



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

December 13, 2023

6:00 PM

- A. Roll Call**
- B. Agenda Amendments**
- C. Approval of Minutes:** November 8, 2023
- D. Rules and Procedures**
- E. Continuance Requests**
- F. Old Business**

Legislative Hearing Item(s)

ROAD RENAMING CASE #23-09-PLBD-00062: WHITEROCK ROAD (TABLED AT THE OCTOBER 11, 2023 PLANNING BOARD MEETING)

Presently known as Whiterock Road, located in Monroe Township and running 0.21 miles west and 0.05 miles east from Arvid Drive, Non-State-Owned Road #NS-99778 and terminating at the western property line of Guilford County Tax Parcel #126957. This is a road renaming case initiated by Government action to change the name of Whiterock Road to Dunstan Road.

Information for **ROAD RENAMING CASE #23-09-PLBD-00062** can be viewed by scrolling to the December 13, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

G. New Business

Legislative Hearing Item(s)

CONDITIONAL REZONING CASE #23-10-PLBD-00067: CZ-PD-M, CONDITIONAL ZONING PLANNED UNIT DEVELOPMENT-MIXED (REF. CASE #12-05-GCPL-02033) TO CZ-PD-M, CONDITIONAL ZONING PLANNED UNIT DEVELOPMENT-MIXED AMENDED: 1458 NC HIGHWAY 61

Located at 1458 NC Highway 61 (Guilford County Tax Parcel #220600 and a portion of #106945 in Rock Creek Township) approximately 1.52 miles southwest of Interstate 85 and comprises approximately 36.41 acres. The subject properties are within the Peacehaven Farm Planned Community.

This is a request to conditionally rezone the subject property from CZ-PD-M (Ref. Case #12-05-GCPL-02033) to CZ-PD-M Amended. This request would amend the current zoning conditions and the Peacehaven Farm Sketch Unified Development Plan approved June 13, 2012, and recorded in Plat Book 182, Page 117 of the Guilford County Register of Deeds.

The current CZ-PD-M zoning includes the following conditions:

USE(S): Care facility for physically and developmentally delayed handicapped residences and agricultural production of crops, livestock, and goods for onsite and offsite retail sales and solar facility.

CONDITION(S):

1. Permanent residents will have care provided 24 hours a day, 7 days a week.
2. Retail sales will be limited to 2,500 square feet of space.
3. Retail sales of non-agricultural products not grown or produced on-site shall not exceed forty (40) percent of the total retail sales floor area.
4. Guest residential facilities will be limited to on-site operations.

The recorded Unified Development Plan (UDP) (PB 182-117) allows up to 8 residential units and 92 beds within the Peacehaven Farm community. Other uses allowed included commercial and agricultural production. Agricultural production is not permitted in the PD-M district under the current UDO.

This requested CZ-PD-M zoning proposes the following conditions:

Use Conditions: All allowable uses within the PD-M Zoning District except Rooming House (9 or more residents), Nursing and Convalescent Home, Temporary shelter, Homeless Shelter, Country Club with Golf course, Adult Oriented Establishments, Amusement or Water parks, Fairgrounds, Auditorium, Coliseum or Stadium, Go Cart Raceway, Shooting Range (Indoor or Outdoor), Fraternity or Sorority, Hospital, Bank or Finance with or without drive-through, Insurance Agencies, Payday Loan services, Hotel, Motel, Restaurant (with drive-thru), Funeral Home, Cremation or Airport.

Care facility for physically and developmentally delayed handicapped residents, goods for onsite and offsite retail sales and solar facility will continue to be allowed. Agricultural production of crops and livestock will no longer be allowed, if approved.

Development Conditions: Permanently disabled residents requiring care 24 hours a day for 7 days a week may have care provided.

The submitted Sketch UDP Plan was reviewed by the TRC on September 5, 2023. The Sketch UDP removes the maximum number of dwelling units and commercial square footage allowed under the recorded UDP. Density requirements for single-family residential dwellings are subject to the RS-5 zoning district dimensional requirements. Density for multi-family units is limited by the minimum density requirements established under Section 4.4.D.1 of the Guilford County Unified Development Ordinance (UDO). For Density/Use, a minimum 20-foot separation shall be maintained between multi-family buildings and a minimum ten-foot building separation shall be maintained between single-family detached structures. Accessory structure separations from principal structures associated with either multi-family or single-family structures shall be as determined by appropriate building codes.

Section 4.4.D.1 of the UDO establishes no maximum to the area of commercial acreage that is allowed in the PD-M Zoning District.

While the proposed conditional rezoning is inconsistent with the Rock Creek Area Plan recommendation of AG Rural Residential updated in 2016, the County is updating its Comprehensive Plan including Area Plans and will consider feasible land use policies and/or classifications that promote housing options and existing development patterns.

Information for **CONDITIONAL REZONING CASE #23-10-PLBD-00067** can be viewed by scrolling to the December 13, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the recorded Unified Development Plan and the submitted Sketch Unified Development Plan also is included under the MEETING CASE INFORMATION section at the link above.

REZONING CASE #23-10-PLBD-00068: CZ-PD-M CONDITONAL ZONING (REF. CASE #12-05-GCPL-02033) TO AG, AGRICULTURAL: 1458 NC HIGHWAY 61

Located at 1458 NC Highway 61 (Guilford County Tax Parcel #220601 and a portion of #106945 in Rock Creek Township) approximately 1.52 miles southwest of Interstate 85 and comprises approximately 52.64 acres. The subject parcels are within the Peacehaven Farm Planned Community.

This is a request to rezone property from CZ-PD-M to AG. The current CZ-PD-M zoning includes the following conditions which will be eliminated if the AG zoning is approved:

USE(S): Care facility for physically and developmentally delayed handicapped residences and agricultural production of crops, livestock and goods for onsite and offsite retail sales and solar facility.

CONDITION(S):

1. Permanent residents will have care provided 24 hours a day, 7 days a week.
2. Retail sales will be limited to 2,500 square feet of space.
3. Retail sales of non-agricultural products not grown or produced on site shall not exceed forty (40) percent of the total retail sales floor area.
4. Guest residential facilities will be limited to on-site operations.

The proposed rezoning is consistent with the Rock Creek Area Plan recommendation of AG Rural Residential; therefore, if the request is approved, a plan amendment would not be required.

Information for **REZONING CASE #23-10-PLBD-00068** can be viewed by scrolling to the December 13, 2023, Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the submitted Sketch Plan also is included under the MEETING CASE INFORMATION section at the link above.

CONDITIONAL REZONING CASE #23-11-PLBD-00069: CZ-GB, CONDITIONAL ZONING-GENERAL BUSINESS (REF. CASE #22-05-GCPL-03277) TO CZ-GB, CONDITONAL ZONING-GENERAL BUSINESS AMENDED: 413 NC HIGHWAY 150 W

Located at 413 NC Highway 150 W (a portion of Guilford County Tax Parcel #139158 in Center Grove Township) southwest of the intersection with NC Highway 150 W and Spencer Dixon Road and comprises approximately 4.063 acres.

This is a request to conditionally rezone a portion of the property from CZ-GB, Conditional Zoning-General Business (Ref. Case #22-05-GCPL-03277) to CZ-GB Amended by adding one (1) permitted use, Convenience Store (with Gasoline Pumps) item I to the Use Condition, and two (2) additional development conditions, items 1 and 2. The existing signage condition which allows only one sign per frontage of the whole parcel is modified by Development Condition 4. See proposed conditions below.

Use Condition: (1) Only the following uses shall be permitted: a) Medical or Professional Office; b) Personal Service; c) Bank or Finance with Drive-Through; d) Insurance Agency; e) Laundromat or Dry Cleaner; f) Pest or Termite Control Services; g) Studio/Artist/Recording; h) Retail (General); i) Auto Supply Sales; j) Auto Rental or Leasing; k) Car Wash; **l) Convenience Store (with Gasoline Pumps);** m) Garden Center or Retail Nursery; n) Used Merchandise Store; o) Bakery; p) Restaurant with Drive-Through; q) Restaurant without Drive-Through; r) Wireless Communications Tower-Stealth Camouflage Design or Non-Stealth Design; s) Small Cell Wireless Tower.

Development Conditions: 1) Required street yard plantings for the single, northeasternmost outparcel located at the corner of Spencer Dixon Road and NC Highway 150 W shall be doubled. 2) Any drive-through component located on this future single, northeasternmost outparcel located

at the corner of Spencer Dixon Rd. and NC Hwy 150 W shall be oriented away from Spencer Dixon Road. 3) All building façade materials shall consist of masonry, EIFS or similar construction, with no exposed metal. **4) The single, northeasternmost outparcel at the corner of Spencer Dixon Road and NC Hwy 150 W shall have one, singular ground sign to be located on the NC Hwy 150 W frontage.** 5) The applicant shall include an easement for sidewalk along its frontage of Spencer Dixon Road and shall pursue the possibility of a sidewalk with NCDOT on NC Hwy 150 W.

The proposed conditional rezoning is not consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential, but it is consistent with the Moderate Commercial Node; therefore, if the request is approved, a plan amendment would be required to replace the AG Rural Residential land use classification with the Moderate Commercial land use classification for Guilford County Tax Parcel #139158.

Information for **CONDITIONAL REZONING CASE #23-11-PLBD-00069** can be viewed by scrolling to the December 13, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

Evidentiary Hearing Item(s)

None

H. Other Business

Comprehensive Plan Update

I. Adjourn

Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27402.

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**GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD MEETING MINUTES
Board of Commissioners' Chambers, Old County Courthouse
301 W. Market Street, 2nd Floor, Greensboro, NC 27401
November 8, 2023, 6:00 PM**

Call to Order

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

A. Roll Call

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

James Donnelly, Chair; Guy Gullick, Vice Chair; Ryan Alston; Cara Buchanan; David Craft; and Sam Stalder

The following Board members were absent for this meeting:

Dr. Nho Bui; Rev. Gregory Drumwright 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, Senior Planner; Aaron Calloway, Planner I; Avery Tew, Planner I; Jessie Baptist, Administrative Officer; Brianna Christian, Planning Technician; Robert Carmon, Fire Inspections Chief; and Matthew Mason, Chief Deputy County Attorney

B. Agenda Amendments

Mr. Bell stated that at the October meeting the Board changed the February 2024 meeting date from February 14 to February 15. Because February 15th is a 3rd Thursday of the month and the Board of Commissioners typically holds one of its two regular meetings on the 3rd Thursday of the month, he asked if the Board would like to consider an alternate meeting date for February 2024? . The Board agreed to discuss this under Other Business later in the meeting.

Mr. Gullick moved to discuss changing the meeting date for the February 2024 meeting, seconded by Mr. Stalder. The Board voted (6-0) in favor of the motion. (Ayes: Donnelly, Alston, Buchanan, Gullick, Stalder, Craft. Nays: None.)

C Approval of Minutes: October 11, 2023

Chair Donnelly pointed out some changes to the minutes, as follows: The record should show that the Public Hearing was closed in the 1st case, and in the landfill case, there was one word sent to staff for correction.

Ms. Buchanan moved approval of the minutes of the October 11, 2023 meeting, as amended, seconded by Mr. Craft. The Board voted (6-0) in favor of the motion. (Ayes: Donnelly, Alston, Buchanan, Gullick, Stalder, Craft. Nays: None.)

D. Rules and Procedures

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

E. Continuance Requests

Mr. Bell noted that there are no continuance requests for any cases for this meeting.

F. Old Business

None

G. New Business

Non-Legislative Hearing Item(s)

None

Legislative Hearing Item(s)

RESOLUTION TO CLOSE A ROAD CASE # 23-09-PLBD-00061: MARION ELSIE DRIVE - (APPROVED)

Aaron Calloway Planner I, stated that this is a request to adopt a Resolution to close and remove from dedication a portion of Marion Elsie Drive which fronts Guilford County Tax Parcels 232721, 156284, 156247, 156253, 156288, and 156287 in Jamestown Township, running approximately 440 feet southeast from the intersection of Queen Alice Road and Marion Elsie Drive.

Mr. Calloway stated that the Guilford County Planning Board will consider the following resolution to close a public road: A portion of Marion Elsie Drive which fronts Guilford County Tax Parcels as previously listed, in Jamestown Township, running approximately 440 feet southeast from the intersection of Queen Alice Road and Marion Elsie Drive. The portion of Marion Elsie Drive subject to this request is not developed or maintained by North Carolina Department of Transportation (NCDOT). The resolution of intent was adopted by the Planning Board on October 11, 2023. Pursuant to NCGS 153A-241 concerning closing public roads, the Planning Board must hold a public hearing before the road can be closed. Based upon the information presented at the hearing, the Board must find that the closing of said public road is not contrary to public interest.

Staff submits the following findings for consideration by the Board:

1. The Planning Department has received a request to close a portion of Marion Elsie Drive, which fronts Guilford County Tax Parcels 232721, 156284, 156247, 156253, 156288, and 156287 in Jamestown Township, running approximately 440 feet southeast from the intersection of Queen Alice Road and Marion Elsie Drive; and 2. At the October 3, 2023, Technical Review Committee (TRC) meeting, staff reviewed the request and commented that a recombination plat will be required and recorded prior to the recordation of the resolution to close this portion of Marion Elsie Drive such that parcel 156284 continues to meet the access requirements. Furthermore, the required plat will need to show the dedication of an NCDOT-compliant turnaround per Unified Development Ordinance (UDO) Section 8.5.B.2.e.

If adopted, the Resolution will read as follows:

WHEREAS, a petition was filed pursuant to General Statute 153a.241, Chapter 282 of the 1979 Session Laws and Chapter 59 of the 1981 Session Laws requesting that the Board close a public road. WHEREAS, pursuant to a Resolution of Intent to close said road, adopted by this Board on October 11, 2023 an electronic Notice was published on the Guilford County Website that a Hearing would be held concerning said Petition on November 8, 2023 at 6:00 p.m. in the Board of County Commissioners' Chambers in the Old County Courthouse, 301 W. Market Street, Greensboro, NC 27401, and WHEREAS, it appears that all owners of property adjoining said public road have signed the petition, or have been notified of the closing, thereof, and WHEREAS, after inquiry by the Chairman, all interested persons were provided an opportunity to be heard on the request contained in the petition, and WHEREAS, after all interested persons were heard, it appears to the satisfaction of this Board, that removal of said road from dedication is not contrary to the public interest and, (in the case of a road) that no individual owning property in the vicinity of the road, or in the subdivision which it is located, would thereby be deprived of reasonable means of ingress and egress to his property. The Board may adopt an Order closing the road or easement. NOW, THEREFORE, BE IT RESOLVED that the following described public road is hereby closed and removed from dedication to the public use, portion of Marion Elsie Drive, which fronts Guilford County Tax Parcels, 232721, 156284, 156247, 156253, 156288 and 156287 in Jamestown Township running approximately 440 southeast of the intersection of Queen Alice Road and Marion Elsie Drive, the portion of Marion Elsie Drive is subject to this request and is not developed or maintained by NCDOT, and every combination plat will be required and recorded prior to the recordation of this Resolution to close this portion of Marion Elsie Drive such that parcel 156284 continues to meet access requirements. Furthermore, the required plat will need to show the dedication of North Carolina state compliant turn-around per Unified Development Ordinance, Section 8.5.B.2.e, and finally, the certified copy of this Resolution, together with a copy of the published Notice of this Hearing is hereby Ordered, Recorded and with the Office of the Register of Deeds of Guilford County, North Carolina.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak in favor of this request.

Bruce Cantrell, 1000 N. Eugene Street, Greensboro, NC, stated that he is an architect representing both property owners that are joined in the right-of-way that is to be closed. Renaissance Church has purchased approximately an eight (8)-acre site with the intent to build a new church and other facilities on that site. There are two (2) buildings that will eventually be built on the site that will face Gate City Boulevard. The first Master Plan actually showed a connection to Gate City Boulevard, but

after meeting with NCDOT, they were notified that there was controlled access, and they would not let them have direct access from their site onto Gate City Boulevard. They then looked at Scotland Avenue, which is on the other side of the site, and in meeting with the neighborhood, they indicated that they would like a more central entrance onto Marion Elsie and Queen Alice Road. That led them to where they are today. They have met with Greensboro Department of Transportation (GDOT) who noted that this portion of Marion Elsie does not exist today. The right-of-way is there, but there is no street and no one is using it. GDOT suggested that this portion be closed and have a direct access to Queen Alice. By accomplishing this, they will keep their two (2) entrances on the site, which the neighborhood wanted, and this will actually increase the buffer for the site and provide a safer entrance onto Queen Alice Road.

Chair Donnelly asked if all the requirements meet with the applicant's expectations, and Mr. Cantrell responded that it does.

Chair Donnelly asked if there was anyone wishing to speak in opposition to the request, and no one came forward.

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

Mr. Gullick moved that regarding Case #23-09-PLBD-00061, Marion Elsie Drive, that the Board adopt the Resolution as read by staff, seconded by Ms. Buchanan. The Board voted 6-0 by a roll-call vote in favor of the motion. (Ayes: Donnelly; Alston; Gullick, Craft; Stalder; Buchanan. Nays: None.)

Mr. Gullick wished to make everyone aware that Mr. Fox, who is representing the Special Use Permit (SUP), works for Parker Poe Law Firm in Charlotte, NC, and his daughter works for Parker Poe Law Firm in Raleigh, but there is not conflict as they do not know each other, and he has never met Mr. Fox except at a previous hearing before the Board.

Mr. Bell pointed out that there are six (6) members present with three (3) absences and a super-majority is required. Because there are no vacancies on the Board, a vote of five (5) would be required to grant the SUP.

Chair Donnelly pointed out that this is a Quasi-judicial Hearing, and any information that is presented here as evidence is submitted under Oath. He asked that anyone wishing to speak on this matter to be sworn or affirmed Evidentiary Hearing Item(s)

SPECIAL USE PERMIT CASE #23-07-PLBD-00057: (MAJOR UTILITY (ENERGY SUBSTATION)1813 YOUNGS MILL ROAD - (APPROVED)

Oliver Bass stated that this is a request for a Special Use Permit for Case #23-07-PLBD-00057; the property is located at 1813 Youngs Mill Road (Guilford County Tax Parcel #115779 in Jefferson Township) and is on the east side of Youngs Mill Road approximately 500 feet south of the Youngs Mill Road off-ramp from Interstate 85 N and comprises approximately 5.19 acres. The parcel is located in the AG, Agricultural, Zoning District. A portion of the subject parcel is within the I-85 Scenic Corridor Overlay District. There is no history of denied cases. This request is to consider granting a

Special Use Permit for a Major Utility (Energy Substation) subject to the submitted Site Plan. No development conditions are proposed by the applicant. The Sketch Site Plan was reviewed by TRC on July 25, 2023, and revised to satisfy the comments of the staff which was provided to the applicant. While the subject property and the properties to the north and east are undeveloped, nearby parcels in unincorporated Guilford County are mostly low-density residential properties with one (1) or more acres. Across Youngs Mill Road are industrial properties within the city limits of Greensboro. Existing Land Use(s) on the Property: Undeveloped with electric utility lines running along the southern boundary of the subject property. To the North, the land is currently undeveloped (Zoned AG, Guilford County); to the South is low-density residential (Zoned AG, Guilford County); to the East is undeveloped (Zoned AG, Guilford County); and to the West is industrial (Zoned CD-HI, City of Greensboro). There are no inventoried historic resources located on or adjacent to the subject property, and there are no cemeteries that appear to be located on this property, but efforts should be made to rule out the potential of unknown grave sites. Youngs Mill Road is classified as a Major Thoroughfare with an Average Annual Daily Traffic (AADT) of 2,700 vehicles near the I-85 N interchange per the 2021 NCDOT traffic count and is subject to a NCDOT Driveway Permit. The property is gently sloping and moderately sloping. There are no mapped regulated floodplains on the site. There are no regulated wetlands mapped on the site. The property is within the Lake Mackintosh WS-IV General Water Supply Watershed. There are no mapped streams on the property.

The Plan Recommendation for this request is AG, Rural Residential. Consistency: The requested action is consistent with the recommendation of the Alamance Creek Area Plan. The AG, Rural Residential, Land Use Classification is intended to accommodate agricultural uses, large-lot residential developments, 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) zoning district, including but not limited to, institutional and recreational uses, as determined by the Guilford County Development Ordinance. Energy Substations, as a major utility, are permitted in the AG zoning district with a Special Use Permit. The general requirements under Section 4.9.B.3.a (2) and (3) apply to the I-85 Scenic Corridor regarding permitted uses and screening outdoor storage and truck parking area.

The applicant shall demonstrate that the review factors listed below have been adequately addressed.

1. Circulation: Number and location of access points to the property and the proposed structures and uses, with particular reference to automotive, pedestrian safety, traffic flow and control, and access in case of emergency: Per the submitted SUP site plan and proposed conditions in this application, access will be from Youngs Mill Road. An NCDOT Commercial Driveway Permit will be required during the official commercial site plan review process.
2. Parking and Loading: Location of off-street parking and loading areas: Parking for a Major Utility (Electric Substation) is subject to TABLE 6-1-1: PARKING REQUIREMENTS of the Guilford County Unified Development Ordinance (UDO), which requires a minimum of 1 space per 1,500 sf gross floor area (GFA) for Major Utilities. Upon receiving a site plan application for a use subject to this Subsection, the Planning & Development Director is authorized to apply the off-street parking standard applicable to the use or establish the off-street parking

requirements by reference to standard parking resources published by the National Parking Association or the American Planning Association.

3. Service Entrances and Areas: Locations of refuse and service areas with adequate access for service vehicles: Location of service area will be reviewed to allow for adequate access for all service vehicles when the official site plan is submitted for review by the TRC per Section 6.1 in the Guilford County UDO.
- 4.4. Lighting: Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other property in the area: A lighting plan for any proposed lighting will be reviewed when the official site plan is submitted for review by the TRC per Section 6.3 of the Guilford County UDO.
5. Utilities: Location and availability of utilities (public or private): Soil suitability for septic will be evaluated by Guilford County Environmental Health upon site plan review by the TRC. Utility easements will be reviewed by the TRC.
6. Open Spaces: Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable): Landscaping requirements will be reviewed by the TRC for compliance with Section 6.2 of the Guilford County UDO.
7. Environmental Protection: Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space and other natural features: Environmental regulations will be reviewed by Guilford County's Watershed/Stormwater Section for compliance with all environmental regulations per Article 9 of the Guilford County UDO.
8. Landscaping, Buffering & Screening: Installation of landscaping, fencing or berming for the purpose of buffering and screening, where necessary, to provide visual screening where appropriate: Where a proposed nonresidential use in an AG Zoning District is located next to a vacant property, a minimum average 5-foot Type D landscape buffer is required. Where a proposed non-residential use in a residential zoning district (includes the Agricultural Zoning District) abuts a single-family or two-family dwelling along any property line, a minimum 30-foot Type B planting yard is required. Where a non-residential or multi-family residential use with eight (8) or more units is adjacent to an AG or RS zoning district, a 20-foot minimum average Type C planting yard is required. Section 6.2 of the UDO does not apply to property lines abutting utility easements that are more than 60 feet in width. The site plan shows a 68-foot-wide utility right-of-way along the southern property line.
9. Effect on Nearby Properties: Effects of the proposed use on nearby properties, including but not limited to, the effects of noise, odor, lighting, and traffic: A lighting plan, if required, will be reviewed by the TRC per Section 6.3 of the Guilford County UDO.
10. Compatibility: The general compatibility with nearby properties, including but not limited to the scale, design, and use in relationship to other properties: Major utilities (Energy Substations) are compatible with surrounding uses that include heavy industrial uses to the

west of Youngs Mill Road. Non-residential uses are required to have expanded landscape buffers when adjacent to residentially zoned properties or single- or two-family dwellings.

During consideration of a Special Use Permit, the Planning Board must determine that the following Findings of Fact have been satisfied based upon relevant and credible evidence presented during the hearing:

1. A written application was submitted and is complete in all respects.
2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted.
3. The use, Major Utility (Energy Substation), subject to the submitted site plan (no development conditions were proposed) for which the Special Use Permit is sought, is in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications.
4. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and is in general conformity with the plan of development of the Jurisdiction and its environs; and
5. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

After reviewing the proposed development plan for this request, staff offers the following for Planning Board consideration:

1. The development of the parcel shall comply with all regulations as specified in the Guilford County Unified Development Ordinance (UDO).
2. The development shall proceed in conformity with all amended plans and design features submitted as part of the Special Use Permit Application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of plan and design features by the Technical Review Committee (TRC), illustrating conditions related to the request and applicable development standards.
4. Added conditions, if applicable
5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted.

Chair Donnelly asked if there was anyone wishing to speak in favor of this request, and if so, to come forward. Anthony Fox, attorney representing the applicant, Duke Energy, was previously sworn or

affirmed and stated that this application addresses three (3) major issues; it addresses the issues of capacity, reliability, and resiliency. There will be testimony with regard to how those fit into the elements that they are required to meet under the Ordinance. He has assembled exhibit books that he wished to present to each Board member, which was allowed by the Board. Mr. Fox proceeded to say that behind Tab 1 in the books is the application that has been submitted by Duke Energy for this use, and it would be constructed on property that is owned and controlled by Duke Energy, and it is a 5.09-acre tract of land at 1813 Youngs Mill Road and is currently zoned AG. Behind Tab 2 is a component of Tab 1, which completes the application for the SUP, and the letter addresses the need for the substation at this location at this time. There is also an aerial photo that shows the actual site bordered in red and shows the I-85 Exchange and its proximity to the subject property. There is also a site plan transposed in the green area, which denotes the tree canopy that will be reserved. The actual construction site will only use 1.5 acres of that tract, so the remaining property will be dedicated and preserved for buffers and setback requirements, some of which are dictated by the Ordinance. Exhibit A addresses each of the remaining factors that will be found under the UDO and how each one of those are addressed. Behind Tab 3 is the site plan. Behind Tab 4 is one crucial finding that this Board relies upon, which is whether or not the development would have an impact on the value of adjoining or abutting property. Those factors will be addressed through a market study and valuation and the lack of an impact of this development on abutting or adjoining properties. Behind Tab 5 is the PowerPoint presentation that he called upon Mr. Henning to address the Board.

Hank Henning, 2500 Fairfax Road, Greensboro, NC, stated that he is the District Manager for Government/Community Relations for Duke Energy. He will be going through the presentation for the Board. The subject property is a tract of land that Duke Energy already owns and is a total of 5.0 acres, and a substation would consist of approximately 1.2 acres, and it will not take up much of the real estate on this property. They are addressing electrical capacity, and with the growth in Guilford County, it has become necessary to increase their facilities to serve the customers and residents of the County. Regarding the reliability and resiliency aspects, they have taken advantage of some of the newer technologies that are now available. With regard to reliability, that is nothing more than avoiding power outages, and that means when you see tree trimming and vegetation control, that is part of their efforts to reduce power outages. There is also another consideration, which is the length of distribution lines from the power source to the customers. If there are longer lines, there is more chance of some type of interruption in service because of trees falling, more poles being hit by vehicles, *et cetera*. The more that they can reduce those things, the better. It is their goal to get the power from the substations as close to the customers as possible. Resiliency is how quickly they can recover when an outage occurs. Now they have solar power, battery storage, and so forth, and they have to be able to go in multiple directions, multiple access points and entry points into the inner-connected grid system, so they have to enable the grid to accept that power. As they put in new substations and expand that capacity, they are connecting a lot of circuits that previously were not connected. There are some very interesting technologies that they are now installing in the grid system and the power lines and substations called "self-healing teams", that are a set of relays that will automatically redistribute that power through the circuits to alleviate power outages. This will improve the resiliency and reliability in the service.

