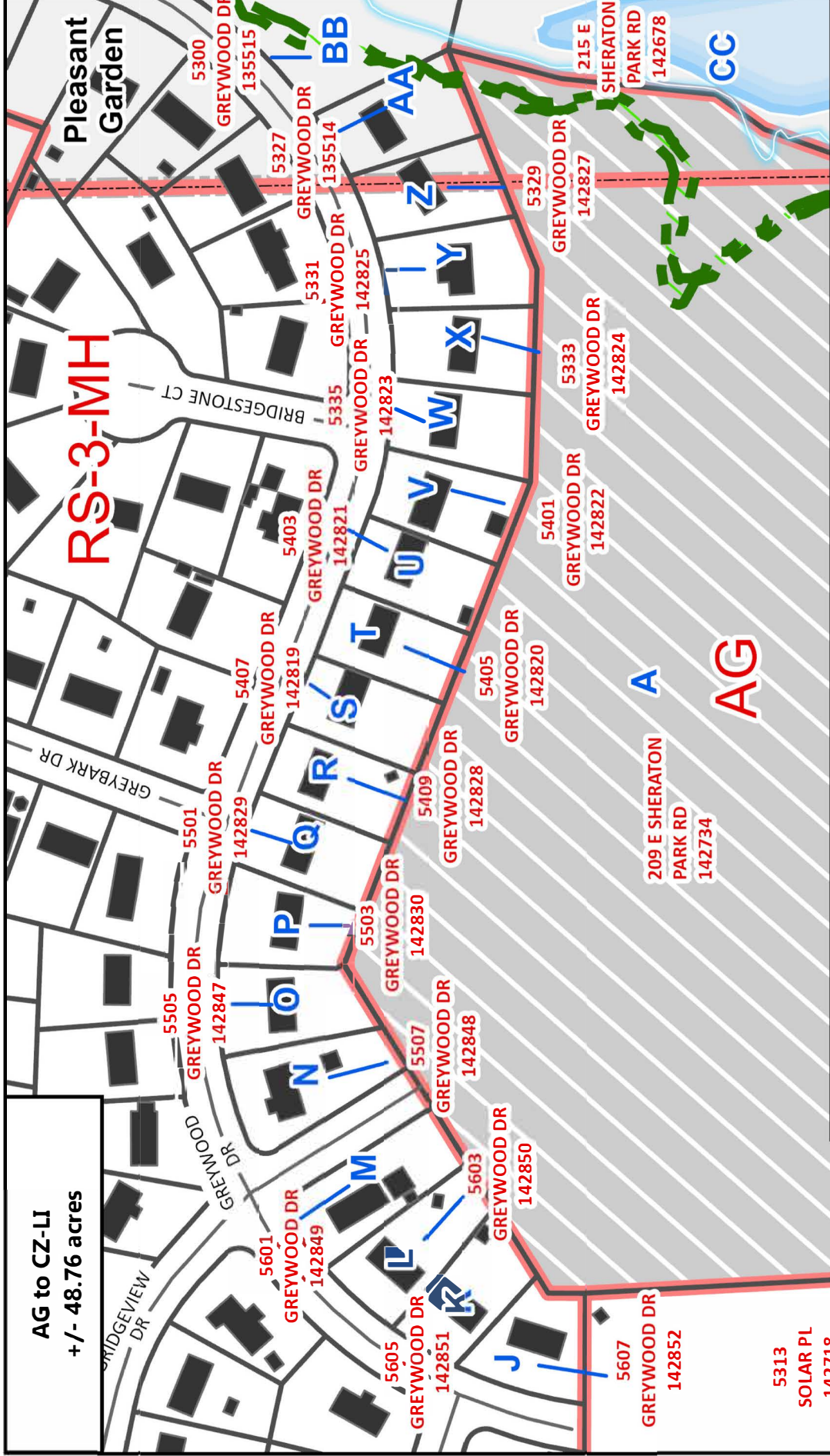
* Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial			
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
Business, Professional, and Personal Services	Office (General)													P	P	P	P	P	P	P	P		
	Medical or Professional Office													P	P	P	P	P	P	P	P		
	Personal Service													P	P	P	P	P	P	P	P		
	Advertising, Outdoor Services																	D	D	P	P	P	
	Bank or Finance without Drive-through														D		P	P	P	D	R		
	Bank or Finance with Drive-through														P		P	P	P	P	R		
	Boat Repair	X																P	P		P	P	
	Building Maintenance Services																	P	P		P	P	
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																P	P		P	R	
	Insurance Agency (Carriers and On-Site Claims Inspections)														P		P	P	P	P	P		
	Kennels or Pet Grooming		P												D		D	D	D	D	R	P	
	Landscape and Horticultural Services	X	S																P		P	P	
	Motion Picture Production																	P	P	P	R		
	Pest or Termite Control Services	X																P	P		R	P	
	Research, Development or Testing Services																				P	R	P
Studios Artists and Recording													P	P	P	P	P	P		R			
Retail Trade	Automobile Rental or Leasing	X															P	P		P	P		
	Automobile Repair Services	X															P	P		P	P		
	Car Wash	X															D	D		P	P		
	Building Supply Sales (with Storage Yard)																D	D		P	P		
	Convenience Store (with Gasoline Pumps)	X												P		P	P	P	D	P	P		
	Equipment Rental and Repair, Light																D	D		P	P		
	Fuel Oil Sales	X																		P	P		
	Garden Center or Retail Nursery																P	P		R			
	Manufactured Home Sales																		P	R	P		
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X															P	P		P	P		
	Service Station, Gasoline	X															P	P	P		P	P	
	Tire Sales																P	P		P			

**AG to CZ-LI
+/- 48.76 acres**



 <p>Planning & Development Department</p>	<p>Jurisdiction: GUILFORD COUNTY</p>	<p>Case Number: 24-02-PLBD-00073 (Revised 10/08/2024) Conditional Zoning - Light Industrial</p>	<p>Case Area: Parcel - 142734 209 E. Sheraton Park Rd</p>	 <p>Scale: 1" = 400'</p>
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- | | | |
|--|--|--|
| <p>W. SMITH, JACK M; SMITH, DENISE A
 X. LINDSAY, PHILIP LEON; LINDSAY, EVELYN D
 Y. RANSOM, LUCY MANDY O
 Z. CHAVEZ, JULIO C; CHAVEZ, IRIS N
 AA. POWELL, CLEDES JOSHUA
 BB. GREYBRIDGE PROPERTY OWNERS ASSOCIATION INC
 CC. YES WL UTILITIES EXP LLC</p> | <p>O. SAYLOR, FRANK R
 P. NICHOLS, LARRY C; NICHOLS, MARILYN G
 Q. ROBINSON, KEVIN D; ROBINSON, TAMIKA D
 R. WALLACE, ERVIN EDWARD; WALLACE, LYNN W
 S. FOUST, RICHARD L; FOUST, VERONICA E
 T. WELCH, ELIZABETH G
 U. AUSTIN, JAMES E; AUSTIN, DONNA C
 V. GARCIA, SELENA GABRIELLA</p> | <p>A. SHERATON PARK INVESTORS LLC
 I. COLEMAN, MAX L; COLEMAN, TERESA J
 J. REED, DARLENE FAITH
 K. OXENDINE, KRISTIN; OXENDINE, JAMES
 L. AUFDERHAR, HAL J; AUFDERHAR, RHONDA K
 M. MORRIS, BARBARA; MORRIS, RANDALL C
 N. VASQUEZ, CARLOS EFREN RAMIREZ; ALONSO, MARIA BEATRIZ ROSALES</p> |
|--|--|--|

**AG to CZ-LI
+/- 48.76 acres**

AG

RS-3-MH

**5313
SOLAR PL
142718**

**5607
GREYWOOD DR
142852**

**5603
GREYWOOD DR
142850**

**5605
GREYWOOD DR
142851**

**5601
GREYWOOD DR
142849**

**5505
GREYWOOD DR
142847**

**5507
GREYWOOD DR
142848**

**5503
GREYWOOD DR
142830**

**5409
GREYWOOD DR
142828**

**5405
GREYWOOD DR
142820**

**5401
GREYWOOD DR
142822**

**5333
GREYWOOD DR
142824**

**5329
GREYWOOD DR
142827**

**5331
GREYWOOD DR
142825**

**5335
GREYWOOD DR
142823**

**5300
GREYWOOD DR
135515**

**5327
GREYWOOD DR
135514**

**209 E SHERATON
PARK RD
142734**

**215 E
SHERATON
PARK RD
142678**

J
K
L
M
N
O
P
Q
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V
W
X
Y
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AA
BB
CC

BRIDGESTONE CT
GREYBARK DR
GREYWOOD DR
DRIDGEVIEW DR

Pleasant Garden

Planning & Development Department

JURISDICTION: GUILDFORD COUNTY

**Case Number: 24-02-PLBD-00073
(Revised 10/08/2024)**

**Case Area: Parcel - 142734
209 E. Sheraton Park Rd**

Conditional Zoning - Light Industrial

Scale: 1" = 150'