Regarding the economic development aspects of this, the reason they need the substation at Youngs Mill as a newer substation, is because the two (2) feeders from the existing substations at Randolph Avenue, the properties where they are located, are just not conducive to expansion as there are a lot

of site constraints. There is a whole economic development wing, and they have folks that do a lot of studies on that. The forecast for this area indicates that they really need to be aware of potential expansion in this area. They have spoken with neighbors in the surrounding area, and they have no issues with the proposed substation in this location.

The power comes from the generation plant, and it is a very high-voltage facility, and the substation reduces the power down to a manageable voltage that can be distributed to the end user. There is a lot of forecasting and models that the engineers put forth to look at before addressing the need for a new substation. This is a regulated utility, and they are obligated to provide power, and they are not allowed to provide speculative power. The Utilities Commission does not want them to just build out power where it just sits there, and someone has to pay for it, and all the rate payers in North Carolina would carry the load for that unused power. There is a conceptual site plan included in the booklet that illustrates that the proposed substation conforms to Guilford County standards for parcels zoned for land use, public health and safety, zoning, setbacks, buffer requirements, tree preservation, and there are no impacts to sensitive environmental or cultural resources. There is a utility right-of-way adjacent to the site, and that right-of-way could accommodate transmission lines for the substation.

Regarding tree saving and buffering addressed in the booklet, development of this site will only take up about 1.5 acres of the site, and the rest of the property would be tree buffering around it, and the open space will be preserved, and there will be tree retention and landscape buffers.

Mike Elwell, 404 Topwater Lane, Greensboro, NC, was previously sworn or affirmed and stated that he has been involved in real estate as a Real Estate Appraiser for the last 20 years. He works in Greensboro, but also all throughout the state, and he also has a license as a real estate broker. He has designations from the Appraisal Institute, NAI, and SRA, and also certification from the International Right-of-Way Association. A copy of his resume is contained on page 29 of the packet for Exhibit #4.

Mr. Fox asked that Mr. Elwell be admitted as an expert in the field of Real Estate Appraisal and also Market Study.

Chair Donnelly stated that Mr. Elwell's credentials would be considered as expert testimony.

Counsel Fox asked Mr. Elwell if he was retained to review the property located at 1813 Youngs Mill Road, and Mr. Elwell responded that he was asked to do a market study regarding the impact of a power substation on real estate pricing in Greensboro, and it was his finding that with new lines going in this area, the high voltage transmission lines are different because they are approved at the state level at a high regulatory level and are allowed to go through communities and put the line through without having to come before the Board, but there are regulations in the development of them. It is his conclusion that there is not an impact from these substations that can be identified, and that the pricing inside these neighborhoods did not fall into a reasonable range of pricing for those properties.

Brian Mitchell, Distribution Capacity Planner for Duke Energy, 2500 Fairfax Road, Greensboro, NC, was previously sworn in or affirmed and stated that his role is to monitor the load growth on the distribution circuits in this area of Greensboro, and when he recognizes the need for an expansion, such as this, they take action to get it started. He further stated that there is significant growth in

southeastern Greensboro and Guilford County, and the circuits that feed that area now are from substations that are nearing capacity, and they are a significant distance from that source to the sites. There is a limitation as to how far they can expand these circuits and provide reliable service. The new substation would allow to transfer sections of some of the other circuits and shorten that length and provide reliable power to the new sites. His concerns are the industrial and commercial developments along the I-85 corridor not being fed adequately.

Counsel Fox pointed out that the site plan demonstrates the ability to insulate this property substantially from the neighboring properties, which are industrial or undeveloped, because of the substantial tree buffering. Exhibit #2 contains additional commentary about the findings that are required for the issuance of the Special Use Permit.

Chair Donnelly asked if there was anyone wishing to speak on behalf to the request.

Marvin J. Price, Executive Vice President for Economic Development for the Greensboro Chamber of Commerce came forward. As a representative of the Guilford County Economic Development Alliance, and also working on behalf of Guilford County, everything that has been said regarding economic development is correct. They are actively marketing and go after companies domestically and internationally all the time. One of the key factors when they get companies that are interested in this community, especially the companies that they desire as a community that are paying at or above the County average wage, is that they typically need a lot of power. So having an additional substation to give that capacity for the outlying community and some of these potential industrial parks and industrial projects is something that is needed in this area. He supports this opportunity and project, and both the Greensboro Chamber of Commerce and the Guilford County Economic Development Alliance stand behind it.

Chair Donnelly asked if there was anyone wishing to speak in opposition to the request and no one came forward.

There being no further discussion from the public, Mr. Craft moved to close the Public Hearing, seconded by Ms. Buchanan. The Board voted 6-0 in favor of the motion. (Ayes: Donnelly; Alston; Gullick, Craft; Stalder; Buchanan. Nays: None.)

Board Discussion:

Mr. Craft stated that, in general, they met the standards that they needed to meet to justify approval of this project.

Mr. Gullick moved that the Guilford County Planning Board, held an Evidentiary Hearing on November 8, 2023, to consider a request for a Special Use Permit for a major utility (energy substation) , subject to the submitted site plan for property located at 1813 Youngs Mill Road, Guilford County Tax Parcel #115779 in Jefferson Township on the east side of Youngs Mill Road, approximately 500 feet south of the Youngs Mill off-ramp from Interstate-85 and comprising approximately 5.19 acres. Having heard all the evidence and arguments presented at the Evidentiary Hearing and making the following Findings of Fact, the Board draws the following conclusion: The original application was submitted and was complete in all aspects; and as part of this motion, Mr. Gullick moved to adopt Exhibit A that was provided by the applicant, including paragraphs A2, A3, A4, and A5.

- [1. A written application was submitted and is complete in all respects.]
- [2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

As a Public Utility Company, Duke Energy is committed to providing safe and reliable power that serves to protect and enhance the health, safety, or general welfare of the public. The proposed use provides a reasonable balance between the promotion of the public health, safety and welfare and the needs of a fast-growing area for reliable and efficient electrical power generation in the following ways.

Health: The health of the general public is directly linked to the quality of the environment in which it lives. Duke Energy plans to take every precaution necessary to ensure that the health of the public and the environment is maintained. The substation will be strategically positioned on a 5.0-acre site. The site will be secured by fencing and shall have limited access. Tree canopies and existing vegetation will be preserved where possible.

Erosion Control: During grading operations, Duke Energy will apply and diligently abide by the guidelines detailed in the North Carolina Department of Environmental Quality Erosion and Sediment control Planning and Design Manual to minimize site disturbance, control storm water, and stabilize graded slopes; thereby preventing sediment from exiting the property and entering local streams and reservoirs.

Secondary Oil Containment: Duke Energy will implement a suitable oil spill prevention plan that involves the installation of an intensive secondary oil containment system that will collect all spills in the rare event of infrastructure failure.

Electric and Magnetic Fields: Electric and magnetic fields (EMF) exist anywhere there is electricity, whether that electricity is being produced, distributed, or consumed. Thus, EMF is created by substations, residential wiring, appliances, and even by the earth itself. Since the early 1970's, hundreds of studies have debated the possible health effects of EMF. In almost all cases where magnetic field strength readings have been conducted at existing substations similar to the Youngs Mill Substation, the magnetic field strength level at a distance 50' away from the fence is usually the background ambient mG level --- in other words, at a distance of 50' from the fence, the substation usually has no effect on the strength of magnetic fields. Based on this evidence, it is predicted that the magnetic field strength level along the property lines will not change as a result of the substation equipment.

Safety: To provide for public safety and protection, Duke Energy will design and construct the proposed substation in a manner that will comply with the National Electrical Safety Code in effect when construction begins. Furthermore, Duke Energy commits to continue

its long-standing tradition of operating and maintaining facilities in a manner that will ensure public safety. To that end, Duke Energy will follow standard operating procedure by installing security fencing around the substation infrastructure. Standard fencing consists of woven steel fabric (minimum height of 6') with additional barbed-wire extension arms (1-foot in length) on the top which will prevent people from climbing over. The substation fence will also include warning signage to the effect of "Danger! High Voltage." Gates to the property and to the substation itself will be locked at all times.

Welfare: While providing safe and reliable power to the general public is Duke Energy's primary mission, satisfying this mission should not and will not be at the disposal of the rural character or quality of living in the general area. Within the 5.0-acre site, Duke Energy will sufficiently provide vegetative cover along the perimeter of the station and/or supplement with additional landscape screening elements per the requirements found within the Guilford County Unified Development Ordinance.]

- [3. The use, Major Utility (Energy Substation), subject to the submitted Site Plan (no development conditions were proposed) for which the Special Use Permit is sought, is in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

The property is suitable for the proposed use and meets all review factors.

1) Circulation: The number and location of access points to the property and the proposed structures and uses, with particular reference to automotive, pedestrian safety, traffic flow and control, and access in case of emergency will meet the required conditions.

- The substation will have one entrance off Youngs Mill Road and that will be permitted by NCDOT.*

2) Parking and Loading: Location of off-street parking and loading areas.

- After completion of construction, the site may be visited once or twice a month by a Duke Energy pickup truck. Parking will be made available within the substation fenced area. The gate to the substation will be secured and locked at all times.*

3) Service Entrances and Areas: All service entrance requirements shall be met. Locations of refuse and service areas with adequate access for services vehicles.

- Service vehicles will visit the site maybe once or twice a month. These vehicles will park within the station fence.*

4. Lighting: Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other property in the area.

- Any lighting at the station will be designed to not emit any light beyond the property lines.*

5. The substation will not require any public or private utilities such as water or sewer.

- The substation will not have water or sewer service.*

6. *Open Spaces: Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable).*
 - *The substation and access drive will occupy approximately 1.50 acres (30 percent) of the 5.009-acre parcel after construction, 70 percent (3.599 acres) of the site will go unused and serve as open space, tree retention and landscape buffers.*
7. *Environmental Protection: Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space and other natural features*
 - *Duke Energy is committed to protecting our regions natural resources during construction. Duke Energy will apply and diligently abide by the guidelines detailed in the North Carolina Department of Environmental Quality Erosion and Sediment control Planning and Design Manual to minimize site disturbance, control storm water, and stabilize graded slopes; thereby preventing sediment from exiting the property and entering local streams and reservoirs.*
8. *Landscaping, Buffering & Screening: Installation of landscaping, fencing or berming for the purpose of buffering and screening where necessary to provide visual screening where appropriate.*
 - *The substation and access drive will occupy approximately 1.50 acres (30 percent) of the 5.009-acre parcel after construction, 70 percent (3.599 acres) of the site will go unused and serve as open space, tree retention and landscape buffers. The applicant shall meet all buffering and screening requirements.*
9. *Effect on Nearby Properties: Effects of the proposed use on nearby properties, including, but not limited to, the effects of noise, odor, lighting, and traffic.*
 - *As a Public Utility Company, Duke Energy is committed to providing safe and reliable power that serves to protect and enhance the health, safety, or general welfare of the public. The proposed use provides a reasonable balance between the promotion of the public health, safety and welfare and the needs of a fast-growing area for reliable and efficient electrical power. Approximately 70% percent (3.599 acres) will remain unused and provide a buffer to surrounding land uses.*
 - *The substation produces no smell or odors on nearby properties. At the property line, it is anticipated that no audible noise will be detected other than background noise. Any lighting on the site will be limited and will be designed to not emit beyond the property.*
10. *Compatibility: The general compatibility with nearby properties, including but not limited to the scale, design, and use in relationship to other properties.*
 - *The area where the Youngs Mill Substation is planned is typical of residential agricultural districts often appearing on the fringes of urban centers. General development patterns for residential agricultural districts include the presence of public utility infrastructure to support and manage smart growth. Public utilities in such areas routinely include water towers, sewer pump stations, electrical substations, and telecommunication facilities. The Youngs Mill Substation is consistent with these development patterns. Further, while the area still conforms to the residential agricultural district aesthetics, multiple new distribution buildings*

have been built. This growth is transitioning the area into a more suburban environment. Electrical facilities, such as substations, are necessary public facilities needed to support everyday life in these communities.]

- [4. That the location and character of the use, if developed according to the plan submitted, **will** be in harmony with the area in which it is to be located and **is** in general conformity with the plan of development of the Jurisdiction and its environs. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

The area where the Youngs Mill Substation is planned is typical of residential agricultural districts often appearing on the fringes of urban centers. General development patterns for residential agricultural districts include the presence of public utility infrastructure to support and manage smart growth. Public utilities in such areas routinely include water towers, sewer pump stations, electrical substations, and telecommunication facilities. The Youngs Mill Substation is consistent with these development patterns. Further, while the area still conforms to the residential agricultural district aesthetics, multiple new distribution buildings have been built. This growth is transitioning the area into a more suburban environment. Electrical facilities, such as substations, are necessary public facilities needed to support everyday life in these communities.]

- [5. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

The use is a Public Necessity

The existing 3-phase power distribution presently serving the Youngs Mill Industrial Park vicinity originates from Randolph Ave substation -1706 Randolph Ave {7.1-line miles from site}; McConnell Center Industrial Park vicinity originates from Kildare substation - 229 Woodnell St {5.4-line miles from site}. Both Randolph Ave and Kildare substations are "congested, urban residential" in nature. Neither are conducive for expansion.

The ongoing commercial/industrial development along the 1-85 corridor has rapidly increased power needs, unlike residential development, which is more gradual in nature. There are industrial shell buildings already constructed or being constructed within the designated service footprint of this proposed Youngs Mill substation. Guilford County is presently experiencing multiple economic development inquiries that will necessitate availability of additional power in this area.

In consideration of Duke Energy's Grid Improvement Plan, the Youngs Mill substation will reduce line exposure and provide higher reliability service to the southeast 1-85 corridor. The Youngs Mill substation parcel can provide additional capacity to further enhance Grid Automation within this area and support rural areas south of city limits if expansion progresses.

The use will not substantially injure the value of adjoining or abutting property

The area where the Youngs Mill Substation is planned is typical of residential agricultural districts often appearing on the fringes of urban centers. General development patterns for residential agricultural districts include the presence of public utility infrastructure to support and manage smart growth. This area is no different. Public utilities in such areas routinely include water towers, sewer pump stations, electrical substations, and telecommunication facilities. The Youngs Mill Substation is consistent with these development patterns.

Further, while the area still conforms to the residential agricultural district aesthetics, multiple new distribution buildings are being built at 1810 Youngs Mill Road and 1818 Youngs Mill Road. 1-85 and its clover-leaf intersections exist along Youngs Mill Road. The area is growing and the growth is transitioning the area into a more suburban environment. While electrical facilities, such as substations, are necessary public facilities needed to support everyday life in these communities, they are consistent with the evolving character of this area.

In addition, land surrounding the 5.0-acre substation site is largely treed and undeveloped. Both a 4.0-acre and a 10.64-acre undeveloped site lie to the north of the site. A 9.39-acre property abuts the eastern boundary of the site. This tract lies adjacent to a 38.37-acre parcel. Few residential uses exist on adjacent parcels and therefore this limits any adverse effect on adjoining or abutting properties.]

Therefore, on the basis of all the foregoing, it is Ordered that the Application for a Special Use Permit for major utility energy substation be granted, subject to the following:

1. The development of the parcel shall comply with all regulations as specified in the Guilford County UDO.
2. The development shall proceed in conformity with all amended plans and design features submitted as part of the Special Use Permit Application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of plan and design features by the TRC illustrating conditions related to the request and applicable development standards.
4. Added conditions, if applicable
5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use again be permitted.

The motion was seconded by Mr. Stalder. The Board voted 6-0 in favor of the motion. (Ayes: Donnelly; Alston; Gullick; Craft; Stalder; Buchanan. Nays: None.)

Chair Donnelly expressed his appreciation to Mr. Fox and Mr. Henny and the team they brought and the information that was provided to demonstrate the various aspects of this request.

H. Other Business

Comprehensive Plan Update

Mr. Bell stated that the public input portion is complete, and they now have the results of that. There is a Steering Committee meeting that will be scheduled for later in the month. He will make sure that information goes out to each member. There is a meeting with the Chair of the Steering Committee tomorrow, and staff wants them to have the information before releasing it to everyone.

Mr. Bell stated that there has been discussion among the Board about changing the date of the February 2024 meeting due to it being Valentine's Day. It has been suggested that the meeting be held on Thursday, February 15th, 2024, but there is a Board of Commissioners meeting on that date. He checked, and there are two (2) options for room availability. The AG building is available on Tuesday, February 13, and February 21, which is the Wednesday of the following week, is also available. After a short discussion, the Board members agreed with the change in meeting date to Tuesday, February 13, 2024, at 6:00 p.m.

Mr. Gullick moved to approve changing the meeting date for the February 2024 meeting to Tuesday, February 13, at 6:00 p.m. Seconded by Mr. Stalder. The Board voted 6-0 in favor of the motion. (Ayes: Donnelly; Alston; Gullick, Craft; Stalder; Buchanan. Nays: None.)

Mr. Bell advised that there will be a road renaming case, which was tabled in October; there are a couple of rezoning cases and a potential text amendment.

Chair Donnelly announced that Mr. Craft has been reappointed by the County Commissioners earlier this month, and he will be serving for another three (3) years. Chair Donnelly thanked him for his service.

Chair Donnelly moved to adjourn, seconded by Mr. Craft. The Board voted 6-0 in favor of the motion. (Ayes: Donnelly; Alston; Gullick, Craft; Stalder; Buchanan. Nays: None.)

I. Adjourn

There being no other items to be discussed, the meeting adjourned at 7:41 p.m.

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

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Road Renaming Petition
Initiated by Government Action

Date Submitted: 8/24/2023

Case Number 23-09-PLBD-00062

Pursuant to Section A-8 of the Guilford County Development Ordinance, the undersigned hereby request the Guilford County Planning Board to consider renaming a portion of a public road presently known as Whiterock Road, Secondary Road #5343 in Monroe Township, running 0.21 miles west and 0.05 miles east from the Arvid Drive, Non-State Owned Road #NS-99778 and terminating at the western property line of Guilford County Tax Parcel #126957. This petition does not apply to the portion of road located inside Greensboro city limits or north of Guilford County Tax Parcel #126957.

Proposed Street Name:

Name Suffix

Dunstan Road

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

Application submitted along with:

Map(s)

Mailing Labels in duplicate

Submitted By:

Melissa Jones

400 W Market St, Greensboro, NC 27401

336-641-2337

Contact Name

Address

Contact Phone #

(This page intentionally left blank.)



August 18, 2023

Kaye Graybeal
Deputy Director of Guilford County Planning and Development
PO Box 3427
Greensboro, NC 27402

Dear Ms. Graybeal:

The City of Greensboro has received for review and approval a plan for redevelopment of the property at 4513 McKnight Mill Road. In conjunction with this plan and to comply with City of Greensboro Land Development Ordinance and the adopted Greensboro Area Thoroughfare Plan and Collector Street Plan, the developer is responsible for the construction of a collector street through this development. This collector street intersects and runs concurrently with Whiterock Road but would eventually connect the dead end of Dunstan Road to form a continuous collector street that extends out to McKnight Mill Road.

We would request that the portion of Whiterock Road indicated on the attached map be renamed to Dunstan Road in conjunction with the construction of these newly developed streets in order to facilitate the orderly development of this area and set the stage for a continuous collector street connection. This section of roadway is outside the City of Greensboro boundary and to our knowledge, the Whiterock name has no significant historic significance to this area.

If you have further questions, please let me know.

Sincerely,

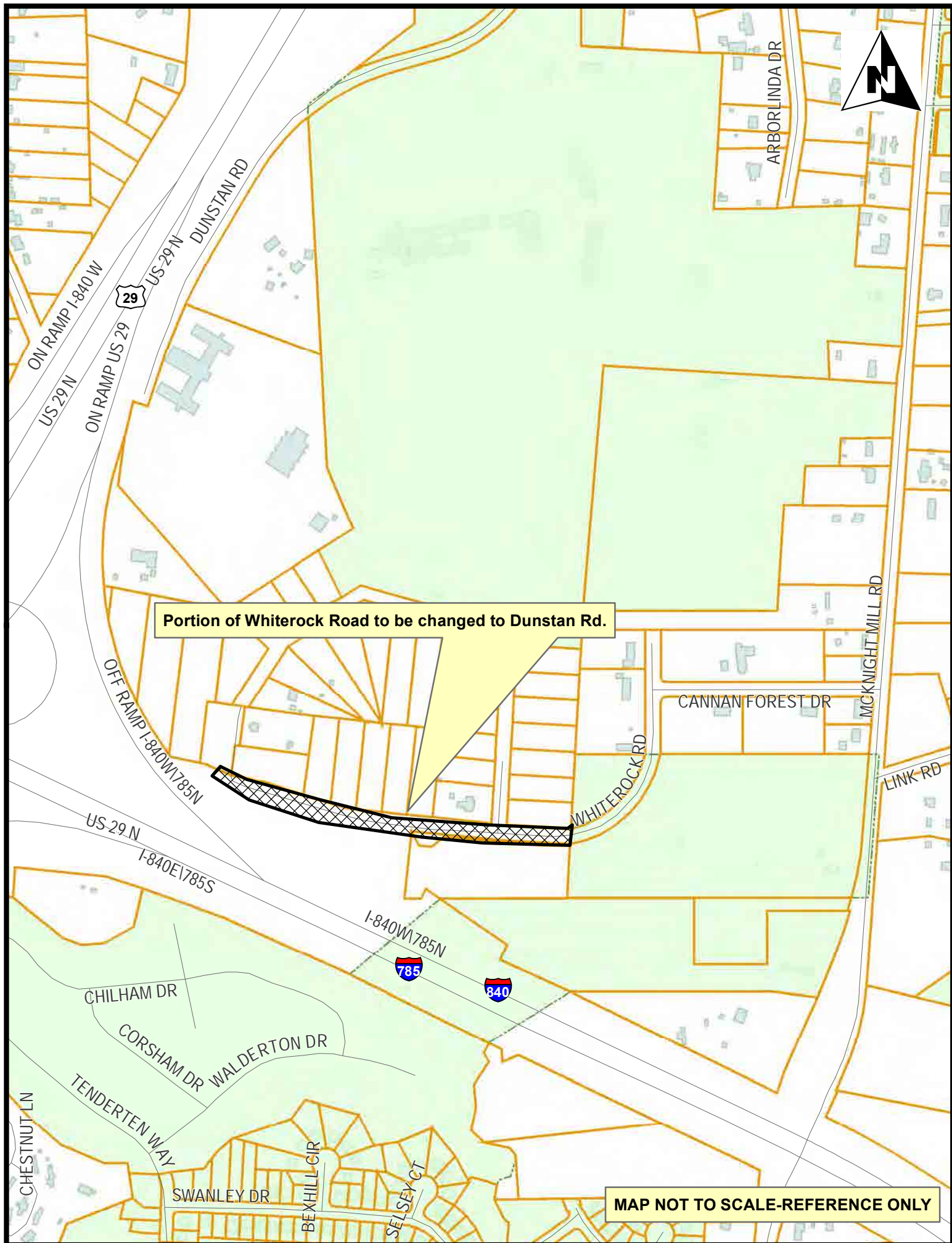
Mr. Chris R. Spencer, PE
Transportation Engineering Division Manager
City of Greensboro

CRS

cc: Sheila Curry



Portion of Whiterock Road to be changed to Dunstan Rd.



MAP NOT TO SCALE-REFERENCE ONLY



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
RESOLUTION FOR ROAD RENAMING**

CASE # 23-09-PLBD-00062

WHEREAS, pursuant to NCGS 153A-239.1, notices were posted that a public hearing would be held before this Board on October 11, 2023, on a request that the official name of a portion of a certain road be established or changed.

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

PREVIOUS NAME: Whiterock Road (Secondary Road #5343)

PROPOSED/
ESTABLISHED NAME: Dunstan Road

LOCATION: Presently known as Whiterock Road, located in Monroe Township and running 0.21 miles west and 0.05 miles east from Arvid Drive, Non-State-Owned Road #NS-99778 and terminating at the western property line of Guilford County Tax Parcel #126957.

STAFF COMMENT: This renaming is a request from the City of Greensboro in which a major subdivision under development will redirect Whiterock Road to conform with the City of Greensboro's adopted Throughfare and Collector Street Plan.