AG to CZ-LI
+/- 48.76 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

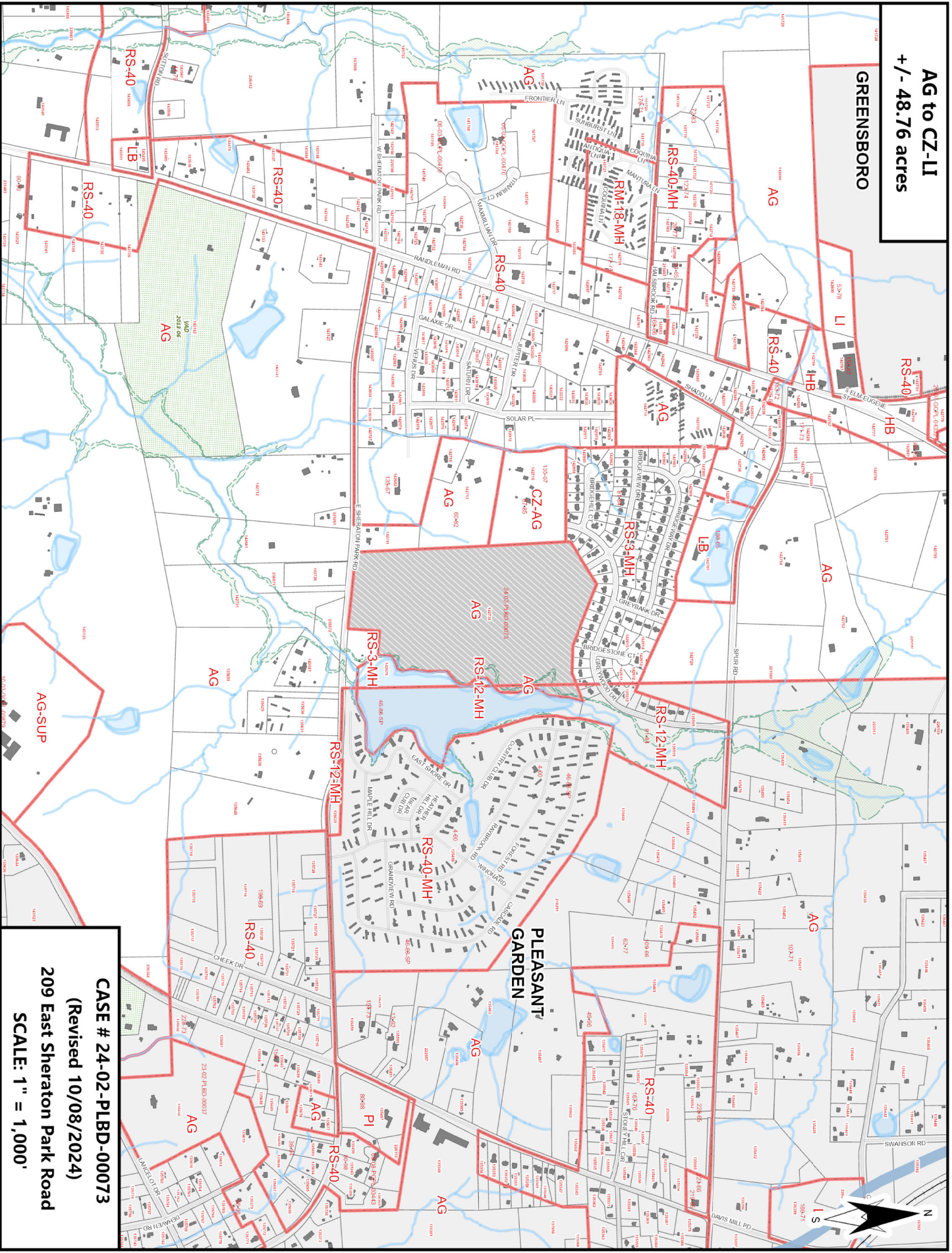
Case Number:
24-02-PLBD-00073
(Revised 10/08/2024)
Conditional Zoning - Light Industrial

Case Area:
Parcel - 142734
209 E. Sheraton Park Rd



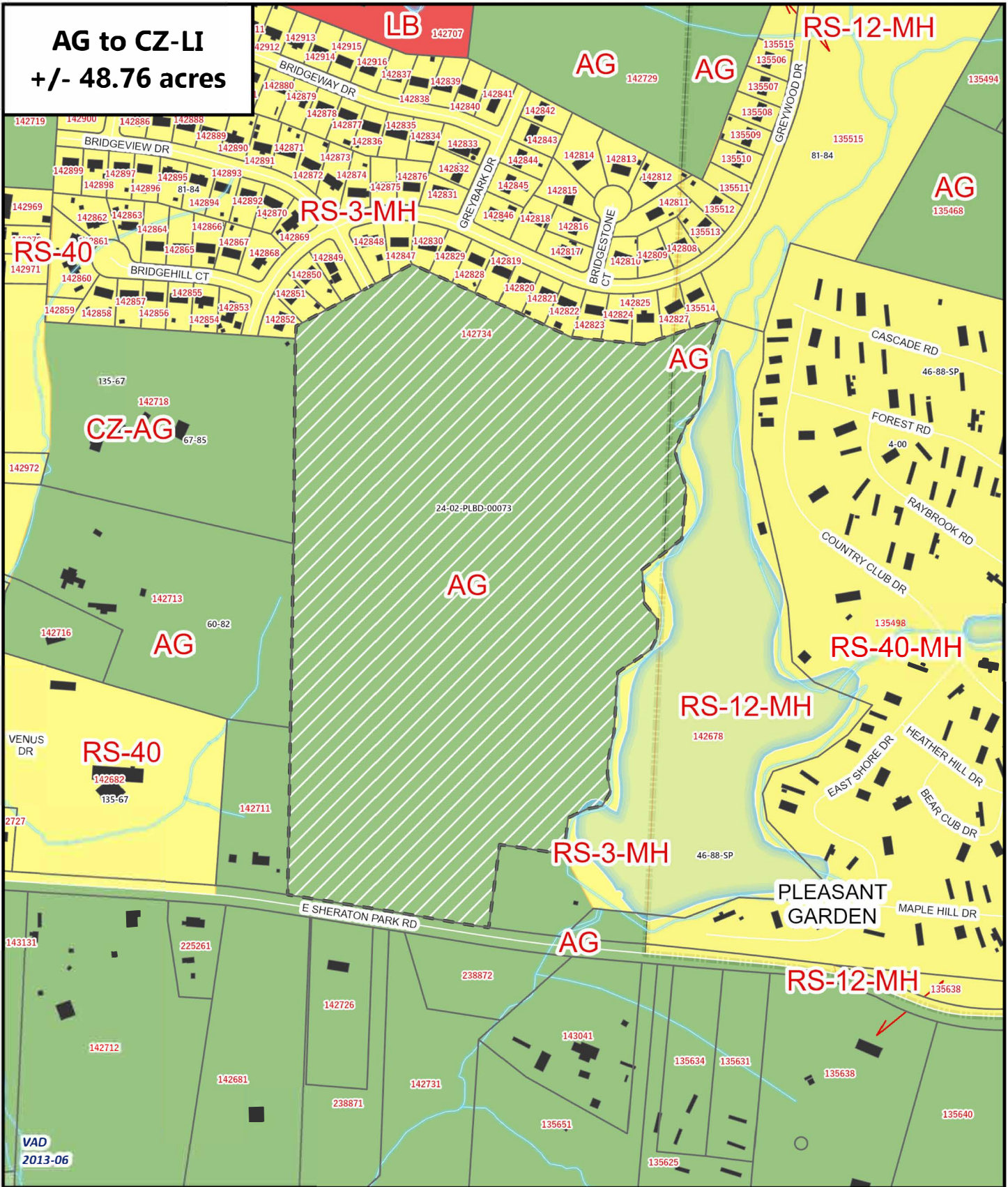
Scale: 1" = 400'

AG to CZ-LI
+/- 48.76 acres



CASE # 24-02-PLBD-00073
(Revised 10/08/2024)
209 East Sheraton Park Road
SCALE: 1" = 1,000'

**AG to CZ-LI
+/- 48.76 acres**



VAD
2013-06



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

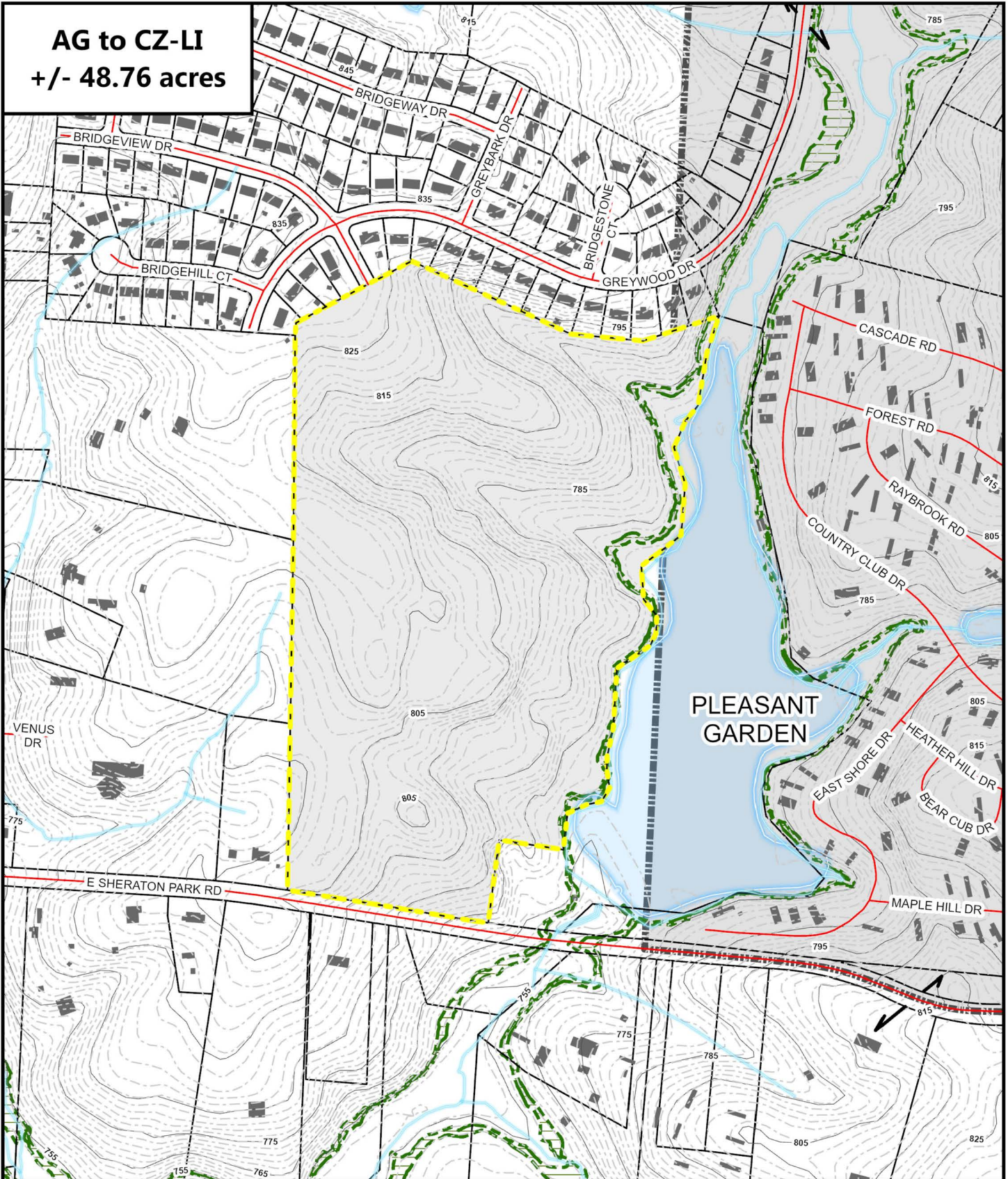
Case Number:
24-02-PLBD-00073
(Revised 10/08/2024)
Conditional Zoning - Light Industrial

Case Area:
Parcel - 142734
209 E. Sheraton Park Rd



Scale: 1" = 400'

**AG to CZ-LI
+/- 48.76 acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
24-02-PLBD-00073
(Revised 10/08/2024)
Conditional Zoning - Light Industrial

Case Area:
Parcel - 142734
209 E. Sheraton Park Rd



Scale: 1" = 400'

**CONDITIONAL REZONING CASE #24-02-PLBD-00073: AG, AGRICULTURAL TO CZ-LI,
CONDITIONAL ZONING-LIGHT INDUSTRIAL: 209 E SHERATON PARK ROAD
(CONTINUED FROM NOVEMBER 13, 2024)**

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

DECISION MATRIX

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

(This page intentionally left blank.)