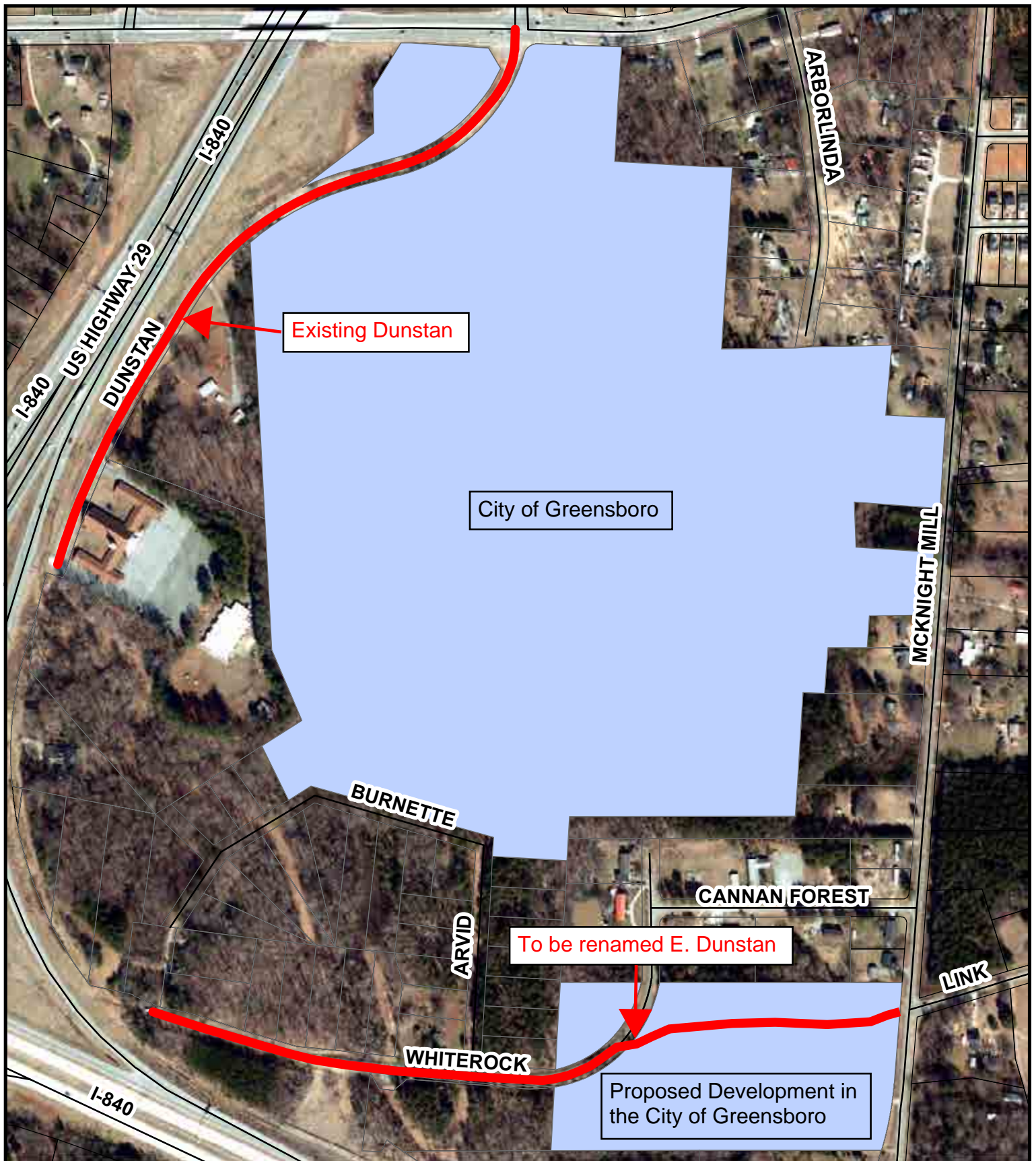
Guilford County GIS
August 2023

WHITEROCK ROAD RENAMING

- Active Address
- Affected Section of Whiterock Road

1 inch equals 300 feet

Dunstan Road and Whiterock Road



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 in = 433 ft

Date: 11/3/2023



0 140 280 560 840 1,120 Feet

From: Curry, Sheila (Carmon) <Sheila.Curry@greensboro-nc.gov>
Sent: Friday, November 3, 2023 9:53 AM
To: Aaron Calloway; Spencer, Chris; Robert Carmon
Cc: Melissa Jones; Andrews, Christopher; Dean, Kristi; Freeman, Chris; Earliwine, Jason; adl
Subject: RE: Whiterock Rd-(Proposed Hayes Village)
Attachments: [Whiterock-Dunstan.pdf](#)

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

Good Morning, Aaron

As we discussed, a portion of Whiterock Road will be changed to East (E.) Dunstan Road per the attached map.

Sincerely,

Sheila Carmon Curry, GISP

GIS Analyst-Address Coordinator

Planning Department

Phone: 336.335.5691 Fax: 336.412.6315

[Track Your Development Plan](#)

Please take the time to take our customer service survey. Your feedback is appreciated. Thank you!

[CLICK HERE TO TAKE SURVEY](#)



VISION STATEMENT



*Greensboro will be a
community with endless
economic opportunities and
an exceptional quality of life.*

From: Aaron Calloway <acalloway@guilfordcountync.gov>

Sent: Friday, October 13, 2023 12:54 PM

To: Curry, Sheila (Carmon) <Sheila.Curry@greensboro-nc.gov>; Spencer, Chris <Chris.Spencer@greensboro-nc.gov>; Carmon, Robert <rcarmon@guilford-es.com>

Cc: Melissa Jones <mjones3@guilfordcountync.gov>; Andrews, Christopher <Christopher.Andrews@greensboro-nc.gov>

Subject: RE: Whiterock Rd-(Proposed Hayes Village)

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He was at the meeting, and he understands the situation. He seemed receptive of the directional solution. In terms of the road being removing a directional signifier, as long as it is our jurisdiction it should not go as a legislative item.



Aaron Calloway, MPA

Planner I

Planning & Development Dept

Guilford County Government

400 West Market Street, Greensboro, NC 27401

336-641-2489 | f: 336-641-6988

acalloway@guilfordcountync.gov | www.guilfordcountync.gov



From: Curry, Sheila (Carmon) <Sheila.Curry@greensboro-nc.gov>

Sent: Friday, October 13, 2023 11:38 AM

To: Aaron Calloway <acalloway@guilfordcountync.gov>; Spencer, Chris <Chris.Spencer@greensboro-nc.gov>; Robert Carmon <rcarmon@guilford-es.com>

Cc: Melissa Jones <mjones3@guilfordcountync.gov>; Andrews, Christopher <Christopher.Andrews@greensboro-nc.gov>

Subject: RE: Whiterock Rd-(Proposed Hayes Village)

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Hi Aaron

Thanks for the update, and that is unfortunate. On the city side, I think any kind of change to a street name including a directional assignment or removal requires public hearing action and would definitely prompt official address change notifications. But I will have to do more research on that. Was Anthony Lester at the meeting or anyone from the development side? They will need to be notified of the results.

Sincerely,

Sheila Carmon Curry, GISP

GIS Analyst-Address Coordinator

Planning Department

Phone: 336.335.5691 Fax: 336.412.6315

[Track Your Development Plan](#)

Please take the time to take our customer service survey. Your feedback is appreciated.

Thank you!



From: Aaron Calloway <acalloway@guilfordcountync.gov>
Sent: Friday, October 13, 2023 10:26 AM
To: Spencer, Chris <Chris.Spencer@greensboro-nc.gov>; Curry, Sheila (Carmon) <Sheila.Curry@greensboro-nc.gov>; Carmon, Robert <rcarmon@guilford-es.com>
Cc: Melissa Jones <mjones3@guilfordcountync.gov>
Subject: Whiterock Rd

WARNING: External Email – Don't get hooked by a phishing email. Never click on links or open attachments unless you know the content is safe.

Good morning all,

As you might know, the County Planning Board decided to table to renaming of the subject section of Whiterock due to the existence a developed Dustan Rd about a mile north. They understood that there is no set time frame for connecting the disparate sections of what is to be Dustan at present. In light of that, the board is concerned about EMS confusion.

My solution for this to move forward is to assign a directional signifier to the subject renaming (eg. E. Dunstan or S. Dunstan). When it would come time to connect the sections, removal of the directional would be an administrative action and not constitute a renaming, and therefore, not require Planning Board action.

If this solution is amenable to you folks, we can go ahead and put it on the November agenda. Or we can find some time in the next week or so to get on a virtual meeting to think over another solution.

Please let me know.

Regards,

Aaron



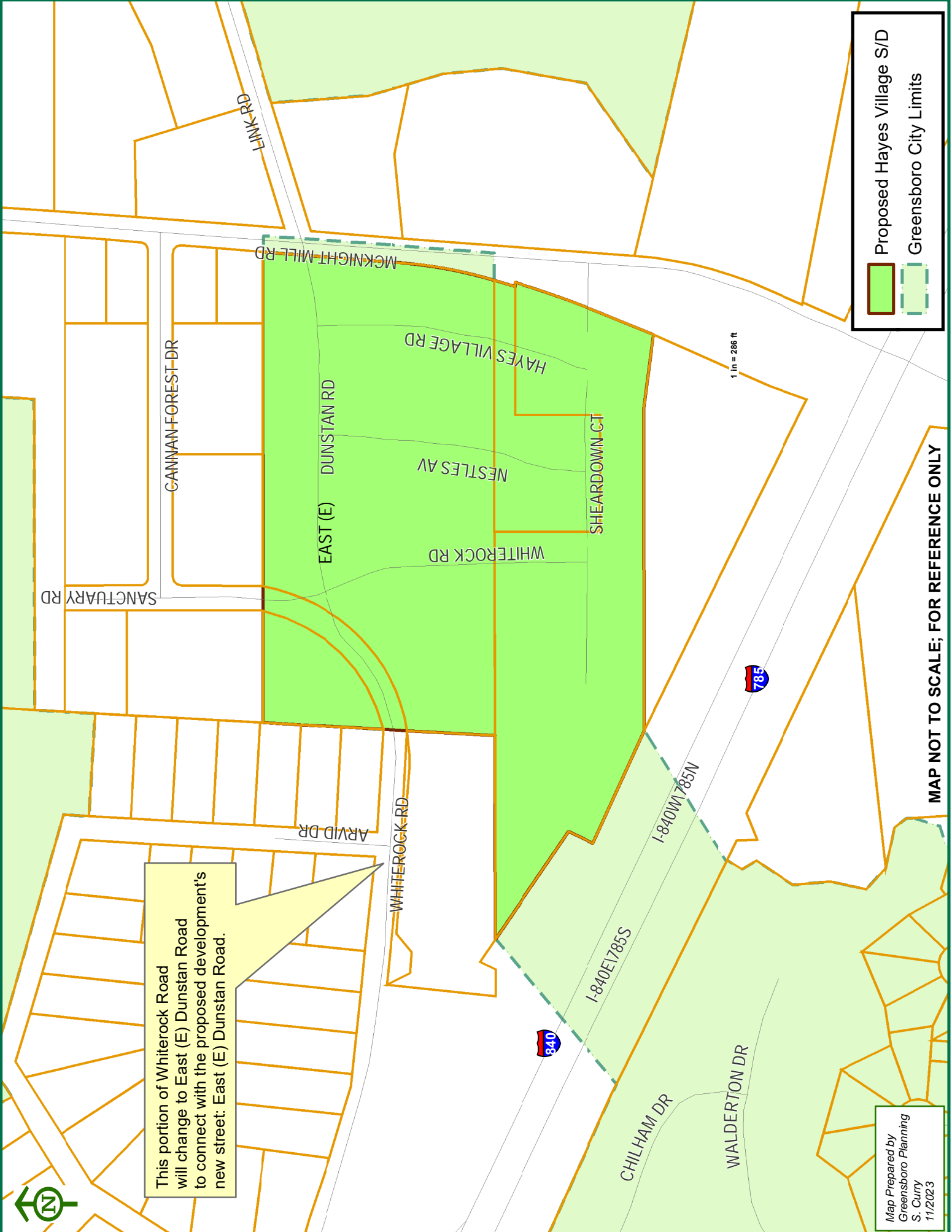
Aaron Calloway, MPA
Planner I
Planning & Development Dept
Guilford County Government

400 West Market Street, Greensboro, NC 27401
336-641-2489 | f: 336-641-6988
acalloway@guilfordcountync.gov | www.guilfordcountync.gov



E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized county official. If you have received this communication in error, please do not distribute it. Please notify the sender by E-mail at the address shown and delete the original message.

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized county official. If you have received this communication in error, please do not distribute it. Please notify the sender by E-mail at the address shown and delete the original message.



Proposed Hayes Village S/D

Greensboro City Limits

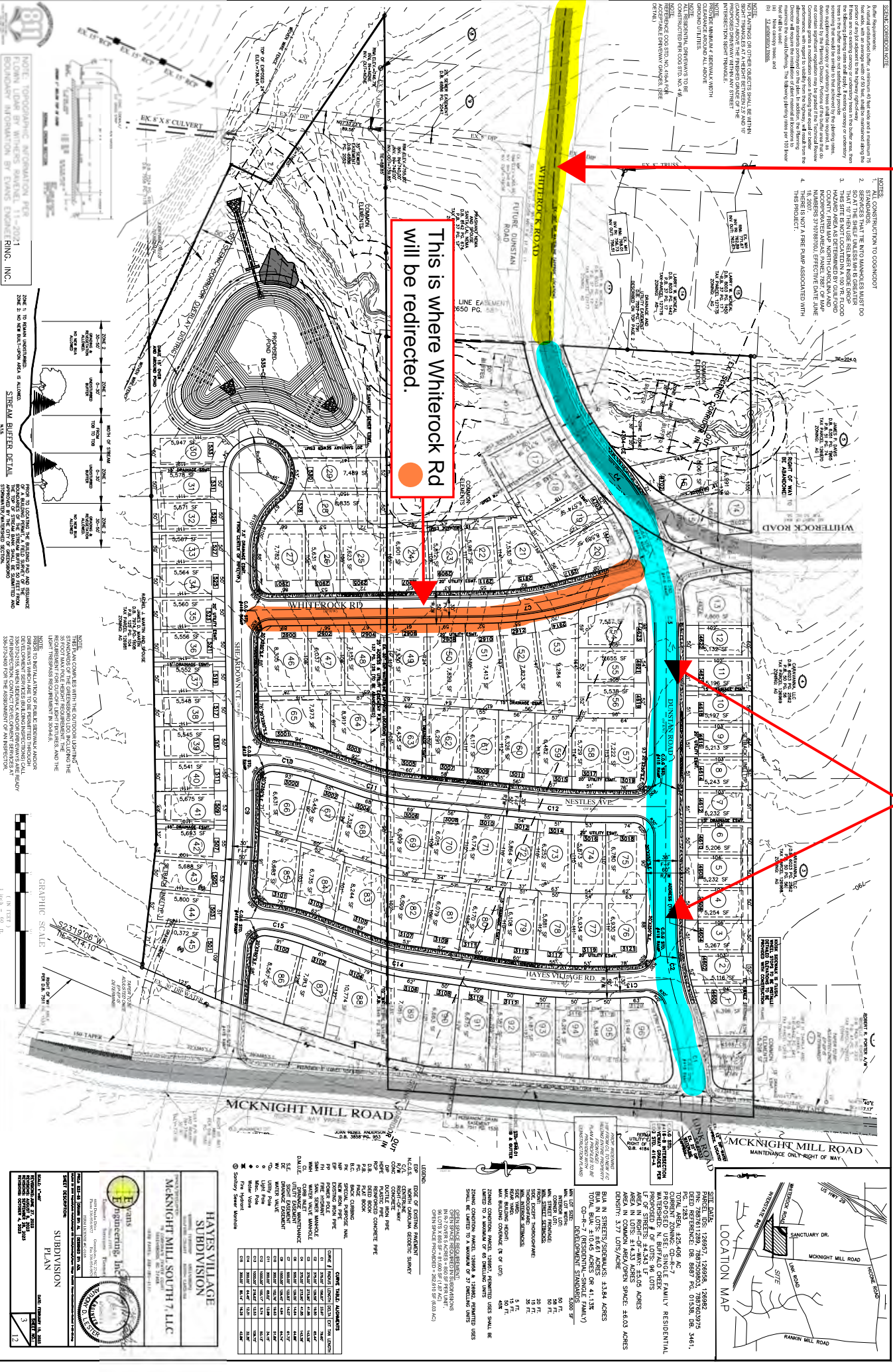
This portion of Whitlock Road will change to East (E) Dunstan Road to connect with the proposed development's new street: East (E) Dunstan Road.

MAP NOT TO SCALE; FOR REFERENCE ONLY

Map Prepared by
Greensboro Planning
S. Curry
11/2023

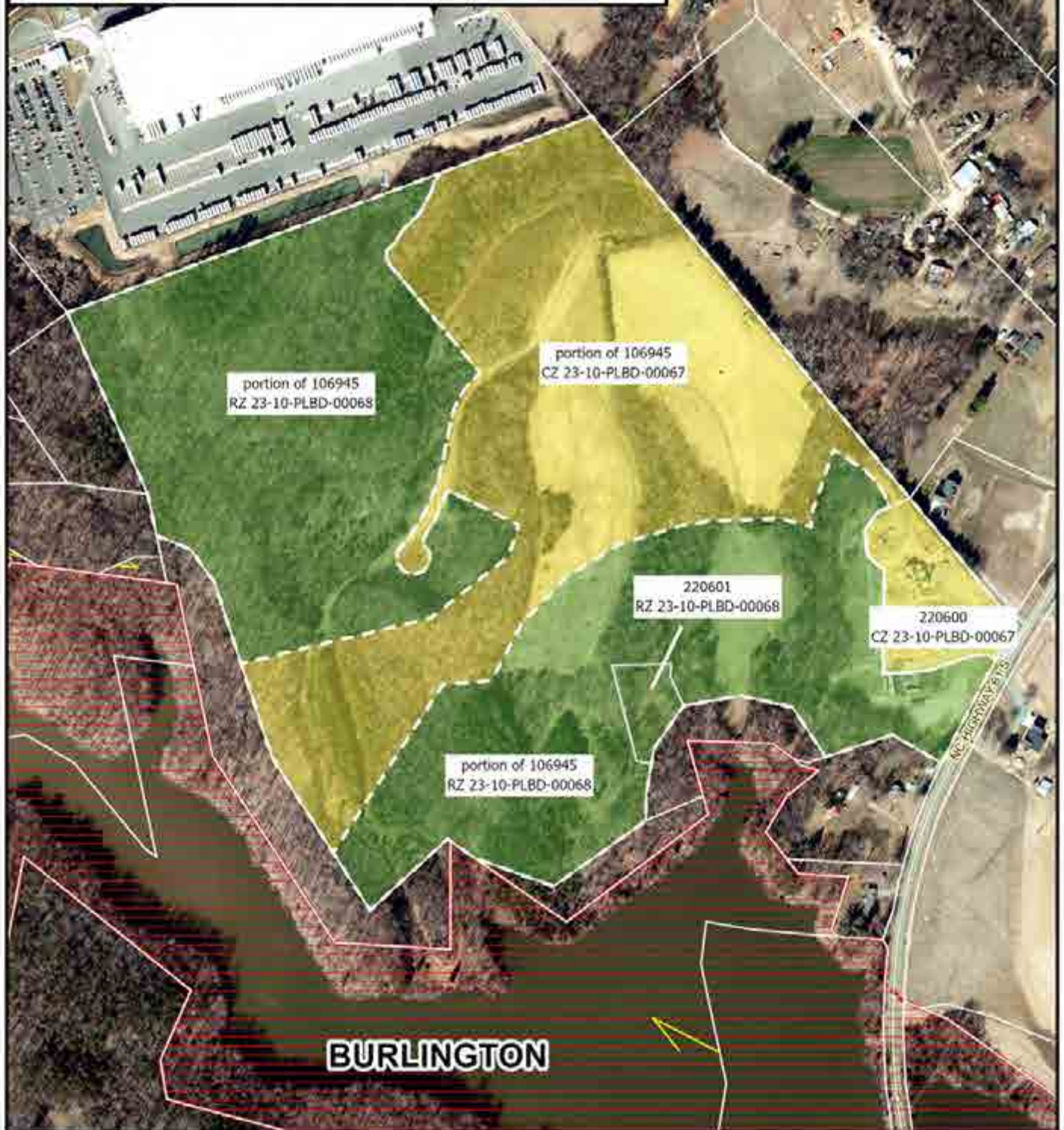
This is the section to be named East (E) Dunstan Rd in Guilford County's jurisdiction

This is the section to be named East (E) Dunstan Rd in the City of Greensboro's jurisdiction



(Insert Color Paper)

Proposed Rezoning - Peacehaven Farm, Inc.
Case #23-10-PLBD-00067 (Ref. Case #12-05-GCPL-02033)
Case #23-10-PLBD-00068 (Ref. Case #12-05-GCPL-02033)



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
CZ 23-10-PLBD-00067
RZ 23-10-PLBD-00068

Case Area:
Parcels - 220600 ; 220601 ;
106945
1458 NC Highway 61 S



Scale 1" = 400'

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GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Rezoning
Application

Date Submitted: 10/11/23 Fee \$500.00 Receipt # 011337-2023 Case Number 23-10-PLBD-00067
11/13/2023 amended

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-PD-M ^{CZ 12-05-GCPL-02033} zoning district to the CZ-PD-M zoning district.

Said property is located at 1458 NC Highway 61

in Rock Creek Township; Being a total of: 36.41 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 106945 (Part) OB 11/8/23

Tax Parcel # _____

Tax Parcel # 230600 1/2

Tax Parcel # _____

Tax Parcel # ~~230601~~ 1/2

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) All allowable uses to be included except: Rooming House (9 or more residents), Nursing and Convalescent Home, Temporary shelter, Homeless Shelter, Country Club with Golf course,
- 2) Adult Oriented Establishments, Amusement or Water parks, Fairgrounds, Auditorium, Coliseum or Stadium, Go Cart Raceway, Shooting Range (Indoor or Outdoor), Fraternity or Sorority, Hospital
- 3) Bank or Finance with or without drive-through, Insurance Agencies, Payday Loan services, Hotel, Motel, Restaurant (with drive-thru), Funeral Home, Cremation or Airport.
- 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) Permanently disabled residents requiring care 24 hours a day for 7 days a week may have care provided.
- 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,

Property Owner Signature

Peacehaven Farm, Inc.

Name
1458 NC Highway 61

Mailing Address
Whitsett, NC 27377

City, State and Zip Code

336.449.9900

Phone Number

phelps.sprinkle@
peacehavenfarm.org

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

David Phelps Sprinkle, CEO

Name
1458 NC Highway 61

Mailing Address
Whitsett, NC 27377

City, State and Zip Code

336.279.0629

Phone Number

phelps.sprinkle@peacehaven
farm.org

Email Address

Additional sheets for conditions and signatures are available upon request.

October 9, 2023

Mr. Neal Sharpe
CSO, Peacehaven Community Farm
1458 NC Highway 61 N
Whitsett, NC 27377

Re: Utility Service Feasibility – Peacehaven Community Farm

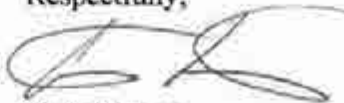
Dear Mr. Sharpe:

In response to your request for a written confirmation from the city regarding our willingness and ability to provide utility service to the Peacehaven Community Farm I hereby submit this letter. The City of Greensboro appreciates and fully supports the mission of the community farm to connect people with intellectual and developmental disabilities to the larger community through shared living and the work of a sustainable farm.

Based on previous conversations and planning discussions with yourself, Phelps Sprinkle, and City of Burlington and Greensboro staff we have developed a workable plan to provide utility service supporting the farm's master planning initiative. As it is currently defined, the plan calls for the City of Burlington to provide water service to the site by means of a waterline extension project along NC Highway 61. The City of Greensboro would provide sewer service for the site by means of an onsite private lift station, force main, and gravity sewer connection to the west of the site into the City's public sewer system that supports the Whisper Creek development.

The anticipated system demand and infrastructure to support the farm will need to be confirmed and validated as a part of the ongoing master planning effort. This letter of support is provided notwithstanding final review and approval by Greensboro City Council. State funding through this year's adopted budget was made available to support the extension of utility service to the farm. Any additional associated cost with extending such service are to be borne by the developer. In closing I would like to reiterate our interest and support of this project. Feel free to contact me should you have any questions concerning this matter.

Respectfully,



Chris Wilson
Deputy City Manager

cc: Michael Borchers, Water Resources Director
Jana Stewart, Water Resources Engineering Manager



Robert C. Patterson, Jr., PE
City of Burlington Water Resources Department
1302 Belmont Street Burlington, NC 27215
P: 336.222. 5133
www.BurlingtonNC.gov/Utilities

October 11, 2023

Mr. Neal Sharpe
CSO, Peacehaven Community Farm
1458 NC Highway 61 N
Whitsett, NC 27377

Re: Utility Service Feasibility - Peacehaven Community Farm

Dear Mr. Sharpe:

The City of Burlington will provide water service to the Peace Haven Community Farm via a water main extension from existing Burlington water lines near the Highway 61 and I-40/85 interchange and running south along Highway 61 to Peacehaven site.

The City of Burlington Engineering Department is currently coordinating the design of this waterline extension.

We look forward to working with you on this project.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Robert C. Patterson, Jr.'.

Robert C. Patterson, Jr., PE
Water Resources Director

Copy: Todd Lambert, PE, City Engineer
Craig Honeycutt, City Manager



Peacehaven
Community Farm

October 10, 2023

Oliver Bass
Guilford County Government
400 West Market Street
Greensboro, NC 27401

Dear Mr Bass,

As referenced in Peacehaven Farm, Inc's Bylaws Article V Section 6, I am granted authority as the principal executive officer of the corporation to sign as an authorized agent of the corporation.

Please feel free to reach out to me with any questions and/or concerns.

Sincerely,

D. Phelps Sprinkle, CEO

**BYLAWS
OF
PEACEHAVEN FARM, INC.**

ARTICLE I

Offices

1. Principal Office. The principal office of the corporation shall be located at 1458 NC Highway 61, Whitsett, NC or at such other place as the Board of Directors may determine.

2. Other Offices. The corporation may have offices at such other places, either within or without the State of North Carolina, as the Board of Directors may from time-to-time determine or as the affairs of the corporation may require.

ARTICLE II

Purposes

1. This corporation is organized exclusively for religious, charitable and educational purposes and as set forth by federal laws and Internal Revenue Service codes for 501c3 corporations. Specifically, the corporation is organized for the purposes of provide housing, care and other assistance for individuals with intellectual, developmental or physical disabilities through the development, maintenance and operation of residential facilities for such individuals and through other means.

2. The corporation may engage in other lawful acts or activities for which corporations may be organized under the North Carolina Nonprofit Corporation Act that may, directly or indirectly, promote the interests of the corporation or enhance the value of its property, provided, however, that the corporation will not engage, other than as an insubstantial part of its activities, in activities that are not in furtherance of the religious, charitable and educational purposes authorized herein above.

ARTICLE III

Directors

1. General Powers. The affairs of the corporation shall be managed by the Board of Directors or, to the extent provided by the Board of Directors, by such Executive Committee as the Board may establish pursuant to these Bylaws.

2. Number, Term and Qualification. The number of voting directors of the corporation shall not be fewer than three (3) nor more than fifteen (15) as determined from time to time by the directors then holding office. In addition, the Board may appoint any number of *ex-officio*, non-voting directors. Directors shall serve staggered three-year terms and shall serve no more than two consecutive terms. Directors need not be residents of the State of North Carolina.

3. Election of Directors. Except as provided in Section 6 of this Article, directors shall be elected by majority vote in a regular meeting of the Board of Directors.

4. Resignation of Directors. A Director may resign at any time by delivering written notice to the Board of Directors or its presiding Director. A resignation is effective when the notice is received unless the notice states a later date. If a resignation is made effective at a later date, the Board may fill the pending vacancy before the effective date if the Board provides that the successor does not take office until the effective date.

5. Removal of Directors. A Director elected by the Board may be removed with or without cause by the vote of two-thirds of the Directors then in office. Any Director who fails to fulfill his or her commitments as a member of the Board of Directors may be asked to resign from the Board by resolution of the Board of Directors.

6. Vacancies. A vacancy occurring in the Board of Directors may be filled by a majority of the remaining directors, though less than a quorum.

7. Compensation. Directors shall not be compensated for their services as such, but the Board of Directors may provide for the payment of all expenses incurred by directors in connection with the performance of their duties.

8. Executive and Other Committees. The Board of Directors, by resolution adopted by a majority of the number of directors then in office, may designate from among its members an Executive Committee and one or more other committees, each consisting of two or more directors, and each of which, to the extent provided in the resolution shall have and may exercise the authority of the Board of Directors in the management of the affairs of the corporation, except as to the election of directors, matters requiring the vote of the majority of directors then in office as provided in Article IV, Section 6 hereof, and any other matters which are by law specifically excepted from the authority of such committees. Any such committee or any member thereof may be discharged by a majority of the directors present at a meeting at which a quorum is present, or by action by the Board of Directors without meeting under Section 7 of Article IV hereof.