**CONDITIONAL REZONING CASE #24-02-PLBD-00073: AG, AGRICULTURAL TO CZ-LI,
CONDITIONAL ZONING-LIGHT INDUSTRIAL: 209 E SHERATON PARK ROAD
(CONTINUED FROM NOVEMBER 13, 2024)**

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #142734 from **AG to CZ-LI** because:

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

- 2. The amendment **is** reasonable and in the public interest because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

**CONDITIONAL REZONING CASE #24-02-PLBD-00073: AG, AGRICULTURAL TO CZ-LI,
CONDITIONAL ZONING-LIGHT INDUSTRIAL: 209 E SHERATON PARK ROAD
(CONTINUED FROM NOVEMBER 13, 2024)**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #142734 from **AG to CZ-LI** because:

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

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

**CONDITIONAL REZONING CASE #24-02-PLBD-00073: AG, AGRICULTURAL TO CZ-LI,
CONDITIONAL ZONING-LIGHT INDUSTRIAL: 209 E SHERATON PARK ROAD
(CONTINUED FROM NOVEMBER 13, 2024)**

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #142734 from **AG to CZ-LI** because:

1. This approval also amends the **Southern Area Plan** [Applicable element of Comp Plan].
2. The zoning map amendment and associated **Southern Area Plan** amendment are based on the following change(s) in condition(s) in the **Southern Area Plan**:
[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

3. The amendment **is** reasonable and in the public interest because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

**CONDITIONAL REZONING CASE #24-02-PLBD-00073: AG, AGRICULTURAL TO CZ-LI,
CONDITIONAL ZONING-LIGHT INDUSTRIAL: 209 E SHERATON PARK ROAD
(CONTINUED FROM NOVEMBER 13, 2024)**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #142734 from **AG to CZ-LI** because:

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

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

2. The amendment **is** consistent but not in the public interest because:

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

(Insert Color Paper)



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Conditional Rezoning Application

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

Date Submitted: January 6, 2025 (revised) Receipt # REC-022201-2024 Case Number 24-12-PLBD-00103

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the CZ-LI zoning district to the CZ-LI Amended zoning district.

Said property is located at 9620 W. Market St.
in Deep River Township; Being a total of: 16.08 (+/-) acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>168688</u>	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

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

Check One: (Required)

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

Conditional Zoning Requirements:

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information may be included for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Unified Development Ordinance (UDO).
- Zoning Conditions. At least one (1) use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Table 4-3-1 of the Unified Development Ordinance (UDO).



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Conditional Zoning Application

Use Conditions

Uses of the property shall be limited to the following uses as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO):

- 1)
- 2) See Attached
- 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,

See Attached

Property Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Nick Blackwood/Isaacson Sheridan on behalf of Applicant, Aspire Assets LLC

Owner/ Representative/ Applicant Signature (if applicable)

Name

804 Green Valley Road, Suite 200

Mailing Address

Greensboro, NC 27408

City, State and Zip Code

336.690.9758

Phone Number

nick@isaacsonsheridan.com

Email Address

Additional sheets for conditions and signatures are available upon request.

[Property Owner Signature Page]

GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD CONDITIONAL ZONING APPLICATION

Property Owner:

Baker Construction Co. f/k/a Baker and Glass Co.

Signed by:
By: John M Baker
Name: ~~John M Baker~~
Title: President

Mailing Address: P O Box 99
Kernersville, NC 27285-0099

Phone: 336.215.8311

Email: pshouse@bakerconstructionnc.com

GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD CONDITIONAL ZONING APPLICATION

9620 W. Market Street

Use Condition(s):

- 1) All uses permitted under LI zoning **except:** Animal Services (Livestock); Animal Services (Other); Horticultural Specialties; Caretaker Dwelling (Accessory); Athletic Fields; Physical Fitness Center; Auditorium, Coliseum or Stadium; Place of Worship; Vocational, Business or Secretarial School; Emergency Services; Government Office; Post Office; Bank or Finance with Drive-through; Bank or Finance without Drive-through; Boat Repair; Furniture Stripping or Refinishing (including Secondary or Accessory Operations); Kennels or Pet Grooming; Automobile Rental or Leasing; Automobile Repair Services; Convenience Store (with Gasoline Pumps); Equipment Rental and Repair, Light; Fuel Oil Sales; Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); Service Station, Gasoline; Restaurant (Without Drive-thru); Equipment Repair, Light; Bus Terminal and Service Facilities; Taxi Terminal; Septic Tank Services; and Welding Shops.

CONDITIONAL REZONING CASE #24-12-PLBD-00103: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL (REF. CASE #30-85) TO CZ-LI AMENDED, CONDITIONAL ZONING-LIGHT INDUSTRIAL AMENDED: 9620 W MARKET STREET

Property Information

Located at 9620 West Market Street (Guilford County Tax Parcel #168688 in Deep River Township) approximately 2,700 feet west of the intersection of West Market Street and North Bunker Hill Road and comprises approximately 16.08 acres.

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

Nature of the Request

This is a request to conditionally rezone property from CZ-LI, Conditional Zoning–Light Industrial, (Reference Case 30-85) approved by the Guilford County Board of Commissioners on May 20, 1985, with the following Use Conditions: (1) The property will be used for display, storage, sale, service and rental of new and used construction and industrial equipment, to CZ-LI Amended, Conditional Zoning–Light Industrial Amended, with the following conditions:

Use Conditions – All uses permitted under LI zoning except: (1) Animal Services (Livestock); (2) Animal Services (Other); (3) Horticultural Specialties; (4) Caretaker Dwelling (Accessory); (5) Athletic Fields; (6) Physical Fitness Center; (7) Auditorium, Coliseum or Stadium; (8) Place of Worship; (9) Vocational, Business or Secretarial School; (10) Emergency Services; (11) Government Office; (12) Post Office; (13) Bank or Finance with Drive-through; (14) Bank or Finance without Drive-through; (15) Boat Repair; (16) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (17) Kennels or Pet Grooming; (18) Automobile Rental or Leasing; (19) Automobile Repair Services; (20) Convenience Store (with Gasoline Pumps); (21) Equipment Rental and Repair, Light; (22) Fuel Oil Sales; (23) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (24) Service Station, Gasoline; (25) Restaurant (Without Drive-thru); (26) Equipment Repair, Light; (27) Bus Terminal and Service Facilities; (28) Taxi Terminal; (29) Septic Tank Services; and (30) Welding Shops.

Development Conditions – None offered.

District Descriptions

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.

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 immediate vicinity of the subject property is predominantly residential, agricultural and industrial, with some commercial and institutional uses also located nearby.

Existing Land Use(s) on the Property: Storage of industrial/construction equipment

Surrounding Uses:

North: Residential and agricultural uses

South: Industrial uses located within the Town of Kernersville (zoned GI, General Industrial, and BI, Business Industrial)

East: Residential uses and undeveloped land

West: Residential, industrial and public/institutional uses

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: Colfax

Miles from Fire Station: Approximately 0.5 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: West Market Street is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The annual average daily traffic of West Market Street is 7,600 vehicles per the 2022 North Carolina Department of Transportation (NCDOT) 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: Not available.

Environmental Assessment

Topography: Gently sloping and steeply sloping.

Regulated Floodplain: No regulated floodplain exists on the subject property per Flood Insurance Rate Map No. 3710689600K, effective 3/16/2009.

Wetlands: No mapped wetlands exist on the subject property per the National Wetlands Inventory.

Streams: Mapped / buffered streams exist on the subject property per the United States Geological Survey Topographic Quad Map and/or Soil Survey Map of Guilford County.

Watershed: The subject property is in the Greensboro (Reedy Fork) WS-III General Watershed Area.

Land Use Analysis

Land Use Plan: Airport Area Plan and Heart of the Triad Area Plan

Plan Recommendation: Non-Residential (Airport Area Plan) and Activity Center (Heart of the Triad Area Plan)

Consistency: The proposed rezoning is consistent with the Airport Area Plan recommendation of Non-Residential and is inconsistent with the Heart of the Triad Area Plan recommendation of Activity Center.

The **Non-Residential** designation within the Airport Area Plan is intended to recognize land currently zoned, or recommended to be zoned, a non-residential zoning classification.

The **Activity Center** designation within the Heart of the Triad Area Plan is intended to accommodate compatible mixed uses in a walkable setting, with higher density development. Locates jobs, shopping and housing within walking distance of each other. Can be either a larger community scale or smaller village scale. Uses include office/research, multi-family residential, high density SF residential, compatible retail, hotel, institutional and related uses. Would prohibit low density housing, heavy industrial, incompatible retail and other uses not supportive of functional, mixed use development. Would include common design guidelines for buildings and streetscape, strong links between sites and to open space and public facilities. Such centers are designed to accommodate quality regional and local transit service, strong internal and external bike and pedestrian linkages and connections to public services and facilities. Guidelines would differ according to the scale and functions of each activity center.

Recommendation

Staff Recommendation: Staff recommends approval.

Approval of the request to conditionally rezone the subject property from CZ-LI to CZ-LI Amended is reasonable because the uses permitted under the proposed use conditions

are consistent with those permitted under the current zoning. The LI zoning 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,” and the proposed use conditions attempt to further limit potential land use conflicts. Finally, the area across Market Street in Kernersville has developed in an industrial pattern (GI, General Industrial Zones and BI, Business Industrial Zones), thereby warranting additional flexibility in the uses permitted on the subject property.

This recommendation is consistent with Policies 1.4.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state:

- **Policy 1.4.1:** Coordinate comprehensive planning efforts with Greensboro, High Point, incorporated towns, and neighboring jurisdictions to promote thoughtful and complementary land development patterns and policies.
- **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 subject property is located within both the Airport Area Plan and the Heart of the Triad Area Plan. The proposed rezoning is consistent with the Airport Area Plan recommendation of Non-Residential but inconsistent with the Heart of the Triad Area Plan recommendation of Activity Center. If the requested rezoning is approved, no amendment to the Airport Area Plan will be required, but an amendment to Business Support will be required within the Heart of the Triad Area Plan.