ARTICLE IV

Meeting of Directors

1. Annual and Other Regular Meetings. At least one meeting of the Board of Directors shall be held annually for the purpose of electing directors of the corporation and for the transaction of such other business as may be properly brought before the meeting. In addition, the Board of Directors may provide, by resolution, the time and place, either within or without the State of North Carolina, for the holding of additional regular meetings to conduct the business of the corporation.

2. Special Meetings. Special meetings of the Board of Directors may be called by or at the request of the CEO or any two directors. Such meetings may be held within or without the State of North Carolina.

3. Notice of Meetings. Regular meetings of the Board of Directors may be held without notice. The person or persons calling a special meeting of the Board of Directors shall, at least two days before the meeting, give notice thereof by any usual means of communication. Such notice need not specify the purpose for which the meeting is called.

4. Waiver of Notice. Any director may waive notice of any directors' meeting held without proper call or notice, either before or after the meeting is held. Attendance by a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the purpose of objection to the transaction of any business because the meeting is not lawfully called. Failure of a director who did not attend a meeting held without proper call or notice to file with the Secretary of the corporation his or her written objection to the holding of the meeting or to any specific action taken at the meeting promptly after having knowledge of the action taken and of the insufficiency of notice shall constitute ratification by such director of the action taken at the meeting.

5. Quorum. A majority of the directors in office immediately before the meeting begins shall constitute a quorum for the transaction of business at any meeting of the Board of Directors.

6. Manner of Acting. Unless the North Carolina Nonprofit Corporation Act, the Articles of Incorporation of the corporation or these Bylaws require the vote of a greater number of directors, the affirmative vote of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors. The vote of a majority of the number of directors then in office shall be required to adopt a resolution designating an Executive or other committee of the Board of Directors. The vote of a majority of the directors then holding office shall also be required to adopt, amend or repeal a Bylaw, if otherwise permissible, or to adopt a resolution dissolving the corporation. Approval of a transaction in which one or more directors have an adverse interest shall require a majority, not less than two, of the disinterested directors present, even though less than a quorum. Vacancies in the Board of Directors may be filled as provided in Article III, Section 4 of these Bylaws.

7. Action Without Meeting and Attendance by Telephone or Video. Action taken by a majority of the directors without a meeting is nevertheless Board action if written consent to the action in question is signed by all of the directors and filed with the minutes of the proceedings of the Board, whether done before or after the action so taken. Any one or more directors may participate in a meeting of the Board of Directors by means of a conference telephone, video or similar means which allows all persons participating in the meeting to hear one another, and such participation in a meeting shall be deemed presence in person at such meeting.

ARTICLE V

Officers

1. Officers of the Corporation. The officers of the corporation shall consist of a Chairperson, Vice Chairperson, CEO, Secretary and Treasurer and other officers as the Board of Directors may from time to time elect. For Vice Chair, Secretary and Treasurer, two of these offices may be held by the same person, but no officer may act in more than one capacity where action of two or more officers is required.

2. Election and Term. The officers of the corporation shall be elected by the Board of Directors. Such election may be held at any regular or special meeting of the Board.

3. Resignation and Removal. An officer may resign at any time by delivering written notice to the Board of Directors or its presiding Director. A resignation is effective when the notice is received unless the notice states a later date. If a resignation is made effective at a later date, the

Board may fill the pending vacancy before the effective date if the Board provides that the successor does not take office until the effective date. Any officer or agent elected or appointed by the Board of Directors may be removed by the Board with or without cause; but said removal shall be without prejudice to the contract rights, if any, of the person so removed.

4. Chairperson. The Chairperson of the Board shall exercise all the powers and perform all the duties usual to such office and shall perform such other duties as may be assigned to the Chairperson from time to time by the Board of Directors. The Chairperson shall preside at meetings of the Board of Directors. The Chairperson shall serve a two-year term and shall not serve more than two consecutive terms. If the Chairperson's term of service on the Board of Directors expires prior to the expiration of the Chairperson's term of service, the Board of Directors may extend the Chairperson's term of service as a Director to fulfill the term of service as the Chairperson.

5. Vice Chairperson. The Vice Chairperson shall preside over meetings in the absence of the Chairperson and may be assigned other leadership tasks.

6. Chief Executive Officer. The CEO shall be the principal executive officer of the corporation and, subject to the control of the Board of Directors, shall supervise and control the management of the corporation according to these Bylaws. The CEO shall perform all duties assigned to the CEO from time to time by the Board of Directors.

7. Secretary. The Secretary shall ensure as permanent records (a) minutes of all meetings of the corporation's Board of Directors, (b) a record of all actions taken by the directors without a meeting, and (c) a record of all actions taken by committees of the Board of Directors in place of the Board of Directors. The Secretary shall see that all notices are duly given in accordance with the provisions of these Bylaws and required by law. The Secretary shall be custodian of the corporate records and books and of the corporate seal, and he or she shall affix the corporate seal to any lawfully executed instruments requiring it. The Secretary shall sign such instruments as may require his or her signature, and, in general, shall perform all duties incident to the office of Secretary and such other duties as may be assigned to the Secretary from time to time by the CEO or by the Board of Directors.

8. Treasurer. The Treasurer shall have custody of all funds and securities belonging to the corporation and shall receive, deposit or disburse the same under the direction of the Board of Directors. The Treasurer shall keep full and accurate accounts of the finances of the corporation in books especially provided for that purpose. The Treasurer shall, in general, perform all duties incident to the office and such other duties as may be assigned to the Treasurer from time to time by the CEO or by the Board of Directors.

ARTICLE VI

Contracts, Loans, Checks, and Deposits

1. Contracts. The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.

2. Loans. No loans shall be contracted on behalf of the corporation and no evidence of indebtedness shall be issued in its name unless authorized by the Board of Directors. Such authority

may be general or confined to specific instances.

3. Checks and Drafts. All checks, drafts or other orders for the payment of money, issued in the name of the corporation, shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by the Board of Directors.

4. Deposits. All funds of the corporation not otherwise employed shall be deposited from time to time to the credit of the corporation in such depositories as may be selected by or under the authority of the Board of Directors.

Article VII

Conflicts of Interest

1. Insider Dealing. No Director, officer or other disqualified person will have an interest directly or indirectly in any other contract or program involving the corporation's assets, relating to the operations conducted by the corporation or in any contract for furnishing services or supplies to the corporation, unless (a) the contract is authorized by a majority of Directors present at a meeting in which there is a quorum and vote without the interested Director's or other interested person's presence; and (b) the facts and nature of the Director's interest are fully disclosed to the whole Board of Directors before the meeting in which the contract will be considered.

2. Loans/Payments to Related Organizations. Notwithstanding the provisions in Section 1 of this article, organizations with members or staff serving as Directors on the Board will be eligible to enter into contracts with the Company provided that: 1) the project application review and recommendation are in accordance with standard written corporate processes; and 2) the above-referenced Director and other interested persons are excluded from Board discussion and vote regarding awarding funds to the project.

3. Conflict of Interest Statement. The corporation shall have on record a Conflict of Interest Policy. Each Board member and Officer will sign the corporation's Conflict of Interest statement and agree to its terms prior to assuming office, and, then, execute a new statement at least annually.

ARTICLE VIII

Indemnification

1. Indemnification. Any person who at any time serves or has served as a director of the corporation, or who, while serving as a director of the corporation, serves or has served, at the request of the corporation, as a director, officer, partner, trustee, employee or agent of another corporation (whether a business or non-profit corporation), limited liability company, partnership, joint venture, trust or other enterprise, or as a trustee or administrator under an employee benefit plan, shall have a right to be indemnified by the corporation to the fullest extent permitted by law against (a) reasonable expenses, including attorneys' fees, incurred by such director in connection with any threatened, pending or completed civil, criminal, administrative, investigative or arbitative

action, suit or proceeding (and any appeal therein), whether or not brought by or on behalf of the corporation, seeking to hold such director liable by reason of the fact that he or she is or was acting in such capacity, and (b) reasonable payments made by such director in satisfaction of any judgment, money decree, fine (including an excise tax assessed with respect to an employee benefit plan), penalty or settlement for which such director may have become liable in any such action, suit or proceeding.

2. Payment of Indemnification. The Board of Directors of the corporation shall take all such action as may be necessary and appropriate to authorize the corporation to pay the indemnification required by these bylaws, including, without limitation, making a determination that indemnification is permissible under the circumstances and a good faith evaluation of the manner in which the claimant for indemnity acted and of the reasonable amount of indemnity due the claimant. The Board of Directors may appoint a committee or special counsel to make such determination and evaluation.

3. Insurance. The corporation may purchase and maintain insurance on behalf of its directors, officers, employees and agents, and those persons who were or are serving at the request of the corporation in any capacity with another corporation (whether a business or nonprofit corporation), limited liability company, partnership, joint venture, trust, employee benefit plan or other enterprise, against any liability asserted against or incurred by such person in any such capacity, or arising out of his or her status as such, whether or not the corporation would have the power to indemnify such person against such liability under the provisions of this Article or otherwise. Any full or partial payment made by an insurance company under any insurance policy covering any person identified above made to or on behalf of a person entitled to indemnification under this Article shall relieve the corporation of its liability for indemnification provided for in this Article or otherwise to the extent of such payment, and no insurer shall have a right of subrogation against the corporation with respect to such payment.

ARTICLE IX

General Provisions

1. Management of Corporate Funds. No funds received by donation, bequest or any other means shall be diverted from the use to which they may be assigned by the donor, testator or testatrix, unless said use is contrary to or in conflict with the purposes of the corporation, and no funds shall be used for any purpose other than to affect the purposes of the corporation.

2. Records. The corporation shall keep a copy of the following records at the principal office of the corporation:

- a. Its Articles of Incorporation and all amendments thereto currently in effect;
- b. These Bylaws and all amendments to these Bylaws currently in effect;
- c. The minutes of all meetings of the Board of Directors and its committees and of any action taken by the Board of Directors or any of its committees without meeting;
- d. A list of the names and business or home addresses of its current directors and officers; and

e. The books of accounts of the corporation.

3. Exempt Activities. Notwithstanding any other provision of these Bylaws, no member director, officer, employee or representative of this corporation shall take any action or carry on any activity by or on behalf of the corporation not permitted to be taken or carried on by an organization exempt from federal income taxation pursuant to Section 501(c)(3) of the Internal Revenue Code and its implementing Regulations as they now exist, or as they may hereafter be amended, or not permitted to be taken or carried out by an organization contributions to which are deductible under Section 170(c)(2) of such Code and its implementing Regulations as they now exist or as they may hereafter be amended.

4. Fiscal Year. Unless otherwise ordered by the Board of Directors, the fiscal year of the corporation shall be the calendar year.

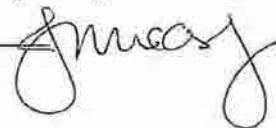
5. Amendments. These Bylaws may be amended or repealed and new bylaws may be adopted by the affirmative vote of a majority of the directors then holding office at any regular or special meeting of the Board of Directors.

6. Dissolution. In the event necessary, dissolution would be recommended by the Board of Directors. Upon dissolution of the Company, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future Federal tax code, or shall be distributed to the Federal government, or to a state or local government, for public purposes. Any such asset not disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the company is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

7. Severability. If any portion of these Bylaws is declared invalid or inoperative then, so far as is reasonable, the remainder of these Bylaws will be considered valid and operative and effect will be given to the intent manifested by the portion held invalid or inoperative.

8. Statutory and Other Authority. These Bylaws are subject to and governed by any applicable federal or state laws and regulations, pertinent local ordinances, any applicable grant or loan conditions, and Articles of Incorporation.

I, Jennifer McCosley the duly elected, qualified
and acting Chair of the Board of Directors of Peacehaven Farm, Inc., do hereby certify that the
foregoing change to the Bylaws of Peacehaven Farm, Inc. was adopted by its Board of
Directors on this the 15th day of March 2023.



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Non-Profit Corporation

Legal Name

Peacehaven Farm, Inc.

Information

SosId: 1006662
Status: Current-Active ⓘ
Date Formed: 10/12/2007
Citizenship: Domestic
Annual Report Due Date:
Registered Agent: Cochran, Hilton J

Addresses

Reg Office	Reg Mailing	Mailing	Principal Office
214 S Tremont Drive Greensboro, NC 27401	214 S Tremont Drive Greensboro, NC 27401	6605 Horseshoe Bend Court Summerfield, NC 27358	6605 Horseshoe Bend Court Summerfield, NC 27358

Officers

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SITE DATA:
PEACEHAVEN FARM INC
PROPERTY ADDRESS: 1458 NC HWY 61
PARCEL# 106945, 220600, 220601
PIN: 8823756399, 8823951172, 8823843728
DB: 7430 PG: 2483,
PB: 182 PG: 117, PB: 185 PG: 85
SITE AREA: (PER PB 185 PG 85)
AREA IN LOT 1: 2.81 AC
AREA IN LOT 1-A: 1.41 AC
AREA IN LOT 2: 85.03 AC
TOTAL AREA: 89.25 AC

ZONING: (REZONING CASE #12-04-GCPL-01535)
EXISTING ZONING: CZ-PD-M
PROPOSED ZONING: CZ-PD-M, AG

DEVELOPMENT STANDARDS:
CZ-PD-M:
COMMERCIAL ACREAGE ALLOWED: NO MAXIMUM
MINIMUM LOT SIZE: 25 AC
REQUIRED MIN. OPEN SPACE: 5% (4.46 AC)
PROVIDED OPEN SPACE: 5.48% (4.88 AC)
SETBACK STANDARD SET TO RS-5:
FRONT 25', SIDE 5', BACK 20'

AG:
MINIMUM LOT SIZE: 40,000 SF
FRONT 40', SIDE 15', BACK 30'

PIN: 8823669506
PARCEL# 106981
OWNER: MREIC
GREENSBORO NC LLC
DB: 8282 PG: 2280
ZONING: LI
LAND CLASS: IND

PIN: 8823653948
PARCEL# 0107034
OWNER: MREIC
GREENSBORO NC LLC
DB: 8282 PG: 2280
ZONING: AG
LAND CLASS: RES

PROPOSED AG ZONING
AREA: 27.22 AC

WQCE STEEP SLOPE
PROTECTION
ZONE 2
20' STREAM
BUFFER (TYP.)
ZONE 1
30' STREAM
BUFFER (TYP.)

WQCE STEEP SLOPE
PROTECTION

PROPOSED AG ZONING
AREA: 25.21 AC

REMAINING CZ-PD-M ZONING
AREA: 36.82 AC

PIN: 8823871355
PARCEL# 225491
OWNER: CLAPP, MICHAEL
LYNN; CLAPP, DOROTHY M
DB: 7923 PG: 1817
PB: 193 PG: 135
ZONING: AG
LAND CLASS: AGRI/HORT

PIN: 8823869097
PARCEL# 0106949
OWNER: WADE,
BRENDA CLAPP;
WADE, RICHARD
PLYMOUTH JR
DB: 3437 PG: 809
PB: 174 PG: 100
ZONING: AG
LAND CLASS:
AGRI/HORT

LOT 1
PIN: 8823951172
PARCEL# 220600
OWNER: PEACEHAVEN
FARM INC
DB: 7430 PG: 2483
PB: 185 PG: 85
ZONING: CU-PDM
LAND CLASS: RES

PIN: 8823954310
PARCEL# 0106960
OWNER: LUTTERLOH, ADAM
GARRETT
LUTTERLOH, KIMBERLY D.
DB: 174 PG: 100
PB: 7055 PG: 2563
ZONING: AG
LAND CLASS: RES

LOT 1A
PIN: 8823843728
PARCEL# 220601
OWNER: PEACEHAVEN
FARM INC
DB: 7430 PG: 2483
PB: 185 PG: 85
ZONING: CU-PDM
LAND CLASS: RES

PIN: 8823841335
PARCEL# 106951
OWNER: GUILFORD COUNTY
DB: 4396 PG: 19
ZONED: AG
LAND CLASS: RES

PIN: 8823845872
PARCEL# 106957
OWNER: GUILFORD COUNTY
DB: 4453 PG: 2135
ZONED: AG
LAND CLASS: RES

PIN: 8823849586
PARCEL# 106948
OWNER: CLAPP, MICHAEL
LYNN; CLAPP, DOROTHY M
DB: 4209 PG: 2073
PB: 111 PG: 138
ZONING: AG
LAND CLASS: RES

PIN: 8823742470
PARCEL# 107028
OWNER: GUILFORD COUNTY
DB: 4396 PG: 19
ZONING: AG
LAND CLASS: RES

PIN: 8823644479
PARCEL# 106938
OWNER: CITY OF
BURLINGTON
DB: 2738 PG: 616
ZONED: AG
LAND CLASS: GOV OWNED

PIN: 8823841335
PARCEL# 106951
OWNER: GUILFORD COUNTY
DB: 4396 PG: 19
ZONED: AG
LAND CLASS: RES

PIN: 8823845872
PARCEL# 106957
OWNER: GUILFORD COUNTY
DB: 4453 PG: 2135
ZONED: AG
LAND CLASS: RES

Civil Engineers and Land Surveyors
8518 Triad Drive, Colfax, NC 27235
www.feiconsulting.com
(336) 852-9797
License No. C-0950

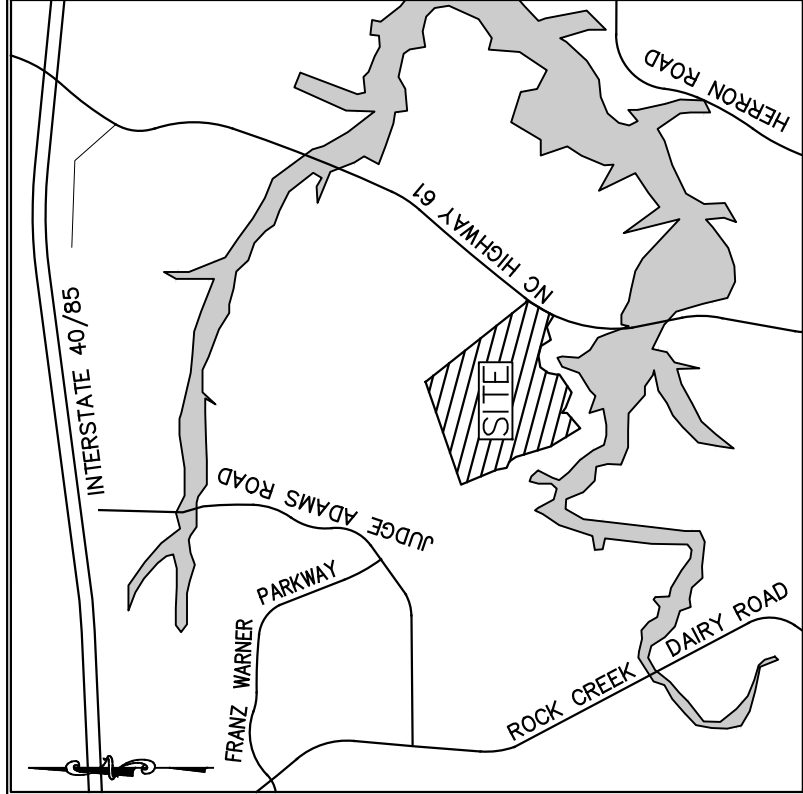
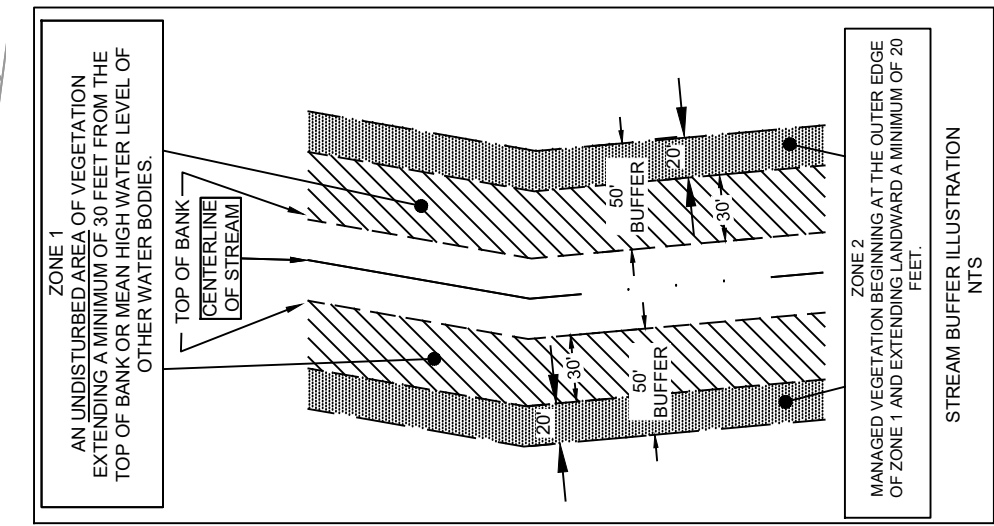
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PROJ. NO.: 05150.001
DRAWING FILE: UDP
DATE: 11/09/2023

WATERSHED DATA:
WATERSHED: LAKE MACKINTOSH (BIG
ALAMANCE CREEK)
WATERSHED CLASSIFICATION: WS IV
RIVER BASIN: CAPE FEAR RIVER
BASIN
SOIL TYPES: ENB, ENC, END, MAC,
MAD, MAE, MCCZ, MHBZ, MHCZ, WKE,
WWC

WQCE STEEP SLOPE
PROTECTION

WQCE STEEP SLOPE
PROTECTION

WQCE STEEP SLOPE
PROTECTION



VICINITY MAP
1"=200'

NOTES:

1. THIS MAP DOES NOT MEET GS 47-30 AND IS NOT FOR RECORDING OR CONVEYANCE
2. TOPOGRAPHIC DATA OBTAINED FROM FIELD LOCATIONS AND GUILFORD COUNTY GIS DEPARTMENT
3. DEVELOPMENT IN TIER #3 WILL BE SERVED BY CITY OF GREENSBORO SEWER AND WATER WILL BE PROVIDED BY CITY OF BURLINGTON. TIER #2 WILL UTILIZE SEPTIC AND WELLS IF FUTURE SERVICES ARE NECESSARY.
4. THIS PROPERTY IS LOCATED INSIDE ZONE "X" (ZONE X AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) FLOOD HAZARD ZONE AS INDICATED ON THE FLOOD INSURANCE RATE MAP MAP NUMBER 37108823001, EFFECTIVE DATE JUNE 18, 2007
5. ALL CONSTRUCTION TO BE TO GUILFORD COUNTY, CITY OF GREENSBORO & NC DOT STANDARDS & SPECIFICATIONS, LATEST EDITION.
6. SUBJECT PROPERTY WAS REZONED ON 04/10/2012 IN GUILFORD COUNTY, ZONING CASE #12-04-GCPL-01535
7. THIS PROPERTY IS LOCATED WITHIN THE WATER SUPPLY WATERSHED FOR LAKE MACKINTOSH WS-IV. WCA TIERS 1, 2, 3. DEVELOPMENT RESTRICTIONS MAY APPLY. TIER #1 WILL REMAIN UNDISTURBED AND LOW DENSITY. TIER #2 WILL REMAIN LOW DENSITY AND LIMITED TO 2.5% BUA AND TIER #3 WILL BE DEVELOPED AS HIGH DENSITY AND LIMITED TO 34% BUA. SCM LOCATED IN TIER #2 WILL PROVIDE RUNOFF PROTECTION FOR TIER #3.
12. STREAMS DELINEATED BY PILOT ENGINEERING & USACE CONFIRMATION IS PENDING.

STORMWATER CONTROL MEASURE MAINTENANCE RESPONSIBILITY:

THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE COMPLETED PERMANENT RUNOFF CONTROL STRUCTURE AS DIRECTED BY THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION.

PROPOSED ZONING USES:

ALL ALLOWABLE USES TO BE INCLUDED EXCEPT: ROOMING HOUSE (9 OR MORE RESIDENTS), NURSING AND CONVALESCENT HOME, TEMPORARY SHELTER, HOMELESS SHELTER, COUNTRY CLUB WITH GOLF COURSE, ADULT ORIENTED ESTABLISHMENTS, AMUSEMENT OR WATER PARKS, FAIRGROUNDS, AUDITORIUM, COLISEUM OR STADIUM, GO CART RACEWAY, SHOOTING RANGE (INDOOR OR OUTDOOR), FRATERNITY OR SORORITY, HOSPITAL, BANK OR FINANCE WITH OR WITHOUT DRIVE-THROUGH, INSURANCE AGENCIES, PAYDAY LOAN SERVICES, HOTEL, MOTEL, RESTAURANT (WITH DRIVE-THRU), FUNERAL HOME, CREMATION OR AIRPORT.

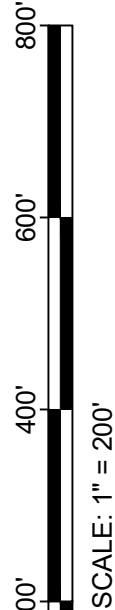
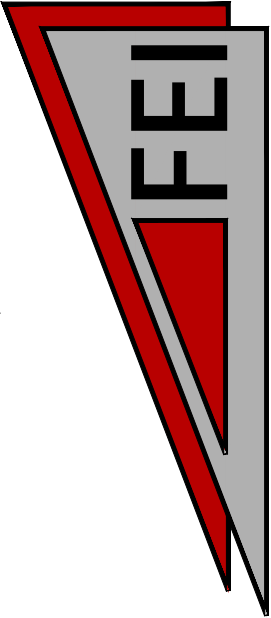
PROPOSED ZONING CONDITIONS:

PERMANENTLY DISABLED RESIDENTS REQUIRING CARE 24 HOURS A DAY FOR 7 DAYS A WEEK MAY HAVE CARE PROVIDED.