TABLE 4.3 1 PERMITTED USE SCHEDULE (CZ #24 12 PLBD 00103)

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

Highlighted Text		Permitted Under Proposed Conditions				Strikethrough Text				Excluded Under Proposed Conditions										
Business, Professional, and Personal Services	Office (General)										P	P	P	P	P	P	P	P		
	Medical or Professional Office										P	P	P	P	P	P	P	P		
	Personal Service										P	P	P	P	P	P	P	P		
	Advertising, Outdoor Services														D	D	P	P	P	
	Bank or Finance without Drive-through											D		R	R	R	D	R		
	Bank or Finance with Drive-through											R		R	R	R	R	R		
	Boat Repair	X													R	R		R	R	
	Building Maintenance Services														P	P		P	P	
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X													R	R		R	R	
	Insurance Agency (Carriers and On-Site Claims Inspections)											P		P	P	P	P	P		
	Kennels or Pet Grooming			R								D		D	D	D	D	R	R	
	Landscape and Horticultural Services	X	S												P		P	P		
	Motion Picture Production														P	P	P	P		
	Pest or Termite Control Services	X													P	P		P	P	
	Research, Development or Testing Services																P	P	P	
	Studios-Artists and Recording											P	P	P	P	P	P		P	
Retail Trade	Automobile Rental or Leasing	X													R	R		R	R	
	Automobile Repair Services	X													R	R		R	R	
	Car Wash	X													D	D		P	P	
	Building Supply Sales (with Storage Yard)														D	D		P	P	
	Convenience Store (with Gasoline Pumps)	X										R		R	R	R	D	R	R	
	Equipment Rental and Repair, Light														D	D		R	R	
	Fuel-Oil Sales	X																R	R	
	Garden Center or Retail Nursery														P	P		P		
	Manufactured Home Sales															P		P	P	
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X														R	R		R	R
	Service Station, Gasoline	X													P	P	P		P	P
	Tire Sales															P	P		P	

TABLE 4.3 1 PERMITTED USE SCHEDULE (CZ #24 12 PLBD 00103)

X Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 Environmental Regulations

For PUD Zoning Districts (PD R, PD M & RPD) Refer to Section 4.4

P Use by Right

D Individual Development Standards Apply See Article 5

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

Z Overlay Zoning Required

* Additional District Requirements, See Section 4.5 or 4.6

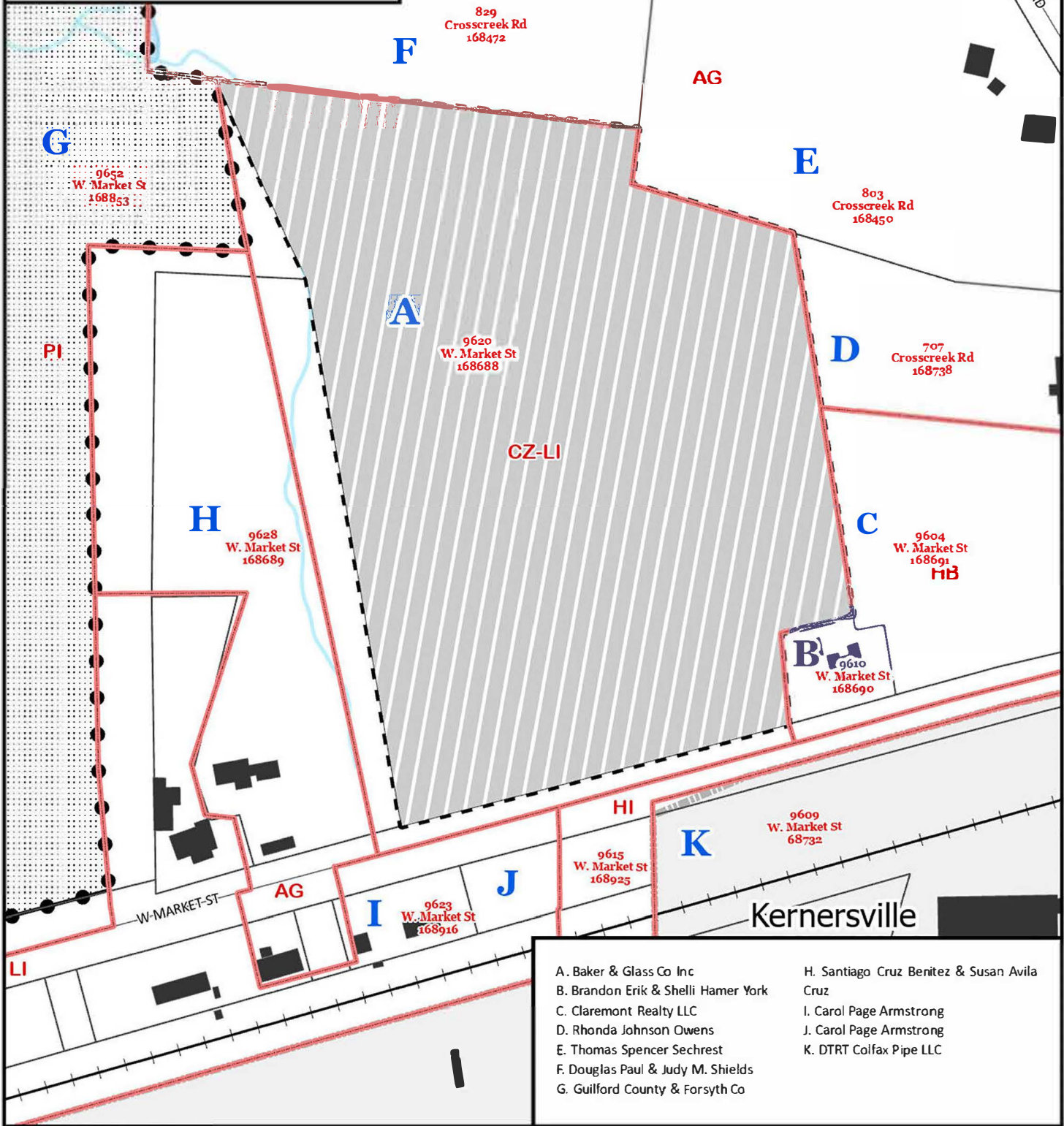
	Highlighted Text	Permitted Under Proposed Conditions											Strikethrough Text	Excluded Under Proposed Conditions									
															P	P	D	P	P	P	P	P	
Food Service	Restaurant (Without Drive-thru)																						
Funeral and Internment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Transportation, Warehousing, and Wholesale Trade	Wholesale Trade-Heavy																				S	P	
	Wholesale Trade-Light																		P	P	P	P	
	Automobile Parking (Commercial)												S					P	P	P	P	P	
	Automotive Towing and Storage Services	X																D	D		D	D	
	Equipment Rental and Leasing (No Outside Storage)																	P	P		P	P	
	Equipment Rental and Leasing (with Outside Storage)																				P	P	
	Equipment Repair, Light																	D	D		P	P	
	Truck Stop	X																		D	P	P	
	Truck and Utility Trailer Rental and Leasing, Light	X																P	P		P	P	
	Truck Tractor and Semi-Rental and Leasing, Heavy	X																			P	P	
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Bus Terminal and Service Facilities	X																	P	P		P	P
	Courier Service, Central Facility																					P	P
	Courier Service Substation														P			P	P	P	P	P	
	Heliport	X											S		S					S	S	S	P
	Moving and Storage Service																					P	P
	Railroad Terminal or Yard	X																		P		P	P
	Taxi Terminal	X																	P	P		P	P
Trucking or Freight Terminal	X																				P	P	
Utilities and Communication	Communication or Broadcasting Facility													P				P	P	P	P	P	
	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	D	
	Small Cell Wireless Tower											S	S	S	S	S	S	S	S	S	S	S	
	Radio or TV Station													P				P	P	P	P	P	
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Solar Collectors Principal		S										S									S	S
	Utility Company Office													P				P	P	P	P	P	P

TABLE 4.3 1 PERMITTED USE SCHEDULE (CZ #24 12 PLBD 00103)

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

		Highlighted Text Permitted Under Proposed Conditions										Strikethrough Text Excluded Under Proposed Conditions											
	Utility Equipment and Storage Yards																					P	P
Waste-Related Uses	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	D	D
	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	D	D
	Recycling Facilities, Outdoors																					P	P
	Septic Tank Services	X																				P	P
General Industrial	Warehouse (General Storage, Enclosed)																	D	D	P	P	P	P
	Warehouse (Self-Storage)																	D	D			P	P
	Laundry or Dry Cleaning Plant	X																P	D	P	P	P	P
	Laundry or Dry Cleaning Substation	X																P	P	P	P	P	P
	Welding Shops	X																				P	P
Manufacturing	Manufacturing Light																					P	P
Temporary Events/Uses	Temporary Events/Uses	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	

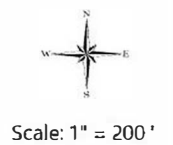
CZ-LI to CZ-LI (Amended)
+/- 16.08 acres



Jurisdiction:
 GUILFORD COUNTY

Case Number:
 24-12-PLBD-00103

Case Area:
 Parcel - 168688
 9620 W Market St



CZ-LI to CZ-LI (Amended)
+/- 16.08 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

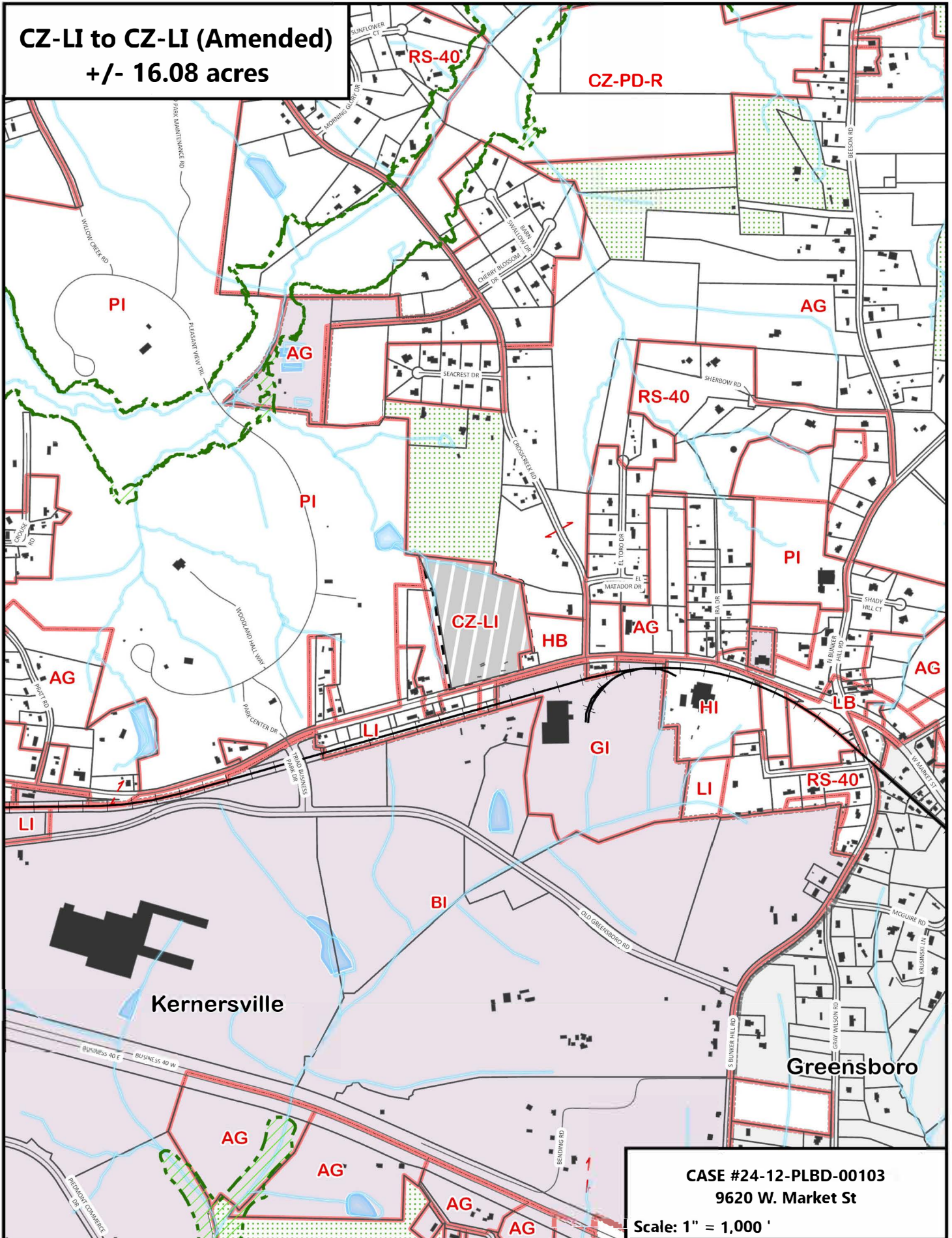
Case Number:
24-12-PLBD-00103

Case Area:
Parcel - 168688
9620 W. Market St



Scale: 1" = 150'

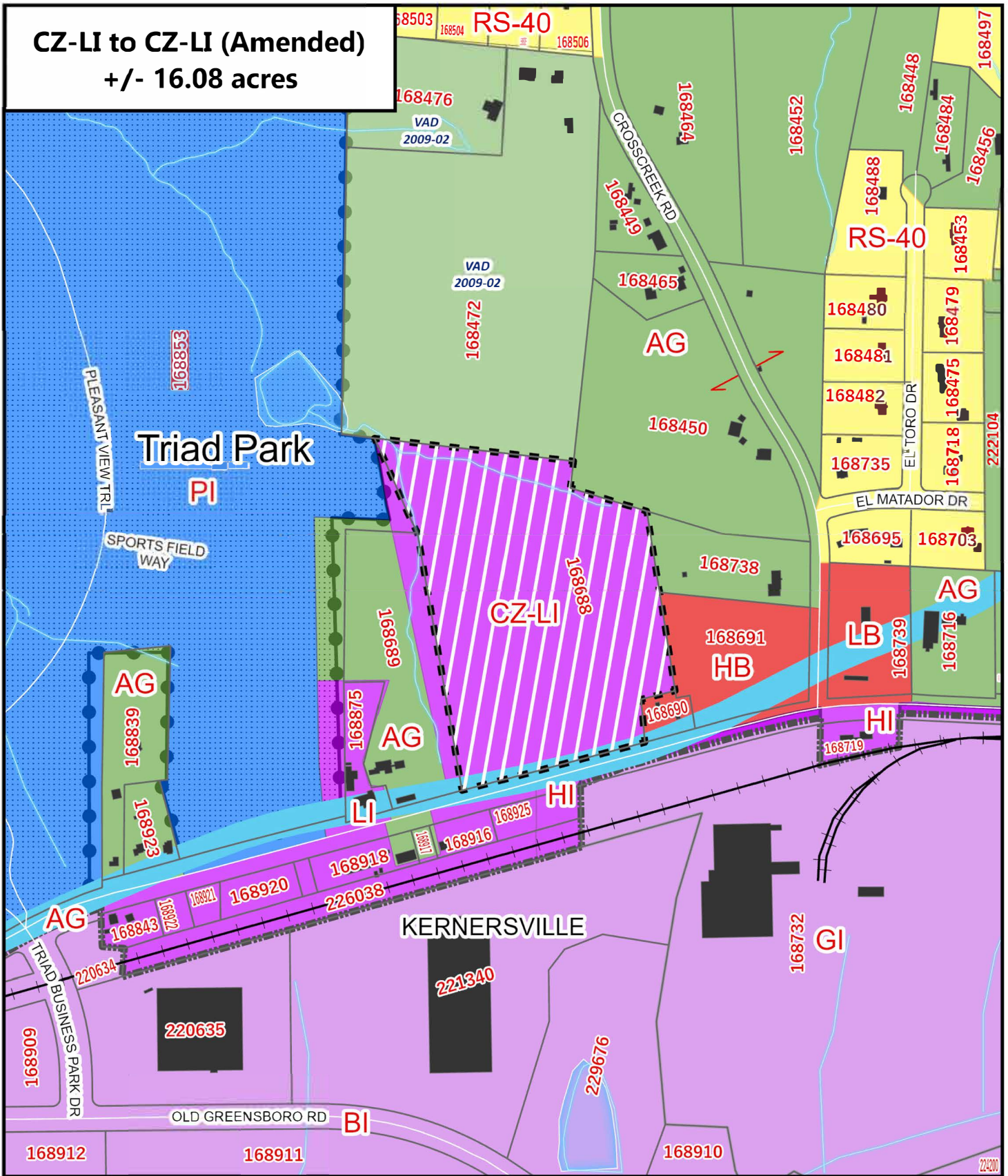
CZ-LI to CZ-LI (Amended)
+/- 16.08 acres



CASE #24-12-PLBD-00103
9620 W. Market St

Scale: 1" = 1,000'

CZ-LI to CZ-LI (Amended)
+/- 16.08 acres



Planning & Development
 Department

Jurisdiction:
 Guilford County

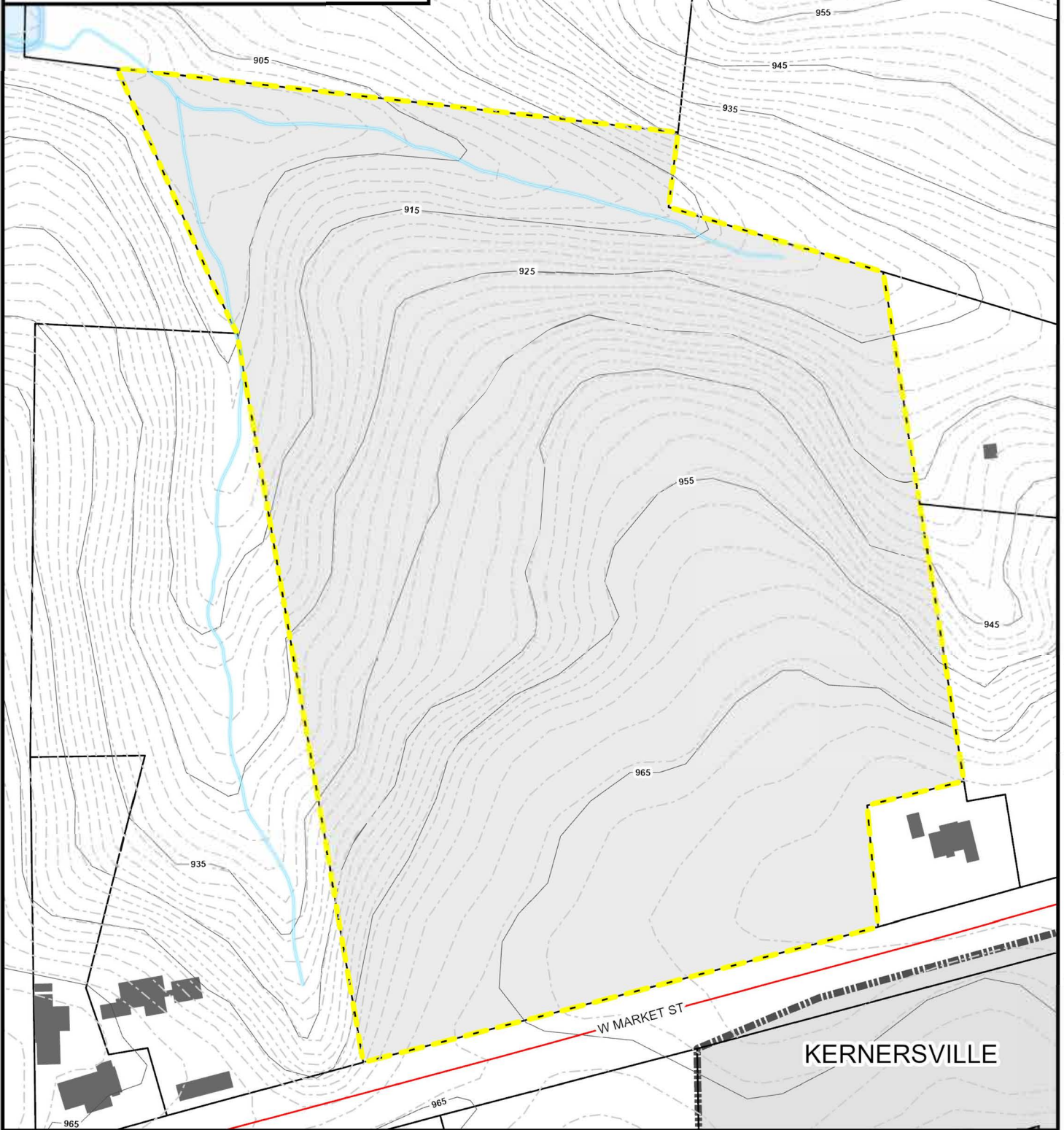
Case Number:
 24-12-PLBD-00103

Case Area:
 Parcel - 168688
 9620 W. Market St



Scale: 1" = 400'

CZ-LI to CZ-LI (Amended)
+/- 16.08 acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
24-12-PLBD-00103

Case Area:
Parcel - 168688
9620 W. Market St



Scale: 1" = 150'

CONDITIONAL REZONING CASE #24-12-PLBD-00103: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL (REP. CASE #30-85) TO CZ-LI AMENDED, CONDITIONAL ZONING-LIGHT INDUSTRIAL AMENDED: 9620 WEST MARKET STREET

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

DECISION MATRIX

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

CONDITIONAL REZONING CASE #24-12-PLBD-00103: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL (REP. CASE #30-85) TO CZ-LI AMENDED, CONDITIONAL ZONING-LIGHT INDUSTRIAL AMENDED: 9620 WEST MARKET STREET

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #168688 from **CZ-LI to CZ-LI Amended** because:

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

2. The amendment **is** reasonable and in the public interest because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

CONDITIONAL REZONING CASE #24-12-PLBD-00103: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL (REP. CASE #30-85) TO CZ-LI AMENDED, CONDITIONAL ZONING-LIGHT INDUSTRIAL AMENDED: 9620 WEST MARKET STREET