ZONING SKETCH PLAN PEACEHAVEN FARM

OWNER/DEVELOPER:
PEACEHAVEN FARM, INC
1458 NC HIGHWAY 61 S
WHITSETT, NC 27377

TOWNSHIP: ROCK CREEK
COUNTY: GUILFORD
NORTH CAROLINA



SITE DATA:
PEACEHAVEN FARM INC
PROPERTY ADDRESS: 1458 NC HWY 61
PARCEL# 106945, 220600, 220601
PIN: 8823758399, 8823951172, 8823843728
DB: 7430 PG: 2483,
PB: 182 PG: 117, PB: 185 PG: 85

DEVELOPMENT STANDARDS:
CZ-PD-M:
COMMERCIAL ACREAGE ALLOWED: NO MAXIMUM
MINIMUM LOT SIZE: 25 AC
REQUIRED MIN. OPEN SPACE: 5% (4.46 AC)
PROVIDED OPEN SPACE: 5.48% (4.89 AC)
SETBACK STANDARD SET TO RS-5:
FRONT 25', SIDE 5', BACK 20'

WATERSHED DATA:
WATERSHED: LAKE MACKINTOSH (BIG
ALAMANCE CREEK)
WATERSHED CLASSIFICATION: WS IV
RIVER BASIN: CAPE FEAR RIVER
BASIN
SOIL TYPES: ENB, ENC, END, MAC,
MAD, MAE, MCC2, MHB2, MHC2, WKE,
WWC

AG:
MINIMUM LOT SIZE: 40,000 SF
SETBACKS:
FRONT 40', SIDE 15', BACK 30'

SITE AREA: (PER PB 185 PG 85)
AREA IN LOT 1: 2.81 AC
AREA IN LOT 1-A: 1.41 AC
AREA IN LOT 2 : 85.03 AC
TOTAL AREA: 89.25 AC

ZONING: (REZONING CASE #12-04-GOPL-01535)
EXISTING ZONING: CZ-PD-M
PROPOSED ZONING: CZ-PD-M, AG

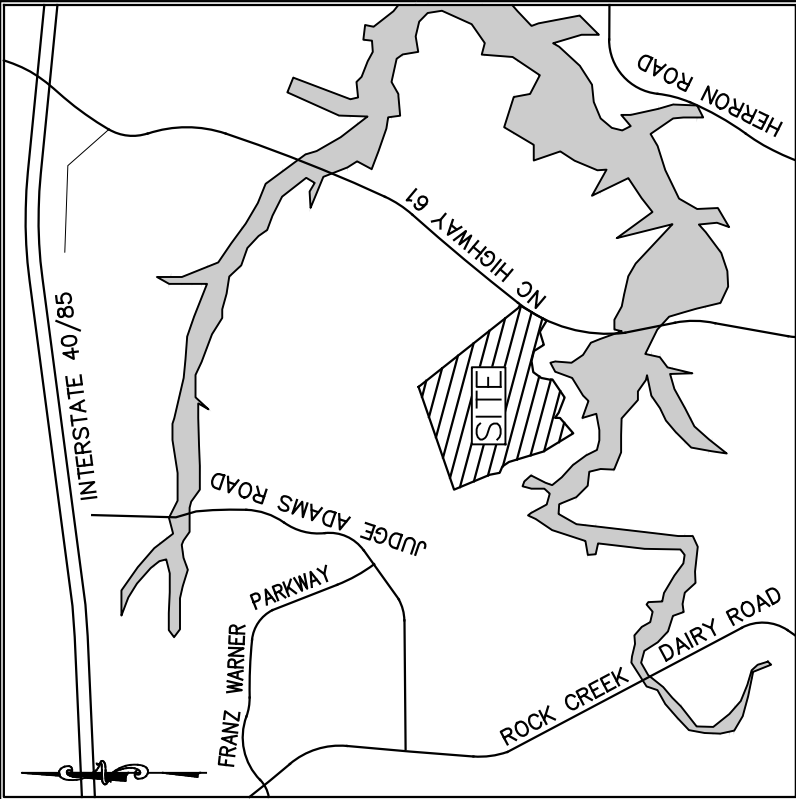
NOTES:

- THIS MAP DOES NOT MEET GS 47-30 AND IS NOT FOR RECORDING OR CONVEYANCE.
- TOPOGRAPHIC DATA OBTAINED FROM FIELD LOCATIONS AND GUILFORD COUNTY GIS DEPARTMENT.
- WATER WILL BE PROVIDED BY CITY OF GREENSBORO SEWER AND AND WELLS IF FUTURE SERVICES ARE NECESSARY. TIER #2 WILL UTILIZE SEPTIC
- THIS PROPERTY IS LOCATED INSIDE ZONE "X" (ZONE X AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) FLOOD HAZARD ZONE AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 3710882300J, EFFECTIVE DATE JUNE 18, 2007.
- ALL CONSTRUCTION TO BE TO GUILFORD COUNTY, CITY OF GREENSBORO & NC DOT STANDARDS & SPECIFICATIONS, LATEST EDITION.
- SUBJECT PROPERTY WAS REZONED ON 04/10/2012 IN GUILFORD COUNTY. ZONING CASE #12-04-GOPL-01535
- THIS PROPERTY IS LOCATED WITHIN THE WATER SUPPLY WATERSHED FOR LAKE MACKINTOSH WS-IV. WCA TIERS 1, 2, 3. DEVELOPMENT RESTRICTIONS MAY APPLY. TIER #1 WILL REMAIN UNDISTURBED AND LOW DENSITY. TIER #2 WILL REMAIN LOW DENSITY AND LIMITED TO .25% BUA AND TIER #3 WILL BE DEVELOPED AS HIGH DENSITY AND LIMITED TO .34% BUA. SCM LOCATED IN TIER #2 WILL PROVIDE RUNOFF PROTECTION FOR TIER #3.
- STREAMS DELINEATED BY PILOT ENGINEERING & USACE CONFIRMATION IS PENDING.
- STORMWATER CONTROL MEASURE MAINTENANCE RESPONSIBILITY.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE COMPLETED PERMANENT RUNOFF CONTROL STRUCTURE AS DIRECTED BY THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION.
- PROPOSED ZONING USES:
- ALL ALLOWABLE USES TO BE INCLUDED EXCEPT: ROOMING HOUSE (9 OR MORE RESIDENTS), NURSING AND CONVALESCENT HOME, TEMPORARY SHELTER, HOMELESS SHELTER, COUNTRY CLUB WITH GOLF COURSE, ADULT ORIENTED ESTABLISHMENTS, AMUSEMENT OR WATER PARKS, FAIRGROUNDS, AUDITORIUM, COLISEUM OR STADIUM, GO CART RACEWAY, SHOOTING RANGE (INDOOR OR OUTDOOR), FRATERNITY OR SORORITY, HOSPITAL, BANK OR FINANCE WITH OR WITHOUT DRIVE-THROUGH, INSURANCE AGENCIES, PAYDAY LOAN SERVICES, HOTEL, MOTEL, RESTAURANT (WITH DRIVE-THRU), FUNERAL HOME, CREMATION OR AIRPORT.
- PROPOSED ZONING CONDITIONS:
PERMANENTLY DISABLED RESIDENTS REQUIRING CARE 24 HOURS A DAY FOR 7 DAYS A WEEK MAY HAVE CARE PROVIDED.

Parcel Table			
Line #/Curve #	Length	Direction/Delta	Radius
L1	382.580	S28° 34' 39.96"W	
L2	172.139	N59° 54' 55.54"W	
L3	212.708	S71° 37' 08.30"W	
L4	182.908	N34° 08' 52.49"W	
L5	159.310	N77° 44' 26.82"W	
L6	174.948	S80° 04' 26.12"W	
L7	155.926	S34° 43' 38.56"W	
L8	143.549	S09° 40' 10.49"W	
L9	32.756	S14° 14' 26.76"E	
L10	343.220	S54° 38' 24.13"W	
L11	254.292	N70° 15' 52.67"W	
L12	99.405	N55° 12' 54.47"W	
L13	77.584	S00° 06' 51.55"W	
L14	318.335	S47° 29' 19.25"W	
L15	206.793	N32° 43' 17.60"W	
L16	301.368	N18° 13' 55.22"W	
L17	260.034	N18° 13' 55.22"W	
L18	123.120	N36° 12' 14.83"W	
L19	107.700	N68° 13' 25.83"W	
L20	158.870	N12° 13' 13.83"W	
L21	16.502	S59° 25' 16.21"E	
L22	98.641	S28° 34' 39.96"W	
L23	148.096	N85° 07' 57.56"E	
L24	189.586	N27° 35' 52.88"E	
L25	192.329	N43° 25' 23.25"E	
L26	193.933	N57° 52' 06.87"E	
L27	196.112	N72° 57' 14.66"E	
L28	90.697	N80° 21' 57.99"E	
L29	218.472	N88° 28' 43.69"E	
L30	91.957	S74° 56' 05.50"E	
L31	46.287	N03° 51' 04.42"E	
L32	197.677	N19° 05' 21.86"E	
L33	79.021	S57° 44' 40.63"E	
C1	13.213	S56°09'03.11"E	237.500

Parcel Table			
Line #/Curve #	Length	Direction/Delta	Radius
C2	153.281	S36°04'04.79"E	237.500
L34	37.665	S66° 48' 51.08"W	
L35	68.730	S34° 14' 47.76"W	
L36	77.372	S07° 23' 53.01"E	
L37	64.889	S50° 08' 37.38"E	
L38	172.235	S00° 19' 33.73"W	
L39	136.664	S02° 10' 43.72"E	
C3	38.314	N84°15'28.73"E	144.456
L40	70.600	N83° 10' 50.25"E	
C4	47.397	N77°26'00.15"E	236.256
L41	112.542	N70° 38' 23.09"E	
C5	82.095	S89°15'09.92"E	116.964
L42	25.011	S58° 57' 38.78"E	
L45	43.449	N64° 28' 12.64"E	
L46	316.677	N47° 30' 35.78"E	
L47	100.677	N17° 55' 42.34"E	
L48	238.790	N64° 00' 53.21"W	
C6	152.299	S26°33'51.02"W	562.500
C7	38.818	S08°27'02.21"E	26.000
C8	238.196	S85°15'15.98"W	50.000
C9	283.935	N26°35'51.01"E	537.500
L49	121.048	N11° 27' 51.17"E	
L50	2.948	N11° 27' 51.17"E	
C10	124.793	N25°05'00.51"E	262.500
C11	52.068	N44°23'06.42"E	262.500
L57	445.672	N39° 55' 57.00"W	
L51	28.203	N05° 23' 07.32"E	
L52	37.507	N45° 37' 16.66"E	
L53	39.469	N30° 41' 52.26"E	
L54	78.856	N44° 52' 55.63"E	
L55	46.101	N25° 26' 49.53"E	
L56	84.215	N25° 52' 42.31"E	
L43	74.368	N36° 21' 04.21"W	
L44	99.908	N17° 08' 40.10"W	

VICINITY MAP
1"=200'

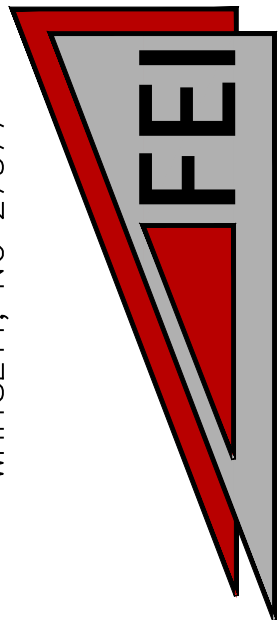


ZONING SKETCH PLAN PEACEHAVEN FARM

OWNER/DEVELOPER:
PEACEHAVEN FARM, INC
1458 NC HIGHWAY 61 S
WHITSETT, NC 27377

TOWNSHIP: ROCK CREEK
COUNTY: GUILFORD
NORTH CAROLINA

Civil Engineers and Land Surveyors
8518 Triad Drive, Colfax, NC 27235
www.feiconsulting.com
(336) 852-9797
License No. C-0950



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GUILFORD COUNTY PLANNING AND DEVELOPMENT

June 14, 2012

Donald R Holcomb
3801 PGA Blvd Suite 903
Palm Beach Gardens, FL 33410

REZONING CASE # 12-05-GCPL-02033

Following a public hearing on June 13, 2012, the Guilford County Planning Board approved the request to rezone your property located on the west side of Hwy NC 61 approximately 1.1 miles north of the Herron Road - NC Highway 61 intersection in Rock Creek Township. Being Guilford County Tax Parcel # 0106945 & 0106952, Approximately 89.58 Ac. from CU-PDM to CU-PDM including the following Uses/Conditions.

USE(S): Care facility for physically and developmentally delayed handicapped residences and agricultural production of crops, livestock and goods for onsite and offsite retail sales and solar facility.

CONDITION(S):

1. Permanent residents will have care provided 24 hours a day, 7 days a week.
2. Retail sales will be limited to 2,500 square feet of space.
3. Retail sales of non-agricultural product not grown or produced on site shall not exceed forty (40) percent of the total retail sales floor area
4. Guest residential facilities will be limited to on-site operations.

This decision is final unless it is appealed by 5:00 pm on June 28, 2012. If appealed, you will be notified by the Clerk to the Board of County Commissioners of the place, date, and time of the public hearing.

Very truly yours,

Leslie P. Eger, Secretary
Guilford County Planning Board

/1

cc: Effie Varitimidis, Clerk to Board of County Commissioners

THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH G.S. 47-30 SINCE IT IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY. ALL AREAS SHOWN ARE APPROXIMATE. THIS MAP SHALL NOT BE USED TO CONVEY OR DEFINE SPECIFIC PROPERTY LINES OR AREA. THIS DRAWING IS NOT A SUBDIVISION AS DEFINED BY THE GUILFORD COUNTY DEVELOPMENT ORDINANCE.

8-2-2012

DATE

PLANNING DIRECTOR

ROCK CREEK INVESTMENTS, LLC
D.B. 6412, PG. 2747
PARCELS# 0107034
ZONING: AG

LINE	LENGTH	BEARING
L1	46.52	S59°25'16"E
L2	182.91	N34°08'52"W
L3	159.31	N77°44'27"W
L4	174.95	S80°04'26"W
L5	155.93	S34°43'39"W
L6	143.55	S09°40'10"W
L7	32.76	S14°14'27"E

LEGEND:
FIP = FOUND IRON PIPE
SIP = SET IRON PIPE
CP = COMPUTED POINT
R/W = RIGHT OF WAY
D.B. = DEED BOOK
P.B. = PLAT BOOK
PG. = PAGE
D.E./WOCE = DRAINAGE EASEMENT/
CONSERVATION EASEMENT

DISTURBED AREA CHART

TIER 3	TIER 2	TIER 1
49.82 AC.	32.93 AC.	31.61 AC.
39.42 AC.	16.89 AC.	7.81 AC.
60% OF USABLE AREA	10% OF USABLE AREA	3.30 AC.
18.97 AC.	5.83% OF USABLE AREA	20.31% OF USABLE AREA
6.42 AC.	1.92 AC.	

GRID NORTH

VICINITY MAP

1"=2000'

SEPTIC AREA NOTE:
PROPERTY TO BE SEWERED BY SEPTIC SYSTEMS AND
COMMUNITY WATER SYSTEM.

SEPTIC AREAS TO BE EVALUATED BY GUILFORD COUNTY
HEALTH DEPARTMENT. AFTER EVALUATION, 50' WOCE WILL
BE ADJUSTED TO ABUT APPROVED SEPTIC LOCATIONS.

2012047436

GUILFORD CO, NC FEE \$21.00
08-08-2012 03:06:28 PM
JEFF L. THOMPSON
BY: JEFF L. THOMPSON
RE: 2012047436

BK: P 182
PG: 117-117

SITE DATA:

TOTAL AREA: 89.583 Acres
AREA IN RIGHT OF WAY: 0.330 AC.
AREA IN TIER 1: 30.15 AC. (2.58%)
AREA IN TIER 2: 50.15 AC. (2.58%)
AREA IN TIER 3: 39.42 AC. (2.58%)
AREA IN TIER 4: 1.16 AC. (2.58%)
AREA IN TIER 5: 2.83 AC. (7.17%)
AREA IN TIER 6: 2.46 AC. (6.24%)
TOTAL PROPOSED BUILT-UPON AREA: 3.62 AC. (4.04%)

SKETCH PLAN FOR FINAL UNIFIED DEVELOPMENT PLAN PEACEHAVEN FARM

OWNER/DEVELOPER:
PH REALTY HOLDINGS, LLC
3801 PGA BOULEVARD
PALM BEACH GARDENS, FLA 33410

TOWNSHIP: ROCK CREEK
COUNTY: GUILFORD
DATE: 04-10-12
REVISED DATE: 05-14-12

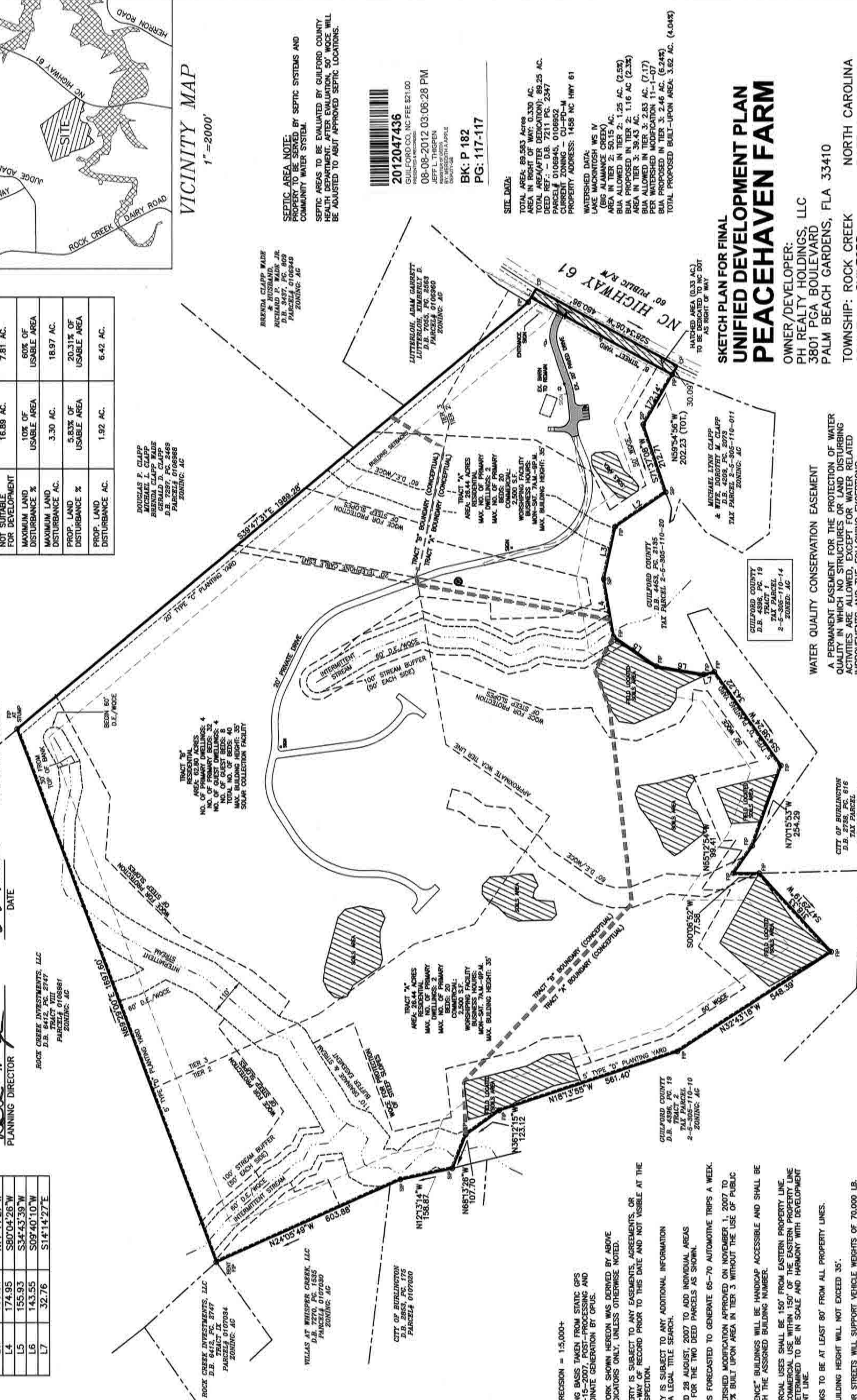
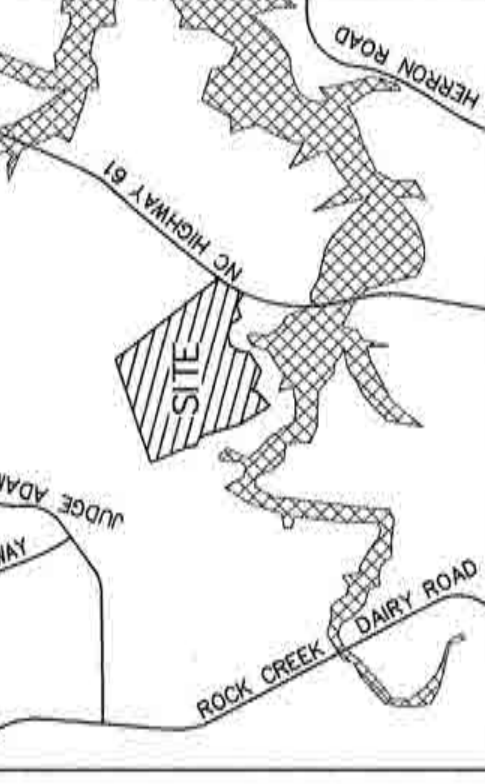
SCALE: 1"=200'
REVISED DATE: 07-30-12

Fleming Engineering, Inc.

700 Carnegie Place Greensboro, NC 27409
Phone: 336-852-9797 • Fax: 336-852-9766

DRAWN BY: BCS
PROJ. NO.: 0515-01
REF. NO.: 07-012

CASE #12-04-GCPL-01535



REZONING CASE NO. 12-05-GCPL-02033

REZONING CONDITIONS:

- 1) PERMANENT RESIDENTS WILL HAVE CARE PROVIDED 24 HOURS A DAY, 7 DAYS A WEEK.
- 2) RETAIL SALES WILL BE LIMITED TO 2,500 SQUARE FEET OF SPACE.
- 3) RETAIL SALES OF NON-AGRICULTURAL PRODUCT NOT GROWN OR PRODUCED ON SITE SHALL NOT EXCEED FORTY (40) PERCENT OF THE TOTAL RETAIL SALES FLOOR AREA.
- 4) GUEST RESIDENTIAL FACILITIES WILL BE LIMITED TO ON-SITE OPERATIONS.

NOTES

1. RATIO OF PRECISION = 1:5,000+
2. GRID BEARING BASED TAKEN FROM STATIC GPS SESSION 8-15-2007, POST-PROCESSING AND GRID COORDINATE GENERATION BY GPS.
3. LOCATION WORK SHOWN HEREON WAS DERIVED BY ABOVE GROUND INDICATORS ONLY, UNLESS OTHERWISE NOTED.
4. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THIS DATE AND NOT VISIBLE AT THE TIME OF INSPECTION.
5. THIS SURVEY IS SUBJECT TO ANY ADDITIONAL INFORMATION FOUND BY A LEGAL TITLE SEARCH.
6. MAP REVISED 28 AUGUST, 2007 TO ADD INDIVIDUAL AREAS AND CALLS FOR THE TWO DEED PARCELS AS SHOWN.
7. PROPERTY IS FORECASTED TO GENERATE 65-70 AUTOMOTIVE TRIPS A WEEK.
8. MINOR WATERSHED MODIFICATION APPROVED ON NOVEMBER 1, 2007 TO ALLOW 7.17% BUILT UPON AREA IN TIER 3 WITHOUT THE USE OF PUBLIC SEWER.
9. ALL "RESIDENCE" BUILDINGS WILL BE HANDICAP ACCESSIBLE AND SHALL BE POSTED WITH THE ASSIGNED BUILDING NUMBER.
10. ALL COMMERCIAL USES SHALL BE 150' FROM EASTERN PROPERTY LINE.
11. ANY NON-COMMERCIAL USE WITHIN 150' OF THE EASTERN PROPERTY LINE MUST BE DETERMINED TO BE IN SCALE AND HARMONY WITH DEVELOPMENT ON ADJACENT LINE.
12. ALL BUILDINGS TO BE AT LEAST 80' FROM ALL PROPERTY LINES.
13. MAXIMUM BUILDING HEIGHT WILL NOT EXCEED 35'.
14. ALL INTERIOR STREETS WILL SUPPORT VEHICLE WEIGHTS OF 70,000 LB.
15. ALL PARKING AREAS TO BE SMOOTH SURFACES.
16. PEDESTRIAN TRAVEL THROUGHOUT THE PROPERTY WILL BE BY AUTO OR FARM UTILITY VEHICLE.
17. DETAILED LANDSCAPING PLAN NEEDED WITHIN 60 DAYS OF BUILDING PERMIT.
18. DETAILED LANDSCAPING PLAN TO BE USED TO SATISFY LANDSCAPING REQUIREMENTS WHERE FEASIBLE.
19. DIRECTIONAL SIGNS TO BE APPROVED BEFORE ISSUANCE OF BUILDING PERMIT.
20. ADVERTISING SIGNAGE SHALL BE LIMITED TO ONE 6' TALL / 50 S.F. DEVELOPMENT ENTRANCE SIGN.
21. ANY BUA EXCEEDING 7.17% IN TIER 3 WILL REDUCE THE ALLOWABLE BUA IN TIER 2 BY A LIKE AMOUNT OR THE WATERSHED MODIFICATION MUST BE RESUBMITTED FOR ENVIRONMENTAL BOARD APPROVAL.

CONDITIONAL REZONING CASE #23-10-PLBD-00067: CZ-PD-M, CONDITIONAL ZONING PLANNED UNIT DEVELOPMENT-MIXED (REF. CASE #12-05-GCPL-02033) TO CZ-PD-M, CONDITONAL ZONING PLANNED UNIT DEVELOPMENT-MIXED AMENDED: 1458 NC HIGHWAY 61

Property Information

Located at 1458 NC Highway 61 (Guilford County Tax Parcel #220600 and a portion of #106945 in Rock Creek Township) approximately 1.52 miles southwest of Interstate 85 and comprises approximately 36.41 acres. The subject parcels are within the Peacehaven Farm Planned Community.

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

Nature of the Request

This is a request to conditionally rezone the subject property from CZ-PD-M (Ref. Case #12-05-GCPL-02033) to CZ-PD-M Amended. This request would amend the current zoning conditions and the Peacehaven Farm Sketch Unified Development Plan approved on June 13, 2012 and recorded in Plat Book 182, Page 117 of the Guilford County Register of Deeds.

The current CZ-PD-M zoning includes the following conditions:

USE(S): Care facility for physically and developmentally delayed handicapped residents and agricultural production of crops, livestock, and goods for onsite and offsite retail sales and solar facility.

CONDITION(S):

1. Residents will have care provided 24 hours a day, 7 days a week.
2. Retail sales will be limited to 2,500 square feet of space.
3. Retail sales of non-agricultural products not grown or produced on-site shall not exceed forty (40) percent of the total retail sales floor area.
4. Guest residential facilities will be limited to on-site operations.

The recorded Unified Development Plan (UDP) allows up to 8 residential units and 92 beds within the Peacehaven Farm community. Other uses allowed included commercial, recreation, and agricultural production. Agricultural production is not permitted in the PD-M district under the current UDO. The number of beds for the residential care facility is not subject to a Certificate of Need (CON) under State licensing of group care homes.

This requested CZ-PD-M zoning proposes the following conditions:

Use Conditions: All allowable uses to be included except Rooming House (9 or more residents), Nursing and Convalescent Home, Temporary shelter, Homeless Shelter, Country Club with Golf course, Adult Oriented Establishments, Amusement or Water parks, Fairgrounds, Auditorium, Coliseum or Stadium, Go Cart Raceway, Shooting Range (Indoor or Outdoor), Fraternity or

Sorority, Hospital, Bank or Finance with or without drive-through, Insurance Agencies, Payday Loan services, Hotel, Motel, Restaurant (with drive-thru), Funeral Home, Cremation or Airport.

Care facility for physically and developmentally delayed handicapped residents, goods for onsite and offsite retail sales and a solar facility will continue to be allowed. Agricultural production of crops and livestock will no longer be allowed, if approved.