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #168688 from **CZ-LI to CZ-LI Amended** because:

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

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

CONDITIONAL REZONING CASE #24-12-PLBD-00103: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL (REP. CASE #30-85) TO CZ-LI AMENDED, CONDITIONAL ZONING-LIGHT INDUSTRIAL AMENDED: 9620 WEST MARKET STREET

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #168688 from **CZ-LI to CZ-LI Amended** because:

- 1. While this approval does not amend the **Airport Area Plan**, it does amend the **Heart of the Triad Area Plan recommendation to Business Support**.
- 2. The zoning map amendment and associated **Heart of the Triad Area Plan** amendment **are** based on the following change(s) in condition(s) in the **Heart of the Triad Area Plan**:
[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

- 3. The amendment **is** reasonable and in the public interest because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

CONDITIONAL REZONING CASE #24-12-PLBD-00103: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL (REP. CASE #30-85) TO CZ-LI AMENDED, CONDITIONAL ZONING-LIGHT INDUSTRIAL AMENDED: 9620 WEST MARKET STREET

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #168688 from **CZ-LI to CZ-LI Amended** because:

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

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

(Insert Color Paper)



GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Rezoning
Application

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

Date Submitted: 1/9/2025 (revised) Receipt # REC-022617-2025 Case Number 25-01-PLBD-00104

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the RS-30 zoning district to the RS-20 zoning district. Said property is located At the end of John Washington Road in 04 - Madison Township; Being a total of: 31.19 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 112386 Tax Parcel #
Tax Parcel # Tax Parcel #
Tax Parcel # Tax Parcel #

Check One:

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

Check One:

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

Check One:

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

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

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

Submitted by

Property Owner Signature (Lisa J Brewer)

Name (Lisa J Brewer)

Mailing Address (1141 Jay Ln)

City, State and Zip Code (Graham NC 27253)

Phone Number (743-205-3903) Email Address (lbrewer@vennterra.com)

Representative/Applicant Signature (if applicable) (Scott Krusell)

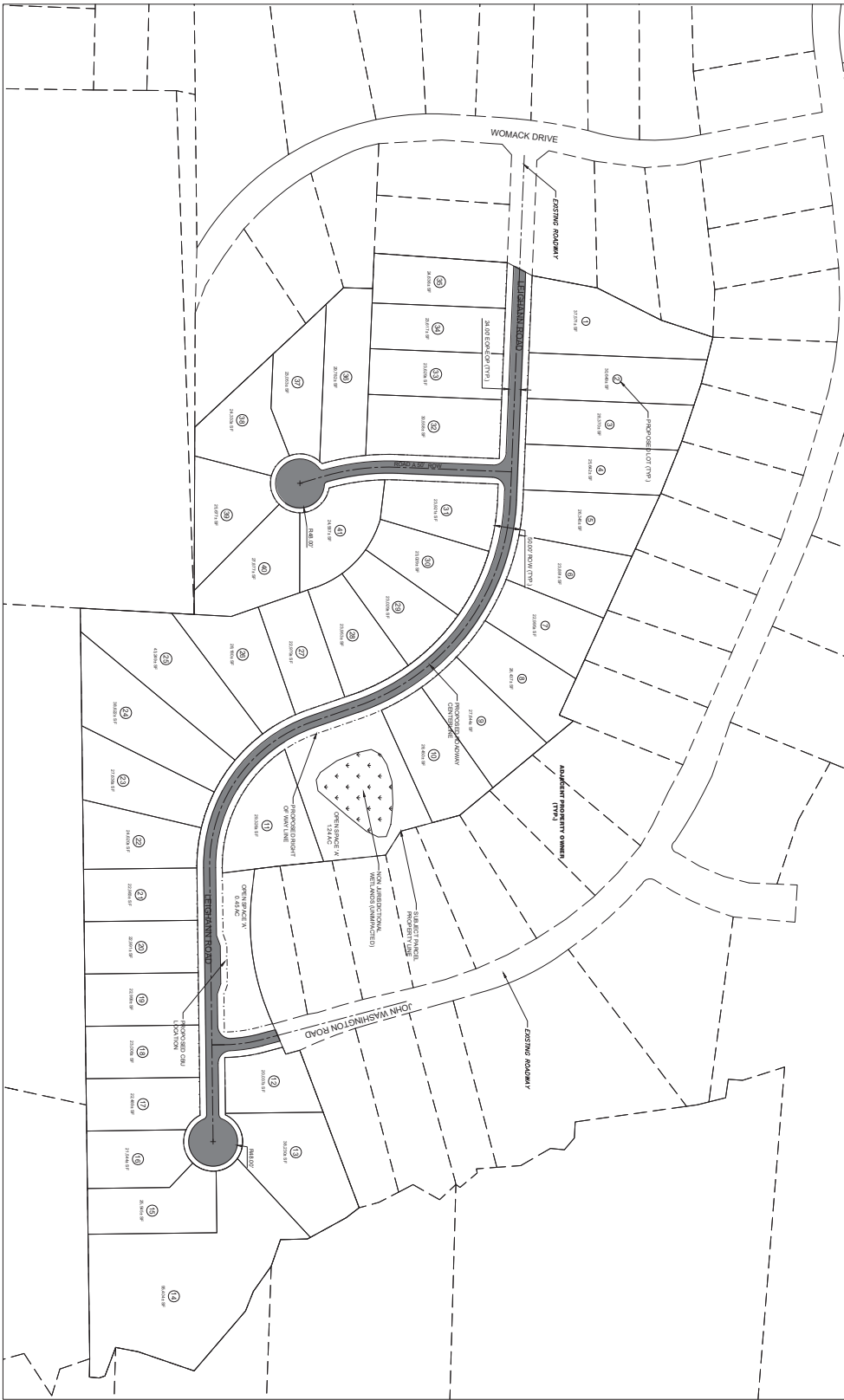
Name (Scott Krusell)

Mailing Address (1141 Jay Lane)

City, State and Zip Code (Graham, NC 27253)

Phone Number (704-467-0983) Email Address (skrusell@vennterra.com)

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



NOTES:
 DESIGN IS BASED OFF OF GUILFORD COUNTY GIS INFORMATION. BOUNDARY AND TOPO SURVEY ARE UNDERWAY

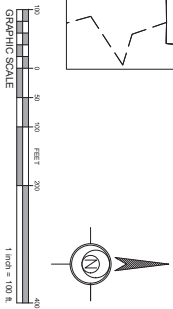
DEED RESTRICTION - RESTRICTIVE COVENANT

DEVELOPMENT OF SUBJECT PROPERTY IS REQUIRED TO BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE I STORMWATER MANAGEMENT PROGRAM. THE RECORDS OF THE SPOC METERS SHALL BE MAINTAINED ON PROPERTY IN A MANNER CONSISTENT WITH APPLICABLE LAW AND THE APPROVED PROJECT PLANS. ANY ALTERATIONS TO THE SITE SHALL NOT BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE LOCAL GOVERNMENTAL OFFICE HAVING JURISDICTION ON WATERSHED/STORMWATER MANAGEMENT PROTECTION.

GENERAL WATERSHED NOTES:
 1. THIS PROPERTY IS IN THE WIPDS, NON-WATERSHED WATERSHED AREA.

RS-20 DIMENSIONAL REQUIREMENTS	
LOT AREA	20,000 SF (MINIMUM)
MIN. LOT WIDTH @ BUILDING LINE	90
INTERIOR STREET WIDTH @ BUILDING LINE	90
STREET FRONTAGE	45
SETBACK REQUIREMENTS	
FRONT	35
REAR	10
SIDE	10
LOCAL COLLECTOR SIZE	24"
MINIMUM LOT COVERAGE	30%

SITE DATA	
ADDRESS	5520 JOHN WASHINGTON ROAD, BROWN SUMMIT
PH#	860918335
EXISTING ZONE	RS-30
PROPOSED ZONE	RS-20
AREA PLAN	NORTH EAST
TOTAL AREA	31.19 AC
VCA AREA	NA
LOTS PROPOSED	41 LOTS
DENSITY	1.31 LOTS PER ACRE
SEWER	ONSITE SEPTIC
WATER	ONSITE WELLS



NOT FOR CONSTRUCTION

REZONING SKETCH PLAN

5520 JOHN WASHINGTON RD. SINGLE FAMILY

BROWN SUMMIT, GUILFORD COUNTY, NORTH CAROLINA

REV.	DATE	DESCRIPTION	DRAWN

VennTerra
Land Development

1141 JAY LANE
GRAHAM, NC 27253

DATE	SCALE
01/06/2025	1"=400'
02/06/2025	1"=400'
03/06/2025	1"=400'
04/06/2025	1"=400'
05/06/2025	1"=400'
06/06/2025	1"=400'
07/06/2025	1"=400'
08/06/2025	1"=400'
09/06/2025	1"=400'
10/06/2025	1"=400'
11/06/2025	1"=400'
12/06/2025	1"=400'

REZONING CASE #25-01-PLBD-00104: RS-30, RESIDENTIAL TO RS-20, RESIDENTIAL: 5520 JOHN WASHINGTON RD

Property Information

Located at 5520 John Washington Road (Guilford County Tax Parcel #112386 in Madison Township) at the end of John Washington Road and approximately 270 feet east of the intersection of Womack Drive and Leighann Road and comprises approximately 31.19 acres.

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

Nature of the Request

This request is to rezone the property from RS-30, Residential, to RS-20, Residential. Agency Partners, LLC, the listed property owners, initiated the request per the Guilford County tax record.

District Descriptions

The **RS-30, Residential** district is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. The minimum lot size of this district is 30,000 square feet. Cluster development (conservation subdivisions) are permitted.

The **RS-20 Residential** district is intended for low- to moderate-density single-family detached dwellings with a minimum lot size of 20,000 sq. ft. Development shall be characterized by walkable suburban-style neighborhoods on local streets. Compact development, including conservation subdivisions, is allowed.

Character of the Area

This subject parcel is in a primarily single-family residential area. Both streets that stub into the subject parcel serve lots in a major single-family subdivision developed under RS-30 zoning. Based on the minimum lot size allowed in the RS-30 and RS-20 districts (30,000 and 20,000 sf, respectively), the maximum density allowed will increase from 1.5 dwelling units per acre to 2.2 dwelling units per acre.

Existing Land Use(s) on the Property: Undeveloped tract

Surrounding Uses:

- North: Single-family residential subdivision zoned RS-30
- South: Undeveloped parcels zoned Agricultural
- East: Undeveloped parcels zoned Agricultural
- West: Single-family residential subdivision zoned RS-30

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:

JOHN WASHINGTON RD - Single Family Units (@41)					
Guilford County		2024-2025 20th	Mobile	Estimated	
School Boundaries	Built Capacity	Day Enrollment	Classrooms	Additional Students	
	2024-25				
Monticello -Browns Summit ES	880	273	0	7-9	
Northeast MS	1110	677	7	5-7	
Northeast HS	966	984	19	6-8	
Remarks:					
Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms					
Fourth grade, fifth grade ,middle and high school built capacity assumes 30 students per core academic classroom.					
Source: Guilford Co. School District					

Emergency Response:

Fire Protection District: Northeast FPSD

Miles from Fire Station: Approximately 1.7 miles

Water and Sewer Services:

Provider: Individual Septic Systems and Wells or Community Water, Community Septic. Water and sewer systems must be evaluated during development review.

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: The subject parcel is at the terminus of two local streets near Jackson School Road. Jackson School Road is a Collector Street under the 2015 Greensboro Urban Area MPO Collector Street Plan. The 2023 NCDOT annual average daily traffic count is 600 vehicles on Jackson School Road north of Turner Smith Road.

Proposed Improvements: None. Major subdivision development requires an NCDOT driveway permit to connect to a state-maintained road.

Projected Traffic Generation: Data not available

Environmental Assessment

Topography: Gently sloping and steeply sloping.

Regulated Floodplain: There is no regulated floodplain on the property per FIRM Map No. 3710880900J with effective date 6/18/2007.

Wetlands: There is a Freshwater Pond on the property per the National Wetlands Inventory.

Streams: There are mapped streams and a pond on the property per USGS Topo Quad Map and/or Guilford County Soil Map that have a 50' Riparian Buffer per Jordan Lake Riparian Buffer rules.

Watershed: The property is not located in a Water Supply Watershed. NPDES Phase 2 rules apply.

Land Use Analysis

Land Use Plan: Northeast Area Plan

Plan Recommendation: AG Rural Residential (AGRR)

Consistency:

The proposed rezoning is conditionally consistent with the Northeast Area Plan's recommendation of AG Rural Residential per the Future Land Use Compatibility Matrix in Northeast Area Multi-Family and Non-Residential Districts. 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. However, the AGRR definition recognizes that higher densities may be appropriate as determined by the residential rezoning matrix for the Northeast Area Plan. The Northeast Area Plan's Future Land Use Compatibility Matrix in Multi-Family and Non-Residential Districts designates the RS-20 district as conditionally consistent with the AGRR designation.

Recommendation

Staff Recommendation: Staff recommends approval.

The request is reasonable because it will allow the continuation of single-family, major residential subdivision development leading into and prevalent in the vicinity of the subject parcel. The RS-20 district is recognized as conditionally consistent with the recommendation for the AGRR future land use designation in the Northeast Area Plan. This request is supported by 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."

This recommendation is consistent with Policy 1.1.1 of the Future Land Use Element and Objective 1.4 and Policy 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan recommendations state:

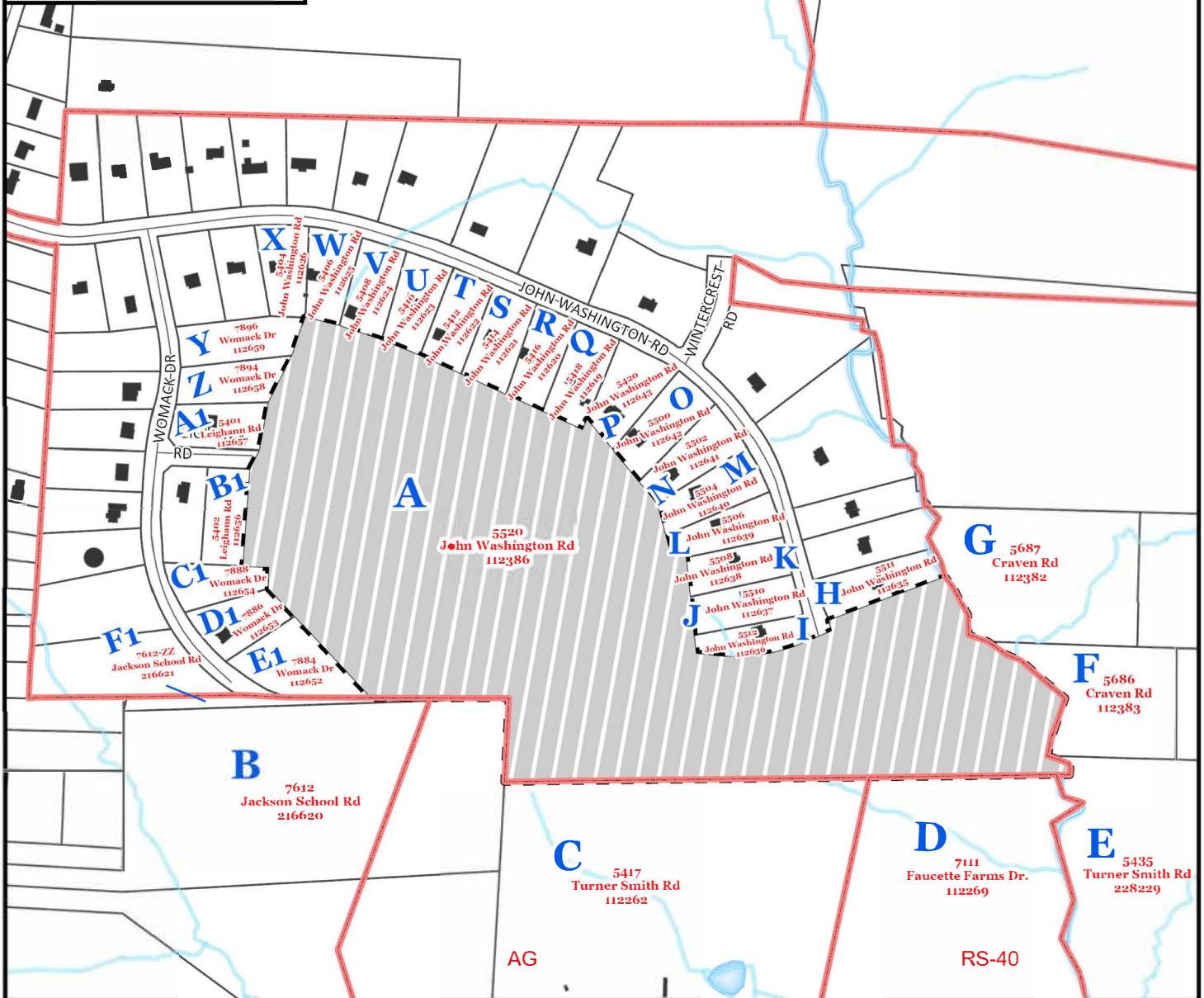
1. **Policy 1.1.1:** Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations."
2. **Objective 1.4:** "Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring jurisdictions."
 - a. **Policy 1.4.3 (Future Land Use Element):** 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 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.

DRAFT

**RS-30 to RS-20
+/- 31.19 acres**



- | | | | |
|-------------------------------------|------------------------------------|--|----------------------------------|
| A. Agency Partners LLC | J. Eula Aiken | S. Marcia McNeil | Overton |
| B. Chester Milton Heirs | K. Lucas S. Post | T. Victor D. Silva | B1. Bertha M. Gales LLC |
| C. Deana L. Donohue Revocable Trust | L. Ronold L. & Denise A. Roberts | U. Brandon Michael Dennis | C1. Bertha M. Gales LLC |
| D. Brenda L. & John C. Jr. Faucette | M. Mary Frances Smith-Mcnair | V. Christopher L. & Cheryl A. Register | D1. Kirk J. & Miranda D. Whittle |
| E. Douglas Eric Shelton | N. Susan Lynn Sunderman | W. Kathleen Chapman | E1. Bertha M. Gales LLC |
| F. Jamond Jordan | O. David Amir & Vernita W. Zeigler | X. Valarie Ditto | F1. Chester Milton |
| G. Rowenia Wyrick | P. Bobby & Alison H. Apple | Y. Bertha M. Gales LLC | |
| H. Jennifer Jones Wiseburn | Q. Janet L. Hurd | Z. David Wayne Beal | |
| I. Lavonna M. Vaneaton | R. Deantonie E. Price | A1. Derrick Overton & Nilda Flores- | |



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-01-PLBD-00104

Case Area:

Parcel - 112386
5520 John Washington Rd



Scale: 1" = 400'