Development Conditions: Permanently disabled residents requiring care 24 hours a day for 7 days a week may have care provided.

The submitted Sketch UDP Plan was reviewed by the TRC on September 5, 2023. The Sketch UDP removes the maximum number of dwelling units and commercial square footage allowed under the recorded UDP. Density requirements for single-family residential dwellings are subject to the RS-5 zoning district dimensional requirements. Density for multi-family units is limited by the minimum density requirements established under Section 4.4.D.1 of the Guilford County Unified Development Ordinance (UDO). For Density/Use, a minimum 20-foot separation shall be maintained between multi-family buildings and a minimum ten-foot building separation shall be maintained between single-family detached structures. Accessory structure separations from principal structures associated with either multi-family or single-family structures shall be as determined by appropriate building codes.

Section 4.4.D.1 of the UDO establishes no maximum to the area of commercial acreage that is allowed in the PD-M Zoning District.

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.

A **Planned Unit Development (PUD)** is an area of land under unified ownership or control and is intended to allow flexibility from typical development standards through innovative site design while not adversely impacting adjacent lands. It is characterized by a plan that incorporates residential housing of different types and densities and may include compatible non-residential uses. The **PD-M District** is intended to accommodate residential, commercial, and light industrial uses developed on large tracts in accordance with a Unified Development Plan.

The **Conditional Zoning (CZ) designation** is a companion district for every district established in this Article. 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

This request is in an area that is primarily rural residential and agricultural fronting NC Highway 61. While mainly undeveloped, the subject parcels are zoned CZ-PD-M which allows residential and commercial uses in accordance with the Unified Development Plan (UDP) for Peacehaven Farm recorded in Plat Book 182, Page 117 in the Guilford County Register of Deeds. Industrial uses within the Rock Creek Corporate Park Overlay District abuts to the north.

Existing Land Use(s) on the Property: Largely undeveloped. A portion of Guilford County Tax Parcel #106945 is used for agricultural (crop production). Guilford County Tax Parcel #220600 is the site of a residential care facility for Peacehaven Farm.

Surrounding Uses:

North: Industrial (Rock Creek Consent Judgment Area)

South: Agricultural, rural residential

East: Agricultural, rural residential

West: Undeveloped, future phase of the Whisper Creek Townhome community

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

Cemeteries: No cemeteries appear to be located on or adjacent to the subject properties, but efforts should be made to rule out the potential for unknown grave sites.

Infrastructure and Community Facilities

Public School Facilities:

1458 NC Hwy 61				
Guilford County				
School Boundaries	Built Capacity 2023-24	2023-24 20th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Gibsonville ES	590	596	0	26-28
Eastern MS	1194	916	5	11-13
Eastern HS	1268	1249	0	15-17
Remarks: Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classroom. Fourth grade, fifth grade, middle and high school built capacity assumes 30 students per core academic classroom.				

Emergency Response:

Fire Protection District: Whitsett FPSD

Miles from Fire Station: Approximately 2.2 miles

Water and Sewer Services:

Provider: Public Water (Burlington) & Public Sewer (Greensboro)

Within Service Area: No

Feasibility Study or Service Commitment: Yes

Transportation:

Existing Conditions: NC Highway 61 is classified as a Major Thoroughfare with an Average Daily Traffic (AADT) of 2500 vehicles south of I-40 Interchange per the 2021 North Carolina Department of Transportation (NCDOT) traffic count.

Proposed Improvements: None proposed. Subject to NCDOT Driveway Permit

Projected Traffic Generation: No data available.

Environmental Assessment

Topography: Gently sloping, and moderately sloping.

Regulated Floodplain/Wetlands: No regulated floodplain exists on the site per the Effective FIRM. No mapped wetlands exist on site per NWI.

Streams and Watershed: Mapped streams are on site per USGS and/or Soil Survey Map of Guilford County.

Land Use Analysis

Land Use Plan: Rock Creek Area Plan (2016)

Plan Recommendation: AG, Rural Residential

Consistency:

The AG, Rural Residential land use category is designated to recognize land currently zoned or recommended for future agricultural and residential uses. 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. Anticipated zoning districts do not include Planned Unit Development-Mixed (PD-M).

Recommendation

Staff Recommendation: Staff recommends approval.

Although the requested action is inconsistent with the recommendation of AG, Rural Residential under the Rock Creek Area Plan, this conditional rezoning modifies the previous conditional rezoning approved on June 13, 2012. It is reasonable and in the public interest because it will continue to provide housing alternatives for special populations as established under the current zoning. It is consistent with Goal #1 under the Housing Element of the Guilford County Comprehensive Plan, which states “Provide current and future residents of Guilford County with a variety of housing options and opportunities.” Furthermore, it is supported by Goal 1, Objective 1.1 which states “Thoroughly review and revise, as necessary, existing development procedures, regulations and standards that inhibit creativity and/or flexibility in the provision of housing options and opportunities”; and by Goal #1, Objective 1.4 under the Housing Element which states “Provide for the continuation, and expansion, of group housing opportunities.”

Area Plan Amendment Recommendation:

While the proposed conditional rezoning is inconsistent with the Rock Creek Area Plan recommendation of AG Rural Residential updated in 2016, the County is updating its Comprehensive Plan including Area Plans and will consider feasible land use policies and/or classifications that promote housing options and existing development patterns.

TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
 For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4
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 Z = Overlay Zoning Required
 "*" = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial								Industrial		
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H	
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	*		
Agriculture/Animal Services	Agricultural Maintenance Barns		D																					
	Agricultural Tourism		S																					
	Animal Feeder/Breeder	X	D																					
	Animal Services (Livestock)		P																	P	P			
	Animal Services (Other)		P											D		D	D	D	D	P	P			
	Horticultural Specialties		P															P		P	P			
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P		P	P	P									
	Two-Family Dwelling (Twin Home or Duplex)		P						P	P	P		P	P	P									
	Townhouse Dwelling								P	P	P		P	P	P									
	Caretaker Dwelling (Accessory)		D									D	D	D	D	D	D	D	D	D	D			
	Multifamily Dwelling (including Condominium)*								P	P	P		P	P	P	P	P							
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P	P									
	Home Occupation		D	D	D	D	D	D	D	D	D		D	D	D									
	Mfgr.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z					Z	Z													
	Mfgr.(HUD)/Mobile Home Dwelling Park								S	S	S													
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D		D	D										
	Subdivision (Minor) - Residential		P	P	P	P	P	P	P	P	P		P	P	P									
	Subdivision (Major) - Residential (6 or more lots)			P	P	P	P	P	P	P	P		P	P	P									
	Tiny House Developments									D	D	D												
	Temporary Family Healthcare Structures		D	D	D	D	D	D	D	D	D		D	D	D									
Group Living/Social Service	Boarding House, 3 - 8 Residents		S							P	P		P	P										
	Rooming House, 9 or More Residents									S	S		S	P										
	Congregate Care Facility									D	D	D	D	D										
	Group Care Facility										S	S	D	D										

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			A	R	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	S	M	M	M	I	O	X	B	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26					U	*	*	*	*	*	*	*	
	Single Room Occupancy (SRO) Residence								S	S	S	D		D										
	Nursing and Convalescent Home									S	S	P		P				P	P					
	Temporary Shelter									P	P	P												
	Homeless Shelter											D		D				D	D		D	D		
Recreation and Entertainment (Light)	Athletic Fields		S	S	S	S	S	S	S	S	S	S	P	D	P	D	P	P	P	P	P	P	P	
	Batting Cages		D																D		D	D		
	Club or Lodge		S	S	S	S	S	S	S	S	S	S	P	S	P	S	P	P	P	P				
	Country Club with Golf Course		D	S	S	S	S	S	S	S	S	S	D		S			D	D	D	D			
	Equestrian Facility		S	S									S											
	Golf Course		P	S	S	S	S	S	S	S	S	S	D						D	D	D			
	Paintball Field		D	S															D	D	D			
	Private Club or Recreation Facility, Other		S																					
	Public Park (including Public Recreation Facility)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	D		D			D	D	D	D			
Recreation and Entertainment (Heavy)	Adult-Oriented Establishments																					S		
	Amusement or Water Parks, Fairgrounds																		D		D			
	Auditorium, Coliseum or Stadium											P							P		P			
	Go-cart Raceway																		P		P	P		
	Golf Course, Miniature																P	P	P					
	Physical Fitness Center														P		P	P	P	P	P			
	Recreational Vehicle Park or Campsite																		D					
	Special Event Venue		S										P					P	P	P				
	Shooting Range, Indoor																	D	D		D	D		
	Shooting Range, Outdoor		S										S											
	Theater (Outdoor)															D	D	D	D					
	Theater (Indoor)																	P	P					
	Other Outdoor Uses Not Listed		S																P		P	P		

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			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*		
Other Recreation and Entertainment Uses	Other Indoor Uses Not Listed														P	P	P	P	P				
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P		
	College or University											P				P							
	Vocational, Business or Secretarial School												P		P	P	P	P	P	P			
	Elementary School		D	D	D	D	D	D	D	D	D	D	D										
	Secondary School		D	D	D	D	D	D	D	D	D	D	D										
	Correctional Institution											S								S			
	Daycare Centers in Residence (In- Home) (12 or Less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Daycare Center (Not In-Home)		S						D	D	D	D	D	D	D	D	D	D	D				
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Community or Social Service Agencies											P	P	P	P	P	P	P	P				
	Fraternity or Sorority (University or College Related)											P		P		P	P	P		P			
	Government Office											P	P	P	P	P	P	P	P	P	P		
	Library											P	P	P	P	P	P	P	P				
	Museum or Art Gallery											P	P	P	P	P	P	P	P				
	Post Office											P	P	P	P	P	P	P	P	P	P		
	Hospital											P		P			P	P					
Business, Professional, and Personal Services	Office (General)												P	P	P	P	P	P	P				
	Medical or Professional Office												P	P	P	P	P	P	P				
	Personal Service												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	P				
	Rural Residential Occupation	S																					
	Bank or Finance with Drive-through												P		P	P	P	P	P				
	Boat Repair	X															P	P		P	P		
	Building Maintenance Services																P	P		P	P		

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			A	R	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	*	*	*	*	*	*	*						
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																	P	P		P	P			
	Insurance Agency (Carriers and On-Site Claims Inspections)														P			P	P	P	P	P				
	Kennels or Pet Grooming		P												D			D	D	D	D	P	P			
	Landscape and Horticultural Services	X	S																P		P	P				
	Laundromat or Dry Cleaner	X														P	P	P	P							
	Motion Picture Production																	P	P	P	P					
	Pest or Termite Control Services	X																P	P		P	P				
	Payday Loan Services																		P							
	Research, Development or Testing Services																			P	P	P				
	Studios-Artists and Recording														P	P	P	P	P	P		P				
Lodging	Bed and Breakfast Home for 8 or Less Guest Rooms		S	S	S	S	S	S	S	D	D	D				D	D	D	P	P						
	Hotel or Motel														S				P	P	P					
Retail Trade	Retail (General)																P	P	P	P						
	A B C Store (Liquor)																		P	P						
	Auto Supply Sales																		P	P						
	Automobile Rental or Leasing	X																	P	P		P	P			
	Automobile Repair Services	X																	P	P		P	P			
	Car Wash	X																	D	D		P	P			
	Building Supply Sales (with Storage Yard)																		D	D		P	P			
	Convenience Store (with Gasoline Pumps)	X																P	P	P	D	P	P			
	Equipment Rental and Repair, Heavy	X																					P			
	Equipment Rental and Repair, Light																		D	D		P	P			
	Fuel Oil Sales	X																				P	P			

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			A	R	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	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*			
	Garden Center or Retail Nursery																	P	P		P			
	Manufactured Home Sales																		P		P	P		
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																P	P		P	P		
	Pawnshop or Used Merchandise Store																	P	P					
	Service Station, Gasoline	X															P	P	P		P	P		
	Tire Sales																	P	P		P			
Food Service	Bakery																P	P	P	P				
	Bar Private Club/Tavern																		D	D			P	
	Microbrewery, Private Club/Tavern																		D	D				
	Restaurant (With Drive-thru)																		P	P				
	Restaurant (Without Drive-thru)																P	D	P	P	P	P	P	
Funeral and Internment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Funeral Home or Crematorium												S		P			P	P					
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, Heavy	X																				P		
	Equipment Repair, Light																	D	D		P	P		
	Tire Recapping																					P		
	Truck Stop	X																	D		P	P		

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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	*	*	*	*	*	*	*		
	Truck and Utility Trailer Rental and Leasing, Light	X																P	P		P	P	
	Truck Tractor and Semi-Rental and Leasing, Heavy	X																		P	P		
	Truck Washing	X																			P		
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	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		
	Wireless Communication Tower – Non- Stealth Design		D											D				D	D	D	D	D	
	Small Cell Wireless Tower											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	
	Utilities, Minor		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	
	Utility Equipment and Storage Yards																				P	P	
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																				S		
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Junk/Salvage Yard																				P		

TABLE 4.3-1 PERMITTED USE SCHEDULE

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

Use Category	Use Type	WCA Prohibited	Residential												Institutional	Commercial								Industrial			
			A	R	R	R	R	R	R	R	R	R	R	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	*	*	*	*	*	*	*						
	Land Clearing & Inert Debris Landfill, Major	X	S																				S				
	Land Clearing & Inert Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D				
	Refuse and Raw Material Hauling	X																					P				
	Recycling Facilities, Outdoors																				P	P					
	Resource Recovery Facilities																					P					
	Waste Transfer Stations																					P					
	Septic Tank Services	X																		P	P						
	Sewage Treatment Plant	X																				P					
	Solid Waste Disposal (Non-Hazardous)	X																				S					
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																				S					
General Industrial	Warehouse (General Storage, Enclosed)																	D	D	P	P	P					
	Warehouse (Self-Storage)																	D	D		P	P					
	Laundry or Dry Cleaning Plant	X														P	D	P	P	P	P	P					
	Laundry or Dry Cleaning Substation	X														P	P	P	P	P	P						
	Petroleum & Petroleum Products	X																				P					
	Welding Shops	X																			P	P					
Manufacturing	Manufacturing Heavy																					S					
	Manufacturing Light																			P	P	P					
	Animal Slaughter & Rendering	X																				S					
Mining Uses	Mining	X																				S					
	Quarrying	X																				S					
Airport	Airport and Flying Field, Commercial	X											D														
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					

TABLE 4.3-1 PERMITTED USE SCHEDULE

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

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial		
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*
	Turkey Shoots		D																			



SUBMITTAL SUMMARY REPORT (23-08-SUB-00171) FOR GUILFORD COUNTY

PERMIT ADDRESS: 1458 NC HIGHWAY 61
WHITSETT, NC 27377

PARCEL: 106945

APPLICATION DATE: 08/23/2023

SQUARE FEET: 0

DESCRIPTION: Peacehaven Farm UDP Sketch Plan submittal; Group Care Facility; Purpose of case is to revise UDP recorded in PB 182-117 (Case# 12-04-GCPL-01535); No new lots are proposed; Pre-app held 7/11/23, Comments available in attachment;

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS

NAME	COMPANY	ADDRESS
Applicant	Brent Sievers	FEI Civil Engineers and Land Surveyors
Owner	Neil Sharpe	Peacehaven Farms, Inc.
Surveyor	Daniel Streba	FEI Consulting INC
		8518 Triad DR Colfax, NC 27235

SUBMITTAL

	STARTED	DUE	COMPLETE	STATUS
Zoning Review v.1	08/24/2023	08/28/2023	08/24/2023	Review Completed
Sketch Plan Review v.1	08/24/2023	09/15/2023	09/08/2023	Revise & Re-Submit
Sketch Plan Review v.2	10/17/2023	10/31/2023	11/03/2023	Revise & Re-Submit
Sketch Plan Review v.3	11/03/2023	11/20/2023		In Review
Preliminary Review v.1				Not Received
Final Subdivision Plat Review v.1				Not Received
Plat Recordation Review v.1				Not Received

SUBMITTAL DETAILS

Zoning Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Zoning Review (Planning/Zoning)	Oliver Bass	09/15/2023	08/24/2023	Review Completed

Sketch Plan Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building/Inspections)	Jim Lankford	08/31/2023	09/05/2023	Review Completed
Environmental Services Review (Solid Waste)	Clyde Harding	08/31/2023	08/30/2023	Review Completed
Fire Review (Fire Marshal)	Tim McNeil	08/31/2023	08/30/2023	Review Completed
Planning (Planning/Zoning)	Oliver Bass	08/31/2023	09/05/2023	Revise and Resubmit - No TRC
Comments	Revise & Resubmit (9/5/23) 1. Subject to UDO Section 4.4 relevant to PDM (Planned Development-Mixed). Agricultural production is not a listed permitted use for PD-M district. 2. List acreage used for dedicated open space separately, Must be at least 5% of total acreage. 3. Specify minimal dimensional requirements and other regulations regarding building placement. 4. Add proposed phase lines if any. 5. Provide/establish maximum residential density or BUA by Use Type (single-family, multi-family, commercial) allowable for individual phase and/or overall. 6. Show existing buildings/structures and their current uses. Existing development must be reflected in site data. 7. Update zoning designation from "CU" to "CZ" and reference rezoning case # of current zoning. 8. Any condition proposed by applicant and approved by Planning Board must be shown on UDP. UDP plan must be recorded in register of deeds. Note: UDP is NOT a subdivision under UDO. 9. Must address TRC comments where necessary before rezoning application can be presented to the Planning Board.			
Watershed Review (Watershed)	Brent Gatlin	08/31/2023	09/05/2023	Revise and Resubmit - No TRC
Comments				

SUBMITTAL SUMMARY REPORT (23-08-SUB-00171)

9/5/23 Watershed Section comments issued for TRC Meeting (Revise & Submit):

1. Maximum Allowable Project Density (BUA %) and BUA acreage for the site must be calculated and shown on the UDP by summing the max allowable BUA acreages in each WCA Tier (1, 2 & 3) based on the max allowable BUA % in each tier.
2. Add proposed Project Density calculation for site (ac & %).
3. Indicate on UDP if the site will be high- or low-density development. Approximate SCMs locations and SCM Maintenance & Access Easements must be shown on UDP if high density.
4. If the site will remain low-density, then include notes on the UDP, Site Plan & Watershed Development Plan submission referencing the Minor Watershed Modification of 11/1/2007 maximum allowable BUA in Tier of 7.17% and the conditions for the septic drain fields.
5. Will the site utilize public sewer? Indicate on UDP.
 - a. High-density development is only allowed if public sewer will be used.
 - b. If high-density, then any existing development with septic systems must have the septic systems properly closed & abandoned, and the sanitary connected to the public sewer. If septic system is to remain, then that portion of the site must remain as low-density development with enough pervious acreage allocated to remain as low-density. It is feasible to have both low- and high-density areas on the site, but the low- and high-density development limits and project density calculations for each area must be clearly shown on the plan with notes indicating areas on septic vs public sewer.
6. Provide Lot 1 & 1-A (parcels 220600 & 220601) Project Density calculation or include Lot 1 & 1-A area and BUA in the overall Project Density calculations for the site. It appears Lot 1 & 1-A may be utilizing undeveloped area in Lot 2 (parcel 106945) to remain as low-density because there were no separate calculations for Lot 1 & 1-A provided on prior plats. Clarify on plan.
7. Add SCM maintenance responsibility note if high-density:
 "Stormwater Control Measure Maintenance Responsibility: The owner shall be responsible for maintaining the completed permanent runoff control structure as directed by the governmental office having jurisdiction for watershed protection."
8. Add all missing streams, wetlands, riparian buffers, drainage easements, and WQCEs. See plats PB 182 PG 117 and PB 185 PG 85.
9. Add "Deed Restriction – Restrictive Covenant" note.
10. Add note clarifying WCA Tiers for site: "Notice - This property is located within the Water Supply Watershed for Lake Mackintosh WS-IV, WCA Tiers 1, 2, 3. Development restrictions may apply."
11. Add note indicating flood zone for site and reference the FIRM map # and effective date.
12. The WCA Tier limits shown do not match the limits per the Guilford County Designated Water Supply Watershed Map and GIS Data Viewer. Revise and verify Maximum Allowable Project Density calculations are coordinated with the correct WCA Tier limits.
13. Add the standard WQCE notes.
14. Add 50' Riparian Buffer detail.
15. [Advisory Comment]: Complete and provide the Watershed Development Plan Checklist with the Site Plan & Watershed Development Plan submission.
16. [Advisory Comment]: See UDO Section 9.1.F.g Spill Risk Reduction in the Watershed Critical Area:
 - a. The facility shall not provide Agricultural Services to off-site properties for chemical and fertilizer application for crops, weed control for crop operations, including crop dusting per UDO Table 9.1.4 Prohibited Uses.
 - b. Containment Structures must be per UDO Section 9.1.F.g(2):
 - i. Storage tanks for chemicals require a secondary containment system with sufficient volume to contain 100% of all tank contents, and shall have a leak detection system.
 - ii. Review of system by Fire Marshall required. Location to be shown on Site Plan for review by TRC.
 - iii. Storage tanks and containment systems must be located a minimum of 1000 feet from the normal pool elevation of the reservoir.
 - iv. No Underground Storage Tanks allowed.
 - v. If there will be chemical storage tanks on site, then the location of these facilities must be clearly indicated on the Site Plan and the 1000 feet minimum offset from the reservoir must be shown to indicating the storage facilities are outside of the 1000 ft offset area.
 - c. On-site individual residential septic systems are allowable. Off-site individual septic systems are not permitted in WCA Tier 2 or 3. See UDO Section 9.1.F.g(4).

eREVIEW SESSION FILES: 2023-08-21 UDP.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
OBass	1. Subject to UDO Section 4.4 relevant to PDM (Planned Development-Mixed). Agricultural production is not a listed permitted use for PD-M district. 2. Give acreage used for dedicated open space separately, Must be at least 5% of total acreage. 3. Specify minimal dimensional requirements and other regulations regarding building placement. 4. Add proposed phase lines if any. 5. Provide maximum density or BUA by Use Type (single-family, multi-family, commercial) for individual phase and/or overall. 6. Show existing buildings/structures and their current uses. 7. Update zoning designation from "CU" to "CZ" and reference rezoning case # of current zoning.	09/05/2023 4:35 pm	2023-08-21 UDP.pdf	1
OBass	(sp)	09/05/2023 5:21 pm	2023-08-21 UDP.pdf	1

Sketch Plan Review v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Planning (Planning/Zoning)	Oliver Bass	10/31/2023	11/03/2023	Revise and Resubmit - No TRC
Watershed Review (Watershed)	Brent Gatlin	11/07/2023	10/26/2023	Revise and Resubmit - No TRC

SUBMITTAL SUMMARY REPORT (23-08-SUB-00171)

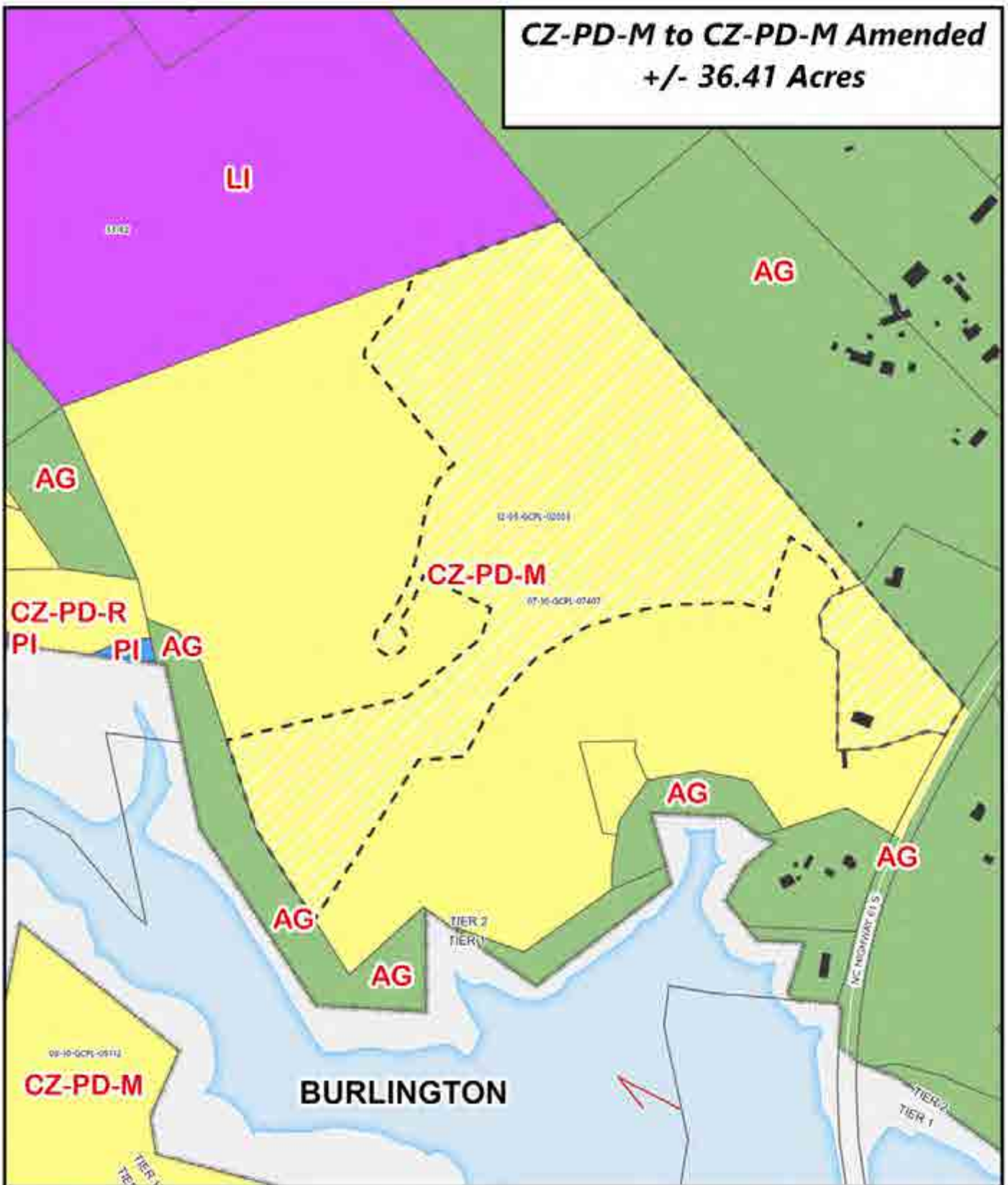
Comments

Watershed Section mark-ups emailed to Brent Sievers of FEI based on UDP dated 10/11/2022. Revise & Resubmit.

Sketch Plan Review v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Planning (Planning/Zoning)	Oliver Bass	11/20/2023		In Review
Watershed Review (Watershed)	Brent Gatlin	11/29/2023		In Review

**CZ-PD-M to CZ-PD-M Amended
+/- 36.41 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

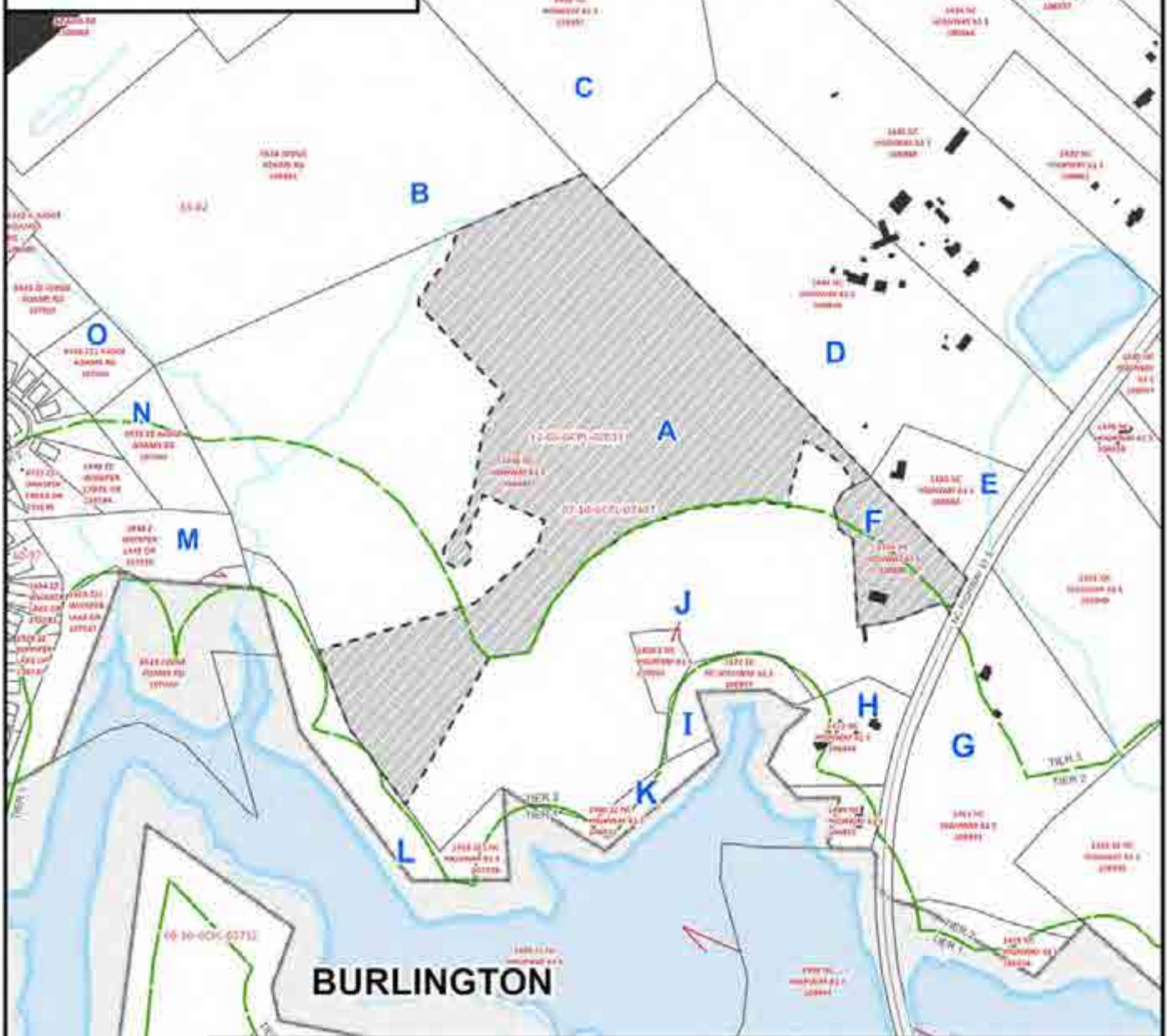
Case Number:
CZ 23-10-PLBD-00067

Case Area:
Parcels - 220600 ;
portion of 106945
1458 NC Highway 61 S



Scale 1" = 400'

**CZ-PD-M to CZ-PD-M Amended
+/- 36.41 Acres**



- | | |
|---|--|
| A. PEACEHAVEN FARM INC | H. CLAPP, MICHAEL LYNN; CLAPP, DOROTHY M |
| B. MREIC GREENSBORO NC LLC | I. GUILFORD COUNTY |
| C. CLAPP, MICHAEL LYNN; CLAPP, DOROTHY M | J. PEACEHAVEN FARM INC |
| D. WADE, BRENDA CLAPP, WADE, RICHARD PLYMOUTH JR | K. GUILFORD COUNTY |
| E. LUTTERLOH, ADAM GARRETT; LUTTERLOH, KIMBERLY D | L. GUILFORD COUNTY |
| F. PEACEHAVEN FARM INC | M. J & S HOMES LLC |
| G. CLAPP, JOHN E; CLAPP, JENNIFER L | N. FOUST, W A |
| | O. MREIC GREENSBORO NC LLC |



Planning & Development
Department

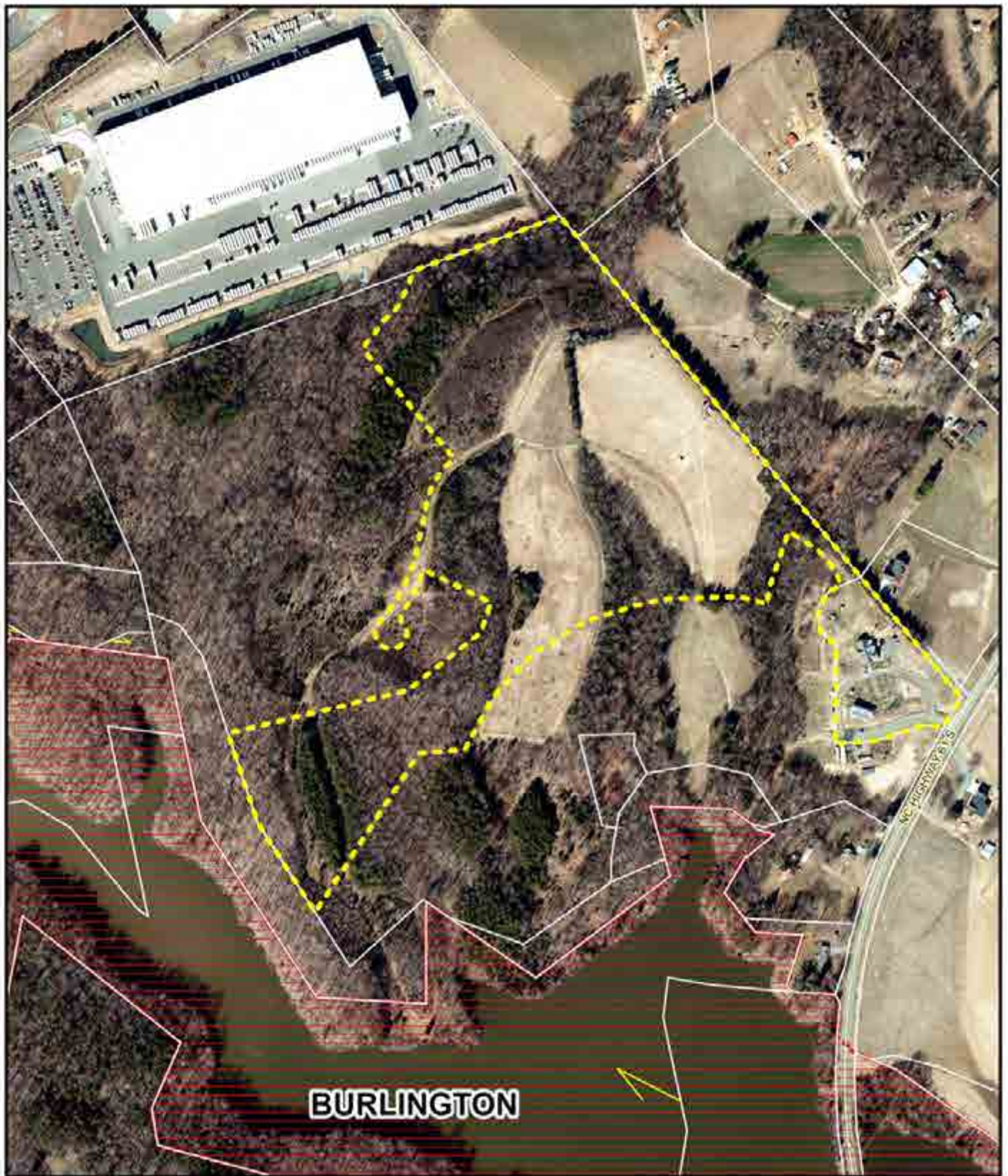
Jurisdiction:
GUILFORD COUNTY

Case Number:
CZ 23-10-PLBD-00067

Case Area:
Parcels - 220600 ;
portion of 106945
1458 NC Highway 61 S



Scale: 1" = 525'



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

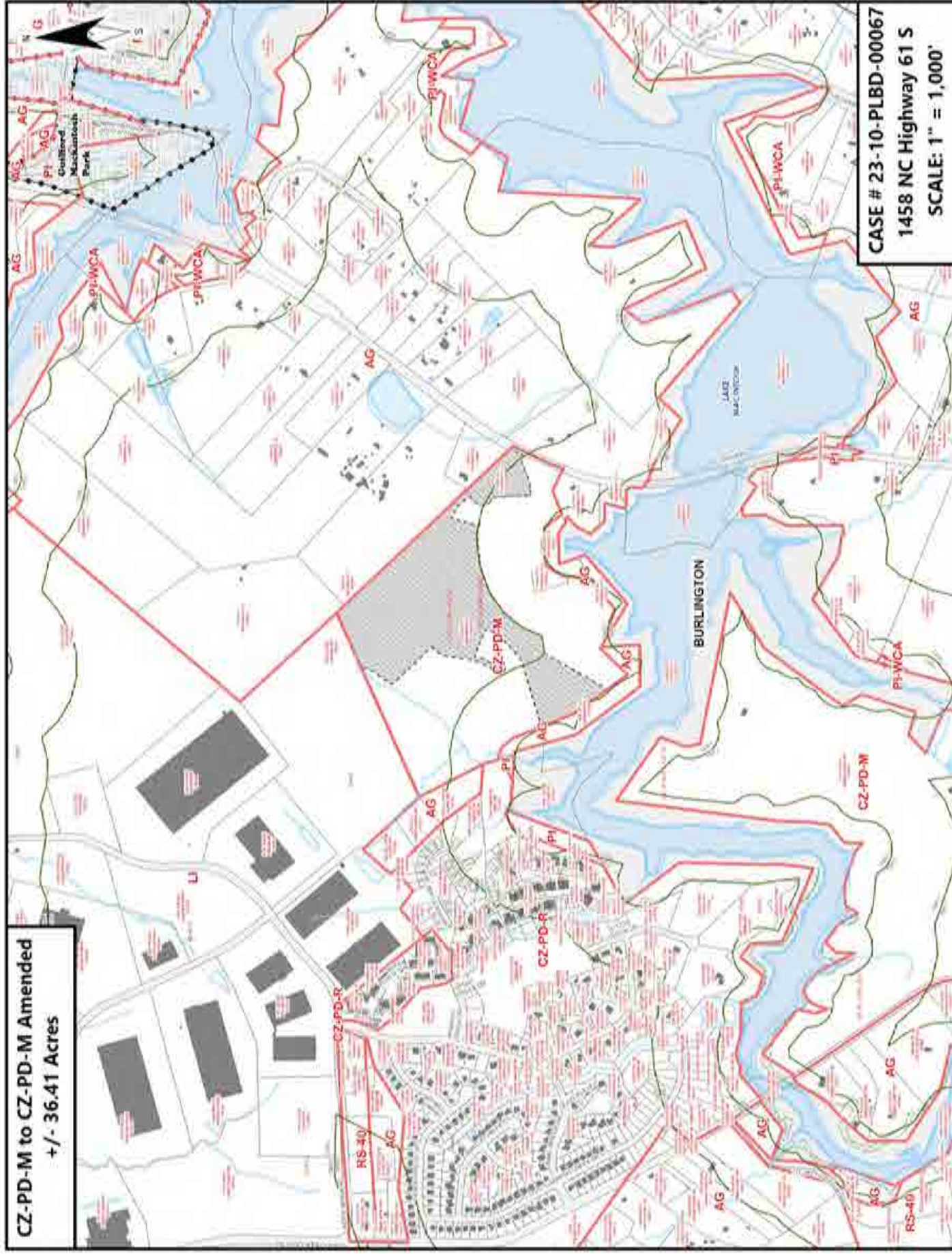
Case Number:
CZ 23-10-PLBD-00067

Case Area:
Parcels - 220600 ;
portion of 106945
1458 NC Highway 61 S

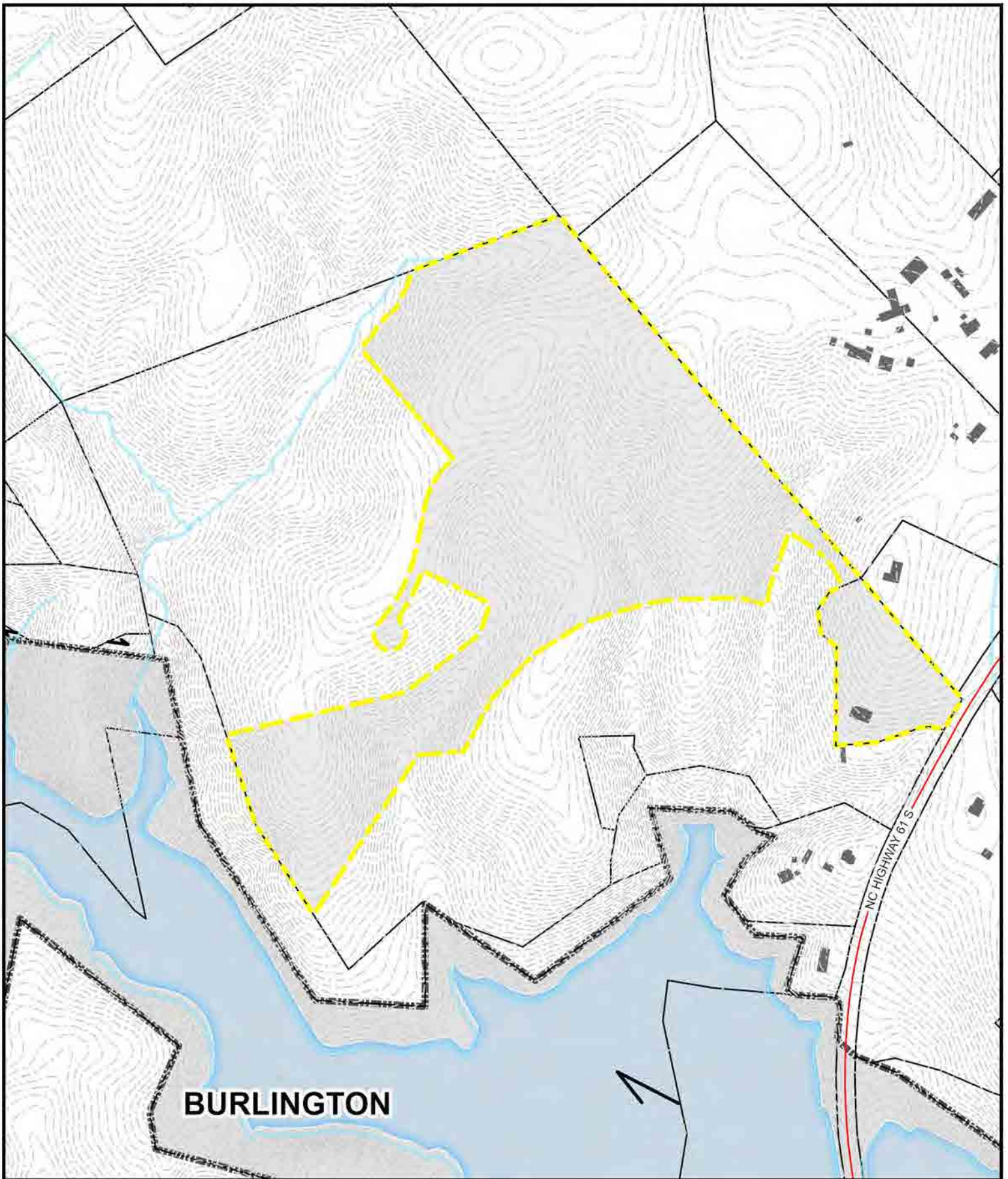


Scale 1" = 400'

**CZ-PD-M to CZ-PD-M Amended
+/- 36.41 Acres**



**CASE # 23-10-PLBD-00067
1458 NC Highway 61 S
SCALE: 1" = 1,000'**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
CZ 23-10-PLBD-00067

Case Area:
Parcels - 220600 ;
portion of 106945
1458 NC Highway 61 S



Scale: 1" = 400'

CONDITIONAL REZONING CASE #23-10-PLBD-00067: CZ-PD-M, CONDITIONAL ZONING PLANNED UNIT DEVELOPMENT-MIXED (REF. CASE #12-05-GCPL-02033) TO CZ-PD-M, CONDITONAL ZONING PLANNED UNIT DEVELOPMENT-MIXED AMENDED: 1458 NC HIGHWAY 61

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

DECISION MATRIX

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

GUILFORD COUNTY PLANNING BOARD
ZONING AMENDMENT STATEMENT OF CONSISTENCY

DECISION # 1
APPROVE-CONSISTENT
NO PLAN AMENDMENT

I move to **Approve** this zoning amendment located on Guilford County Tax Parcel #220600 and a portion of #106945 from **CZ-PD-M** to **CZ-PD-M** 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.]

GUILFORD COUNTY PLANNING BOARD
ZONING AMENDMENT STATEMENT OF CONSISTENCY

DECISION #2
DENY-INCONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #220600 and a portion of #106945 from **CZ-PD-M** to **CZ-PD-M** 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.]

GUILFORD COUNTY PLANNING BOARD
ZONING AMENDMENT STATEMENT OF CONSISTENCY

DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT

I move to **Approve** this zoning amendment located on Guilford County Tax Parcel #220600 and a portion of #106945 from **CZ-PD-M** to **CZ-PD-M** amended because:

- 1. This approval also amends the **Rock Creek Area Plan**. [Applicable element of Comp Plan]
- 2. The zoning map amendment and associated **Rock Creek Area Plan** amendment are based on the following change(s) in condition(s) in the **Rock Creek 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.]

GUILFORD COUNTY PLANNING BOARD
ZONING AMENDMENT STATEMENT OF CONSISTENCY

DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #220600 and a portion of #106945 from **CZ-PD-M** to **CZ-PD-M** 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

Date Submitted: 10/12/23 orig 11/13/23 AMENDED Fee \$500.00 Receipt # 011347-2023 Case Number 23-10-PLBD-00068

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the CZ-PD-M(12-05-GCPL-02033) zoning district to the AG zoning district.

Said property is located at 1458 NC Highway 61

in Rock Creek Township; Being a total of: 52.43 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 106945 (PART) 08 11/13/23

Tax Parcel # _____

Tax Parcel # 220601

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

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.

Check One: (Required)

- ☐ 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 MUST BE PRESENT AT THE PUBLIC HEARING**

Submitted by

Property Owner Signature

Peacehaven Farm, Inc.

Name

1458 NC Highway 61

Mailing Address

Whitsett NC 27377

City, State and Zip Code

336-449-9900 phelps.sprinkle@

Phone Number

Email Address

peacehavenfarm.org

[Signature]

Representative/ Applicant Signature (if applicable)

David Phelps Sprinkle, CEO

Name

1458 NC Highway 61

Mailing Address

Whitsett, NC 27377

City, State and Zip Code

336-279-0629 phelps.sprinkle@

Phone Number

Email Address

peacehavenfarm.org

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



Robert C. Patterson, Jr., PE
City of Burlington Water Resources Department
1302 Belmont Street Burlington, NC 27215
P: 336.222. 5133
www.BurlingtonNC.gov/Utilities

October 11, 2023

Mr. Neal Sharpe
CSO, Peacehaven Community Farm
1458 NC Highway 61 N
Whitsett, NC 27377

Re: Utility Service Feasibility - Peacehaven Community Farm

Dear Mr. Sharpe:

The City of Burlington will provide water service to the Peace Haven Community Farm via a water main extension from existing Burlington water lines near the Highway 61 and I-40/85 interchange and running south along Highway 61 to Peacehaven site.

The City of Burlington Engineering Department is currently coordinating the design of this waterline extension.

We look forward to working with you on this project.

Sincerely,

A handwritten signature in dark ink that reads 'Robert C. Patterson, Jr.'.

Robert C. Patterson, Jr., PE
Water Resources Director.

Copy: Todd Lambert, PE, City Engineer
Craig Honeycutt, City Manager

October 9, 2023

Mr. Neal Sharpe
CSO, Peacehaven Community Farm
1458 NC Highway 61 N
Whitsett, NC 27377

Re: Utility Service Feasibility – Peacehaven Community Farm

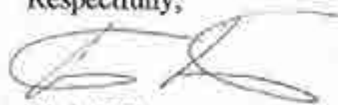
Dear Mr. Sharpe:

In response to your request for a written confirmation from the city regarding our willingness and ability to provide utility service to the Peacehaven Community Farm I hereby submit this letter. The City of Greensboro appreciates and fully supports the mission of the community farm to connect people with intellectual and developmental disabilities to the larger community through shared living and the work of a sustainable farm.

Based on previous conversations and planning discussions with yourself, Phelps Sprinkle, and City of Burlington and Greensboro staff we have developed a workable plan to provide utility service supporting the farm's master planning initiative. As it is currently defined, the plan calls for the City of Burlington to provide water service to the site by means of a waterline extension project along NC Highway 61. The City of Greensboro would provide sewer service for the site by means of an onsite private lift station, force main, and gravity sewer connection to the west of the site into the City's public sewer system that supports the Whisper Creek development.

The anticipated system demand and infrastructure to support the farm will need to be confirmed and validated as a part of the ongoing master planning effort. This letter of support is provided notwithstanding final review and approval by Greensboro City Council. State funding through this year's adopted budget was made available to support the extension of utility service to the farm. Any additional associated cost with extending such service are to be borne by the developer. In closing I would like to reiterate our interest and support of this project. Feel free to contact me should you have any questions concerning this matter.

Respectfully,



Chris Wilson
Deputy City Manager

cc: Michael Borchers, Water Resources Director
Jana Stewart, Water Resources Engineering Manager



Peacehaven
Community Farm

October 10, 2023

Oliver Bass
Guilford County Government
400 West Market Street
Greensboro, NC 27401

Dear Mr Bass,

As referenced in Peacehaven Farm, Inc's Bylaws Article V Section 6, I am granted authority as the principal executive officer of the corporation to sign as an authorized agent of the corporation.

Please feel free to reach out to me with any questions and/or concerns.

Sincerely,

D. Phelps Sprinkle, CEO

**BYLAWS
OF
PEACEHAVEN FARM, INC.**

ARTICLE I

Offices

1. Principal Office. The principal office of the corporation shall be located at 1458 NC Highway 61, Whitsett, NC or at such other place as the Board of Directors may determine.

2. Other Offices. The corporation may have offices at such other places, either within or without the State of North Carolina, as the Board of Directors may from time-to-time determine or as the affairs of the corporation may require.

ARTICLE II

Purposes

1. This corporation is organized exclusively for religious, charitable and educational purposes and as set forth by federal laws and Internal Revenue Service codes for 501c3 corporations. Specifically, the corporation is organized for the purposes of provide housing, care and other assistance for individuals with intellectual, developmental or physical disabilities through the development, maintenance and operation of residential facilities for such individuals and through other means.

2. The corporation may engage in other lawful acts or activities for which corporations may be organized under the North Carolina Nonprofit Corporation Act that may, directly or indirectly, promote the interests of the corporation or enhance the value of its property; provided, however, that the corporation will not engage, other than as an insubstantial part of its activities, in activities that are not in furtherance of the religious, charitable and educational purposes authorized herein above.

ARTICLE III

Directors

1. General Powers. The affairs of the corporation shall be managed by the Board of Directors or, to the extent provided by the Board of Directors, by such Executive Committee as the Board may establish pursuant to these Bylaws.

2. Number, Term and Qualification. The number of voting directors of the corporation shall not be fewer than three (3) nor more than fifteen (15) as determined from time to time by the directors then holding office. In addition, the Board may appoint any number of *ex-officio*, non-voting directors. Directors shall serve staggered three-year terms and shall serve no more than two consecutive terms. Directors need not be residents of the State of North Carolina.

3. Election of Directors. Except as provided in Section 6 of this Article, directors shall be elected by majority vote in a regular meeting of the Board of Directors.

4. Resignation of Directors. A Director may resign at any time by delivering written notice to the Board of Directors or its presiding Director. A resignation is effective when the notice is received unless the notice states a later date. If a resignation is made effective at a later date, the Board may fill the pending vacancy before the effective date if the Board provides that the successor does not take office until the effective date.

5. Removal of Directors. A Director elected by the Board may be removed with or without cause by the vote of two-thirds of the Directors then in office. Any Director who fails to fulfill his or her commitments as a member of the Board of Directors may be asked to resign from the Board by resolution of the Board of Directors.

6. Vacancies. A vacancy occurring in the Board of Directors may be filled by a majority of the remaining directors, though less than a quorum.

7. Compensation. Directors shall not be compensated for their services as such, but the Board of Directors may provide for the payment of all expenses incurred by directors in connection with the performance of their duties.

8. Executive and Other Committees. The Board of Directors, by resolution adopted by a majority of the number of directors then in office, may designate from among its members an Executive Committee and one or more other committees, each consisting of two or more directors, and each of which, to the extent provided in the resolution shall have and may exercise the authority of the Board of Directors in the management of the affairs of the corporation, except as to the election of directors, matters requiring the vote of the majority of directors then in office as provided in Article IV, Section 6 hereof, and any other matters which are by law specifically excepted from the authority of such committees. Any such committee or any member thereof may be discharged by a majority of the directors present at a meeting at which a quorum is present, or by action by the Board of Directors without meeting under Section 7 of Article IV hereof.

ARTICLE IV

Meeting of Directors

1. Annual and Other Regular Meetings. At least one meeting of the Board of Directors shall be held annually for the purpose of electing directors of the corporation and for the transaction of such other business as may be properly brought before the meeting. In addition, the Board of Directors may provide, by resolution, the time and place, either within or without the State of North Carolina, for the holding of additional regular meetings to conduct the business of the corporation.

2. Special Meetings. Special meetings of the Board of Directors may be called by or at the request of the CEO or any two directors. Such meetings may be held within or without the State of North Carolina.

3. Notice of Meetings. Regular meetings of the Board of Directors may be held without notice. The person or persons calling a special meeting of the Board of Directors shall, at least two days before the meeting, give notice thereof by any usual means of communication. Such notice need not specify the purpose for which the meeting is called.

4. Waiver of Notice. Any director may waive notice of any directors' meeting held without proper call or notice, either before or after the meeting is held. Attendance by a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the purpose of objection to the transaction of any business because the meeting is not lawfully called. Failure of a director who did not attend a meeting held without proper call or notice to file with the Secretary of the corporation his or her written objection to the holding of the meeting or to any specific action taken at the meeting promptly after having knowledge of the action taken and of the insufficiency of notice shall constitute ratification by such director of the action taken at the meeting.