**RS-30 to RS-20
+/- 31.19 acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

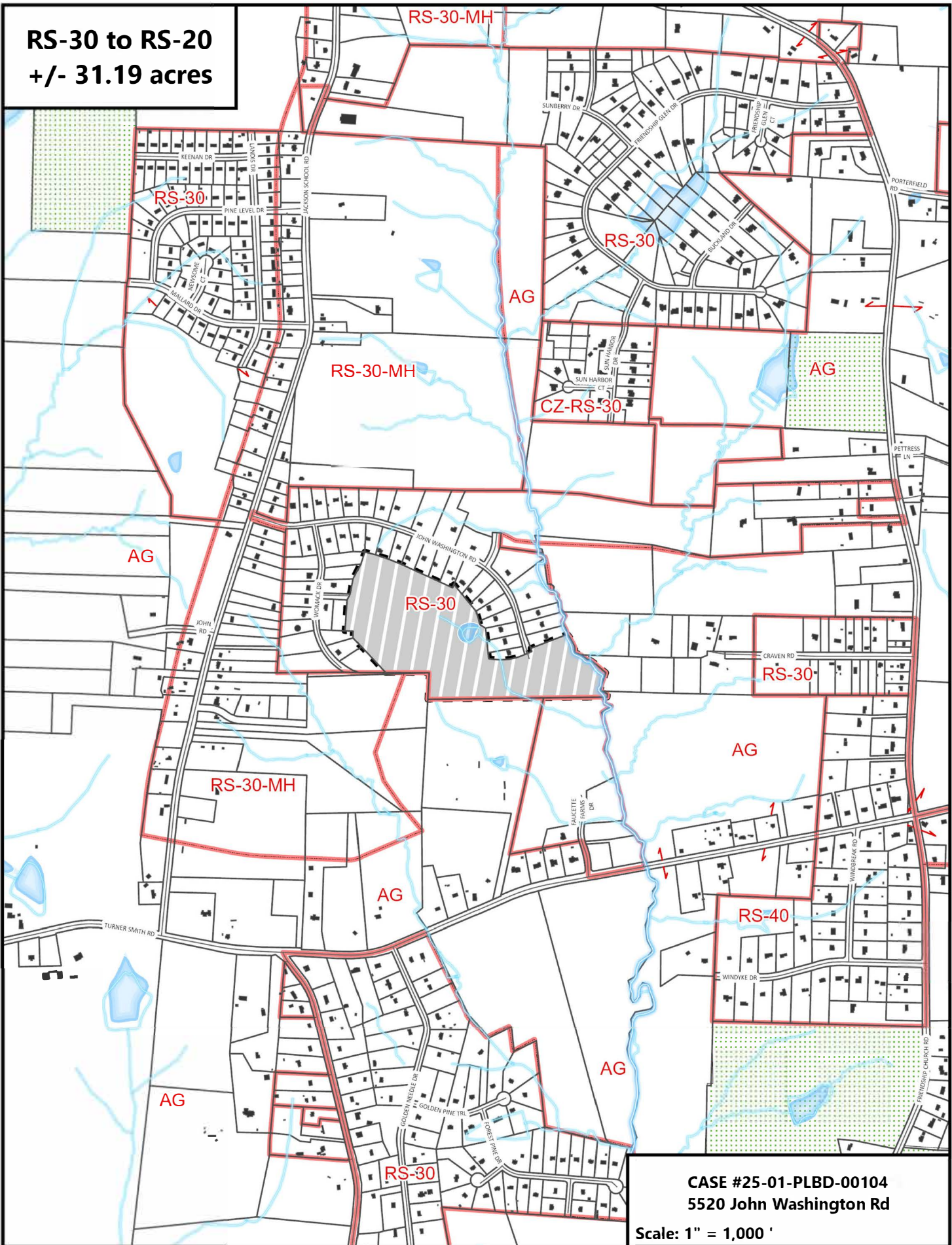
Case Number:
25-01-PLBD-00104

Case Area:
Parcel - 112386
5520 John Washington Rd

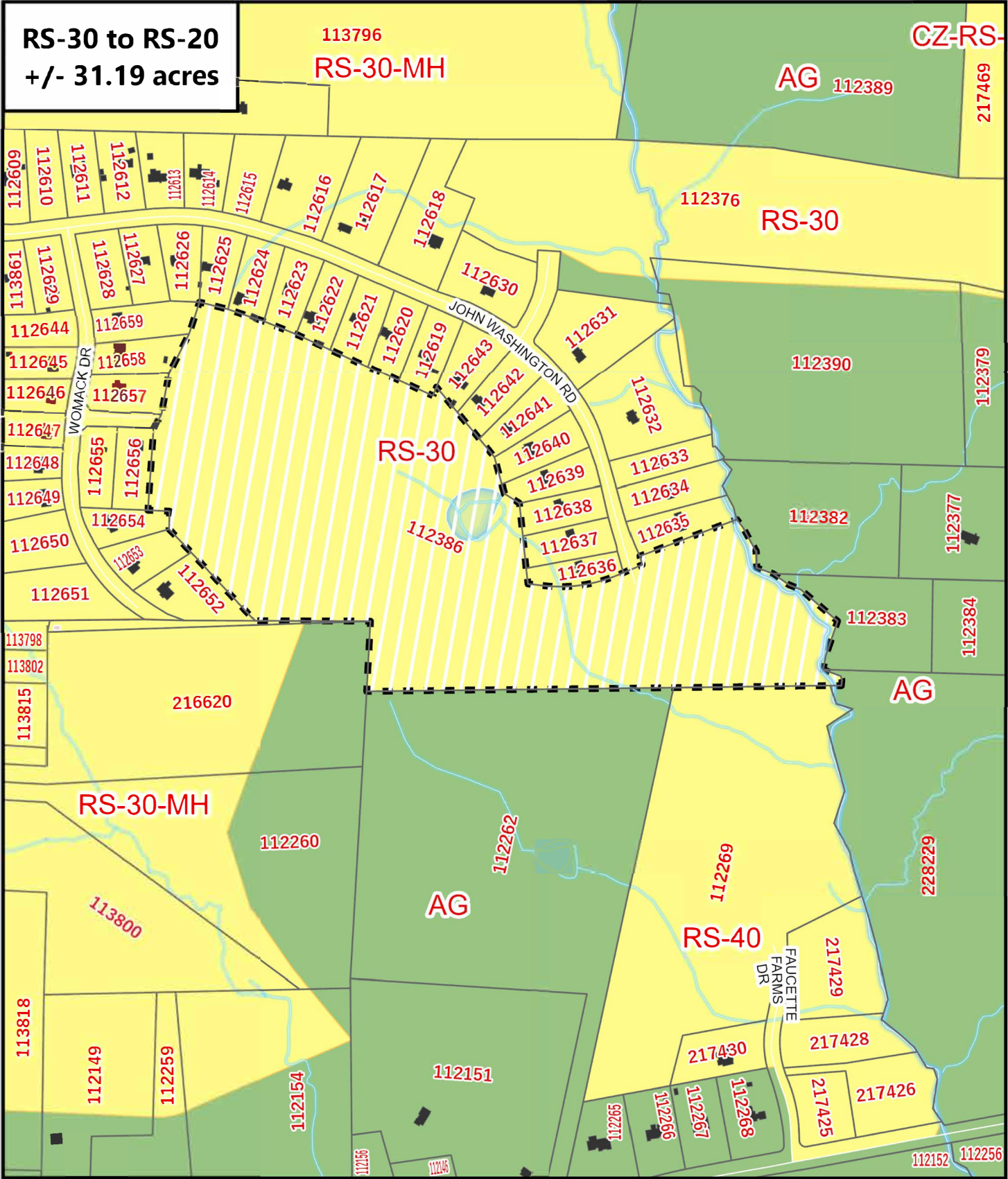


Scale: 1" = 400'

**RS-30 to RS-20
+/- 31.19 acres**



**CASE #25-01-PLBD-00104
5520 John Washington Rd
Scale: 1" = 1,000'**



**RS-30 to RS-20
+/- 31.19 acres**



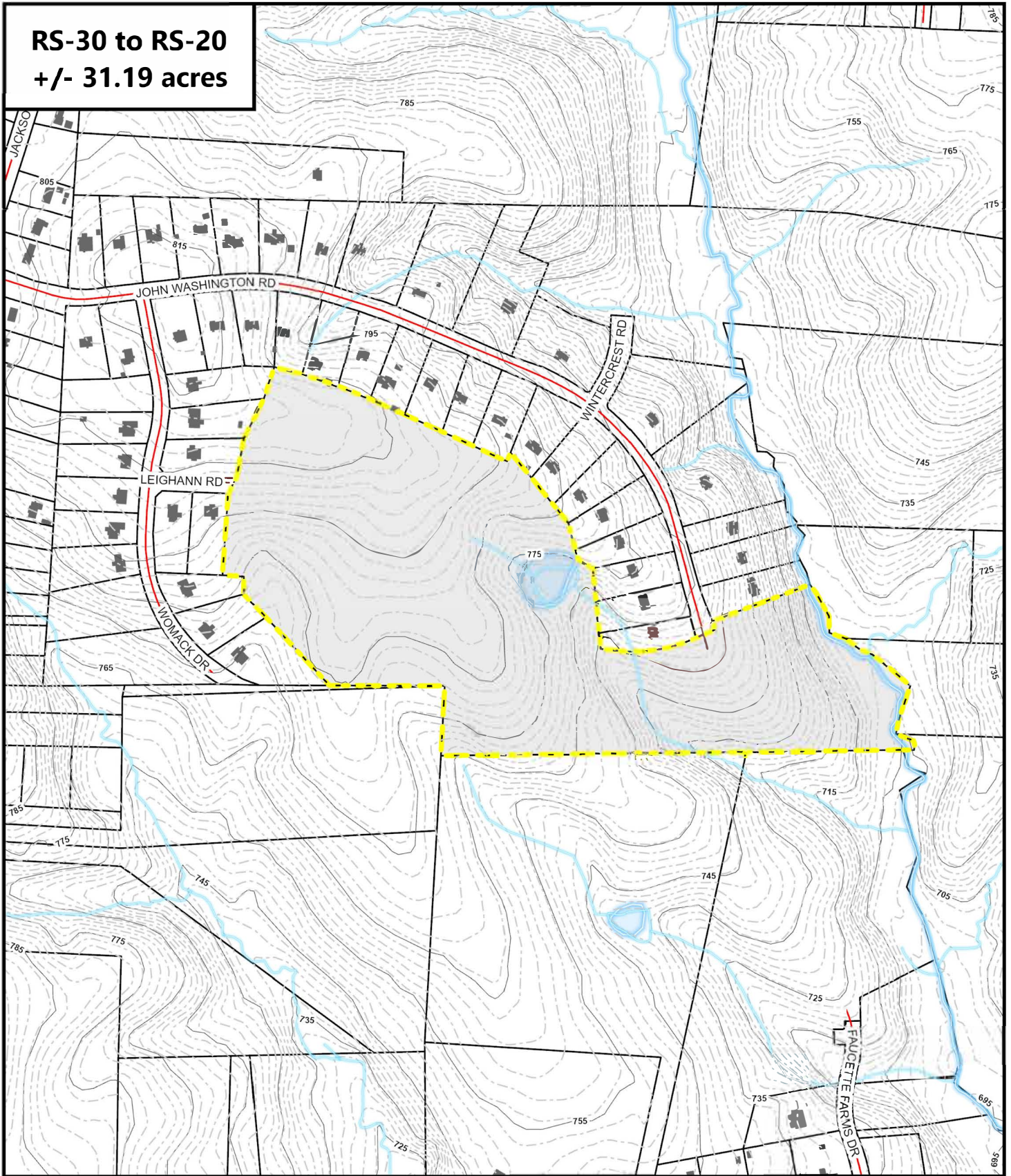
Jurisdiction:
Guilford County

Case Number:
25-01-PLBD-00104

Case Area:
Parcel - 112386
5520 John Washington Rd



**RS-30 to RS-20
+/- 31.19 acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-01-PLBD-00104

Case Area:
Parcel - 112386
5520 John Washington Rd



Scale: 1" = 400'

**REZONING CASE #25-01-PLBD-00104: RS-30, RESIDENTIAL TO RS-20,
RESIDENTIAL: 5520 JOHN WASHINGTON RD**

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

DECISION MATRIX

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

**REZONING CASE #25-01-PLBD-00104: RS-30, RESIDENTIAL TO RS-20,
RESIDENTIAL: 5520 JOHN WASHINGTON RD**

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #112386 from **RS-30 to RS-20** because:

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

- 2. The amendment **is** reasonable and in the public interest because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

**REZONING CASE #25-01-PLBD-00104: RS-30, RESIDENTIAL TO RS-20,
RESIDENTIAL: 5520 JOHN WASHINGTON RD**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #112386 from **RS-30 to RS-20** because:

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

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

REZONING CASE #25-01-PLBD-00104: RS-30, RESIDENTIAL TO RS-20, RESIDENTIAL: 5520 JOHN WASHINGTON RD

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #112386 from **RS-30 to RS-20** because:

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

1. The amendment **is** reasonable and in the public interest because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

**REZONING CASE #25-01-PLBD-00104: RS-30, RESIDENTIAL TO RS-20,
RESIDENTIAL: 5520 JOHN WASHINGTON RD**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #112386 from **RS-30 to RS-20** because:

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

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