5. Quorum. A majority of the directors in office immediately before the meeting begins shall constitute a quorum for the transaction of business at any meeting of the Board of Directors.

6. Manner of Acting. Unless the North Carolina Nonprofit Corporation Act, the Articles of Incorporation of the corporation or these Bylaws require the vote of a greater number of directors, the affirmative vote of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors. The vote of a majority of the number of directors then in office shall be required to adopt a resolution designating an Executive or other committee of the Board of Directors. The vote of a majority of the directors then holding office shall also be required to adopt, amend or repeal a Bylaw, if otherwise permissible, or to adopt a resolution dissolving the corporation. Approval of a transaction in which one or more directors have an adverse interest shall require a majority, not less than two, of the disinterested directors present, even though less than a quorum. Vacancies in the Board of Directors may be filled as provided in Article III, Section 4 of these Bylaws.

7. Action Without Meeting and Attendance by Telephone or Video. Action taken by a majority of the directors without a meeting is nevertheless Board action if written consent to the action in question is signed by all of the directors and filed with the minutes of the proceedings of the Board, whether done before or after the action so taken. Any one or more directors may participate in a meeting of the Board of Directors by means of a conference telephone, video or similar means which allows all persons participating in the meeting to hear one another, and such participation in a meeting shall be deemed presence in person at such meeting.

ARTICLE V

Officers

1. Officers of the Corporation. The officers of the corporation shall consist of a Chairperson, Vice Chairperson, CEO, Secretary and Treasurer and other officers as the Board of Directors may from time to time elect. For Vice Chair, Secretary and Treasurer, two of these offices may be held by the same person, but no officer may act in more than one capacity where action of two or more officers is required.

2. Election and Term. The officers of the corporation shall be elected by the Board of Directors. Such election may be held at any regular or special meeting of the Board.

3. Resignation and Removal. An officer may resign at any time by delivering written notice to the Board of Directors or its presiding Director. A resignation is effective when the notice is received unless the notice states a later date. If a resignation is made effective at a later date, the

Board may fill the pending vacancy before the effective date if the Board provides that the successor does not take office until the effective date. Any officer or agent elected or appointed by the Board of Directors may be removed by the Board with or without cause; but said removal shall be without prejudice to the contract rights, if any, of the person so removed.

4. Chairperson. The Chairperson of the Board shall exercise all the powers and perform all the duties usual to such office and shall perform such other duties as may be assigned to the Chairperson from time to time by the Board of Directors. The Chairperson shall preside at meetings of the Board of Directors. The Chairperson shall serve a two-year term and shall not serve more than two consecutive terms. If the Chairperson's term of service on the Board of Directors expires prior to the expiration of the Chairperson's term of service, the Board of Directors may extend the Chairperson's term of service as a Director to fulfill the term of service as the Chairperson.

5. Vice Chairperson. The Vice Chairperson shall preside over meetings in the absence of the Chairperson and may be assigned other leadership tasks.

6. Chief Executive Officer. The CEO shall be the principal executive officer of the corporation and, subject to the control of the Board of Directors, shall supervise and control the management of the corporation according to these Bylaws. The CEO shall perform all duties assigned to the CEO from time to time by the Board of Directors.

7. Secretary. The Secretary shall ensure as permanent records (a) minutes of all meetings of the corporation's Board of Directors, (b) a record of all actions taken by the directors without a meeting, and (c) a record of all actions taken by committees of the Board of Directors in place of the Board of Directors. The Secretary shall see that all notices are duly given in accordance with the provisions of these Bylaws and required by law. The Secretary shall be custodian of the corporate records and books and of the corporate seal, and he or she shall affix the corporate seal to any lawfully executed instruments requiring it. The Secretary shall sign such instruments as may require his or her signature, and, in general, shall perform all duties incident to the office of Secretary and such other duties as may be assigned to the Secretary from time to time by the CEO or by the Board of Directors.

8. Treasurer. The Treasurer shall have custody of all funds and securities belonging to the corporation and shall receive, deposit or disburse the same under the direction of the Board of Directors. The Treasurer shall keep full and accurate accounts of the finances of the corporation in books especially provided for that purpose. The Treasurer shall, in general, perform all duties incident to the office and such other duties as may be assigned to the Treasurer from time to time by the CEO or by the Board of Directors.

ARTICLE VI

Contracts, Loans, Checks, and Deposits

1. Contracts. The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.

2. Loans. No loans shall be contracted on behalf of the corporation and no evidence of indebtedness shall be issued in its name unless authorized by the Board of Directors. Such authority

may be general or confined to specific instances.

3. Checks and Drafts. All checks, drafts or other orders for the payment of money, issued in the name of the corporation, shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by the Board of Directors.

4. Deposits. All funds of the corporation not otherwise employed shall be deposited from time to time to the credit of the corporation in such depositories as may be selected by or under the authority of the Board of Directors.

Article VII

Conflicts of Interest

1. Insider Dealing. No Director, officer or other disqualified person will have an interest directly or indirectly in any other contract or program involving the corporation's assets, relating to the operations conducted by the corporation or in any contract for furnishing services or supplies to the corporation, unless (a) the contract is authorized by a majority of Directors present at a meeting in which there is a quorum and vote without the interested Director's or other interested person's presence; and (b) the facts and nature of the Director's interest are fully disclosed to the whole Board of Directors before the meeting in which the contract will be considered.

2. Loans/Payments to Related Organizations. Notwithstanding the provisions in Section 1 of this article, organizations with members or staff serving as Directors on the Board will be eligible to enter into contracts with the Company provided that: 1) the project application review and recommendation are in accordance with standard written corporate processes; and 2) the above-referenced Director and other interested persons are excluded from Board discussion and vote regarding awarding funds to the project.

3. Conflict of Interest Statement. The corporation shall have on record a Conflict of Interest Policy. Each Board member and Officer will sign the corporation's Conflict of Interest statement and agree to its terms prior to assuming office, and, then, execute a new statement at least annually.

ARTICLE VIII

Indemnification

1. Indemnification. Any person who at any time serves or has served as a director of the corporation, or who, while serving as a director of the corporation, serves or has served, at the request of the corporation, as a director, officer, partner, trustee, employee or agent of another corporation (whether a business or non-profit corporation), limited liability company, partnership, joint venture, trust or other enterprise, or as a trustee or administrator under an employee benefit plan, shall have a right to be indemnified by the corporation to the fullest extent permitted by law against (a) reasonable expenses, including attorneys' fees, incurred by such director in connection with any threatened, pending or completed civil, criminal, administrative, investigative or arbitral

action, suit or proceeding (and any appeal therein), whether or not brought by or on behalf of the corporation, seeking to hold such director liable by reason of the fact that he or she is or was acting in such capacity, and (b) reasonable payments made by such director in satisfaction of any judgment, money decree, fine (including an excise tax assessed with respect to an employee benefit plan), penalty or settlement for which such director may have become liable in any such action, suit or proceeding.

2. Payment of Indemnification. The Board of Directors of the corporation shall take all such action as may be necessary and appropriate to authorize the corporation to pay the indemnification required by these bylaws, including, without limitation, making a determination that indemnification is permissible under the circumstances and a good faith evaluation of the manner in which the claimant for indemnity acted and of the reasonable amount of indemnity due the claimant. The Board of Directors may appoint a committee or special counsel to make such determination and evaluation.

3. Insurance. The corporation may purchase and maintain insurance on behalf of its directors, officers, employees and agents, and those persons who were or are serving at the request of the corporation in any capacity with another corporation (whether a business or nonprofit corporation), limited liability company, partnership, joint venture, trust, employee benefit plan or other enterprise, against any liability asserted against or incurred by such person in any such capacity, or arising out of his or her status as such, whether or not the corporation would have the power to indemnify such person against such liability under the provisions of this Article or otherwise. Any full or partial payment made by an insurance company under any insurance policy covering any person identified above made to or on behalf of a person entitled to indemnification under this Article shall relieve the corporation of its liability for indemnification provided for in this Article or otherwise to the extent of such payment, and no insurer shall have a right of subrogation against the corporation with respect to such payment.

ARTICLE IX

General Provisions

1. Management of Corporate Funds. No funds received by donation, bequest or any other means shall be diverted from the use to which they may be assigned by the donor, testator or testatrix, unless said use is contrary to or in conflict with the purposes of the corporation, and no funds shall be used for any purpose other than to affect the purposes of the corporation.

2. Records. The corporation shall keep a copy of the following records at the principal office of the corporation:

- a. Its Articles of Incorporation and all amendments thereto currently in effect;
- b. These Bylaws and all amendments to these Bylaws currently in effect;
- c. The minutes of all meetings of the Board of Directors and its committees and of any action taken by the Board of Directors or any of its committees without meeting;
- d. A list of the names and business or home addresses of its current directors and officers; and

e. The books of accounts of the corporation.

3. Exempt Activities. Notwithstanding any other provision of these Bylaws, no member director, officer, employee or representative of this corporation shall take any action or carry on any activity by or on behalf of the corporation not permitted to be taken or carried on by an organization exempt from federal income taxation pursuant to Section 501(c)(3) of the Internal Revenue Code and its implementing Regulations as they now exist, or as they may hereafter be amended, or not permitted to be taken or carried out by an organization contributions to which are deductible under Section 170(c)(2) of such Code and its implementing Regulations as they now exist or as they may hereafter be amended.

4. Fiscal Year. Unless otherwise ordered by the Board of Directors, the fiscal year of the corporation shall be the calendar year.

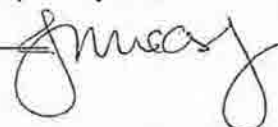
5. Amendments. These Bylaws may be amended or repealed and new bylaws may be adopted by the affirmative vote of a majority of the directors then holding office at any regular or special meeting of the Board of Directors.

6. Dissolution. In the event necessary, dissolution would be recommended by the Board of Directors. Upon dissolution of the Company, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future Federal tax code, or shall be distributed to the Federal government, or to a state or local government, for public purposes. Any such asset not disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the company is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

7. Severability. If any portion of these Bylaws is declared invalid or inoperative then, so far as is reasonable, the remainder of these Bylaws will be considered valid and operative and effect will be given to the intent manifested by the portion held invalid or inoperative.

8. Statutory and Other Authority. These Bylaws are subject to and governed by any applicable federal or state laws and regulations, pertinent local ordinances, any applicable grant or loan conditions, and Articles of Incorporation.

I, Jennifer McCosley the duly elected, qualified and acting Chair of the Board of Directors of Peacehaven Farm, Inc., do hereby certify that the foregoing change to the Bylaws of Peacehaven Farm, Inc. was adopted by its Board of Directors on this the 15th day of March 2023.



Non-Profit Corporation

Legal Name
Peacehaven Farm, Inc.

Information

SosId: 1006662
Status: Current-Active ⓘ
Date Formed: 10/12/2007
Citizenship: Domestic
Annual Report Due Date:
Registered Agent: Cochran, Hilton J

Addresses

Reg Office	Reg Mailing	Mailing	Principal Office
214 S Tremont Drive Greensboro, NC 27401	214 S Tremont Drive Greensboro, NC 27401	6605 Horseshoe Bend Court Summerfield, NC 27358	6605 Horseshoe Bend Court Summerfield, NC 27358

Officers

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SITE DATA:
PEACEHAVEN FARM INC
PROPERTY ADDRESS: 1458 NC HWY 61
PARCEL# 106945, 220600, 220601
PIN: 8823756399, 8823951172, 8823843728
DB: 7430 PG: 2483,
PB: 182 PG: 117, PB: 185 PG: 85
SITE AREA: (PER PB 185 PG 85)
AREA IN LOT 1: 2.81 AC
AREA IN LOT 1-A: 1.41 AC
AREA IN LOT 2: 85.03 AC
TOTAL AREA: 89.25 AC

DEVELOPMENT STANDARDS:
CZ-PD-M:
COMMERCIAL ACREAGE ALLOWED: NO MAXIMUM
MINIMUM LOT SIZE: 25 AC
REQUIRED MIN. OPEN SPACE: 5% (4.46 AC)
PROVIDED OPEN SPACE: 5.48% (4.88 AC)
SETBACK STANDARD SET TO RS-5:
FRONT 25', SIDE 5', BACK 20'
AG:
MINIMUM LOT SIZE: 40,000 SF
SETBACKS:
FRONT 40', SIDE 15', BACK 30'

ZONING: (REZONING CASE #12-04-GCPL-01535)
EXISTING ZONING: CZ-PD-M
PROPOSED ZONING: CZ-PD-M, AG

PIN: 8823669506
PARCEL# 106981
OWNER: MREIC
GREENSBORO NC LLC
DB: 8282 PG: 2280
ZONING: LI
LAND CLASS: IND

PIN: 8823869097
PARCEL# 0106949
OWNER: WADE,
BRENDA CLAPP;
WADE, RICHARD
PLYMOUTH JR
DB: 3437 PG: 809
PB: 174 PG: 100
ZONING: AG
LAND CLASS: AGRI/HORT

PIN: 8823871355
PARCEL# 225491
OWNER: CLAPP, MICHAEL
LYNN; CLAPP, DOROTHY M
DB: 7923 PG: 1817
PB: 193 PG: 135
ZONING: AG
LAND CLASS: AGRI/HORT

WATERSHED DATA:
WATERSHED: LAKE MACKINTOSH (BIG
ALAMANCE CREEK)
WATERSHED CLASSIFICATION: WS IV
RIVER BASIN: CAPE FEAR RIVER
BASIN
SOIL TYPES: ENB, ENC, END, MAC,
MAD, MAE, MCC2, MHB2, MHC2, WKE,
WWC

PIN: 8823653948
PARCEL# 0107034
OWNER: MREIC
GREENSBORO NC LLC
DB: 8282 PG: 2280
ZONING: AG
LAND CLASS: RES

PIN: 8823655760
PARCEL# 0107030
OWNER: FOUST, W A
DB: 2154 PG: 428
ZONING: AG
LAND CLASS: RES

PIN: 8823654373
PARCEL# 0107020
OWNER: J & S
HOMES LLC
DB: 7410 PG: 669
ZONING: CU-PDR
LAND CLASS: RES

LOT 1
PIN: 8823951172
PARCEL# 220600
OWNER: PEACEHAVEN
FARM INC
DB: 7430 PG: 2483
PB: 185 PG: 85
ZONING: CU-PDM
LAND CLASS: RES

PIN: 8823954310
PARCEL# 0106960
OWNER: LUTTERLOH, ADAM
GARRETT
LUTTERLOH, KIMBERLY D.
DB: 174 PG: 100
PB: 7055 PG: 2563
ZONING: AG
LAND CLASS: RES

LOT 1A
PIN: 8823843728
PARCEL# 220601
OWNER: PEACEHAVEN
FARM INC
DB: 7430 PG: 2483
PB: 185 PG: 85
ZONING: CU-PDM
LAND CLASS: RES

PIN: 8823849586
PARCEL# 106948
OWNER: CLAPP, MICHAEL
LYNN; CLAPP, DOROTHY M
DB: 4209 PG: 2073
PB: 111 PG: 138
ZONING: AG
LAND CLASS: RES

PIN: 8823845872
PARCEL# 106957
OWNER: GUILFORD COUNTY
DB: 4453 PG: 2135
ZONED: AG
LAND CLASS: RES

PIN: 8823841335
PARCEL# 106951
OWNER: GUILFORD COUNTY
DB: 4396 PG: 19
ZONED: AG
LAND CLASS: RES

PIN: 8823742470
PARCEL# 107028
OWNER: CITY OF
BURLINGTON
DB: 4396 PG: 19
ZONING: AG
LAND CLASS: RES

PIN: 8823644479
PARCEL# 106938
OWNER: CITY OF
BURLINGTON
DB: 2738 PG: 616
ZONED: AG
LAND CLASS: GOV OWNED

VICINITY MAP
1"=2000'

NOTES:

1. THIS MAP DOES NOT MEET GS 47-30 AND IS NOT FOR RECORDING OR CONVEYANCE
2. TOPOGRAPHIC DATA OBTAINED FROM FIELD LOCATIONS AND GUILFORD COUNTY GIS DEPARTMENT
3. DEVELOPMENT IN TIER #3 WILL BE SERVED BY CITY OF GREENSBORO SEWER AND WATER WILL BE PROVIDED BY CITY OF BURLINGTON. TIER #2 WILL UTILIZE SEPTIC AND WELLS IF FUTURE SERVICES ARE NECESSARY.
4. THIS PROPERTY IS LOCATED INSIDE ZONE "X" (ZONE X AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) FLOOD HAZARD ZONE AS INDICATED ON THE FLOOD INSURANCE RATE MAP MAP NUMBER 37108823001, EFFECTIVE DATE JUNE 18, 2007
5. ALL CONSTRUCTION TO BE TO GUILFORD COUNTY, CITY OF GREENSBORO & NC DOT STANDARDS & SPECIFICATIONS, LATEST EDITION.
6. SUBJECT PROPERTY WAS REZONED ON 04/10/2012 IN GUILFORD COUNTY, ZONING CASE #12-04-GCPL-01535
7. THIS PROPERTY IS LOCATED WITHIN THE WATER SUPPLY WATERSHED FOR LAKE MACKINTOSH WS-IV. WCA TIERS 1, 2, 3. DEVELOPMENT RESTRICTIONS MAY APPLY. TIER #1 WILL REMAIN UNDISTURBED AND LOW DENSITY. TIER #2 WILL REMAIN LOW DENSITY AND LIMITED TO 2.5% BUA AND TIER #3 WILL BE DEVELOPED AS HIGH DENSITY AND LIMITED TO 34% BUA. SCM LOCATED IN TIER #2 WILL PROVIDE RUNOFF PROTECTION FOR TIER #3.
12. STREAMS DELINEATED BY PILOT ENGINEERING & USACE CONFIRMATION IS PENDING.

STORMWATER CONTROL MEASURE MAINTENANCE RESPONSIBILITY:

THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE COMPLETED PERMANENT RUNOFF CONTROL STRUCTURE AS DIRECTED BY THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION.

PROPOSED ZONING USES:

ALL ALLOWABLE USES TO BE INCLUDED EXCEPT: ROOMING HOUSE (9 OR MORE RESIDENTS), NURSING AND CONVALESCENT HOME, TEMPORARY SHELTER, HOMELESS SHELTER, COUNTRY CLUB WITH GOLF COURSE, ADULT ORIENTED ESTABLISHMENTS, AMUSEMENT OR WATER PARKS, FAIRGROUNDS, AUDITORIUM, COLISEUM OR STADIUM, GO CART RACEWAY, SHOOTING RANGE (INDOOR OR OUTDOOR), FRATERNITY OR SORORITY, HOSPITAL, BANK OR FINANCE WITH OR WITHOUT DRIVE-THROUGH, INSURANCE AGENCIES, PAYDAY LOAN SERVICES, HOTEL, MOTEL, RESTAURANT (WITH DRIVE-THRU), FUNERAL HOME, CREMATION OR AIRPORT.

PROPOSED ZONING CONDITIONS:

PERMANENTLY DISABLED RESIDENTS REQUIRING CARE 24 HOURS A DAY FOR 7 DAYS A WEEK MAY HAVE CARE PROVIDED.

ZONING SKETCH PLAN
PEACEHAVEN FARM

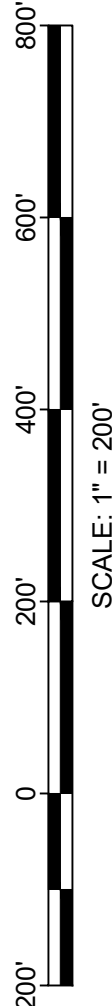
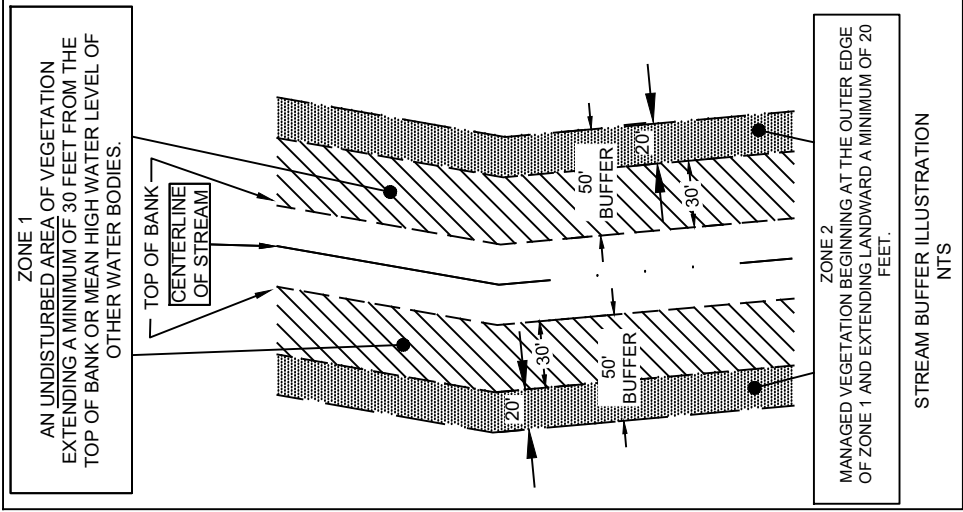
OWNER/DEVELOPER:
PEACEHAVEN FARM, INC
1458 NC HIGHWAY 61 S
WHITSETT, NC 27377

TOWNSHIP: ROCK CREEK
COUNTY: GUILFORD
NORTH CAROLINA

Civil Engineers and Land Surveyors
8518 Triad Drive, Colfax, NC 27235
www.feiconsulting.com
(336) 852-9797
License No. C-0950



DRAWN BY: BCS
PROJ. NO.: 05150.001
DRAWING FILE: UDP
DATE: 11/09/2023



SITE DATA:
PEACEHAVEN FARM INC
PROPERTY ADDRESS: 1458 NC HWY 61
PARCEL# 106945, 220600, 220601
PIN: 8823758399, 8823951172, 8823843728
DB: 7430 PG: 2483,
PB: 182 PG: 117, PB: 185 PG: 85

DEVELOPMENT STANDARDS:
CZ-PD-M:
COMMERCIAL ACREAGE ALLOWED: NO MAXIMUM
MINIMUM LOT SIZE: 25 AC
REQUIRED MIN. OPEN SPACE: 5% (4.46 AC)
PROVIDED OPEN SPACE: 5.48% (4.89 AC)
SETBACK STANDARD SET TO RS-5:
FRONT 25', SIDE 5', BACK 20'

WATERSHED DATA:
WATERSHED: LAKE MACKINTOSH (BIG
ALAMANCE CREEK)
WATERSHED CLASSIFICATION: WS IV
RIVER BASIN: CAPE FEAR RIVER
BASIN
SOIL TYPES: ENB, ENC, END, MAC,
MAD, MAE, MCC2, MHB2, MHC2, WKE,
WWC

AG:
MINIMUM LOT SIZE: 40,000 SF
SETBACKS:
FRONT 40', SIDE 15', BACK 30'

AG:
MINIMUM LOT SIZE: 40,000 SF
SETBACKS:
FRONT 40', SIDE 15', BACK 30'

ZONING: (REZONING CASE #12-04-GOPL-01535)
EXISTING ZONING: CZ-PD-M
PROPOSED ZONING: CZ-PD-M, AG

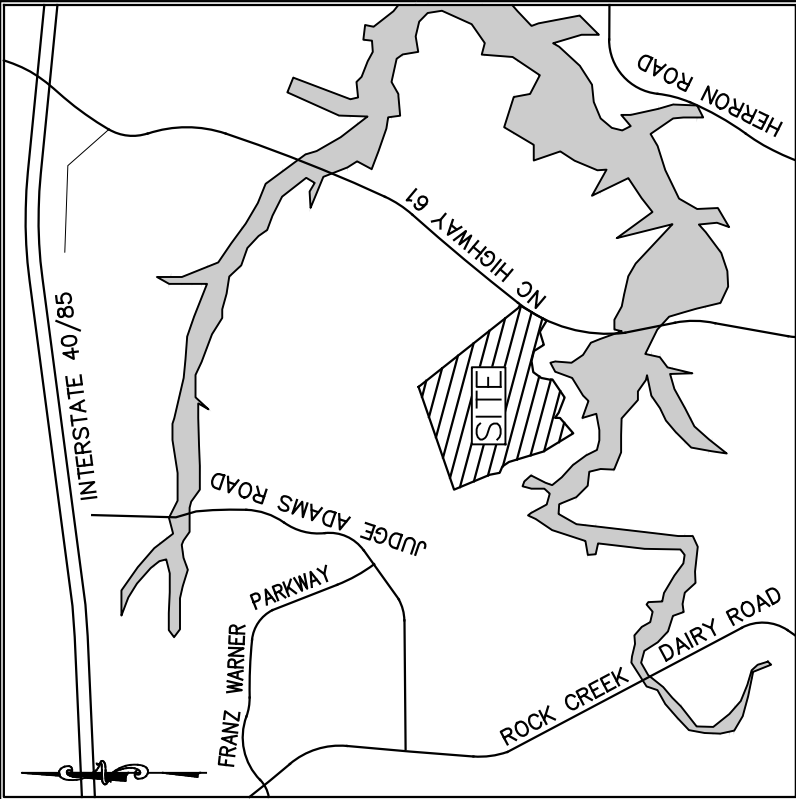
NOTES:

- THIS MAP DOES NOT MEET GS 47-30 AND IS NOT FOR RECORDING OR CONVEYANCE.
- TOPOGRAPHIC DATA OBTAINED FROM FIELD LOCATIONS AND GUILFORD COUNTY GIS DEPARTMENT.
- WATER WILL BE PROVIDED BY CITY OF GREENSBORO SEWER AND AND WELLS IF FUTURE SERVICES ARE NECESSARY. TIER #2 WILL UTILIZE SEPTIC
- THIS PROPERTY IS LOCATED INSIDE ZONE "X" (ZONE X AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) FLOOD HAZARD ZONE AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 3710882300J, EFFECTIVE DATE JUNE 18, 2007.
- ALL CONSTRUCTION TO BE TO GUILFORD COUNTY, CITY OF GREENSBORO & NC DOT STANDARDS & SPECIFICATIONS, LATEST EDITION.
- SUBJECT PROPERTY WAS REZONED ON 04/10/2012 IN GUILFORD COUNTY. ZONING CASE #12-04-GOPL-01535
- THIS PROPERTY IS LOCATED WITHIN THE WATER SUPPLY WATERSHED FOR LAKE MACKINTOSH WS-IV. WCA TIERS 1, 2, 3. DEVELOPMENT RESTRICTIONS MAY APPLY. TIER #1 WILL REMAIN UNDISTURBED AND LOW DENSITY. TIER #2 WILL REMAIN LOW DENSITY AND LIMITED TO 25% BUA AND TIER #3 WILL BE DEVELOPED AS HIGH DENSITY AND LIMITED TO 34% BUA. SCM LOCATED IN TIER #2 WILL PROVIDE RUNOFF PROTECTION FOR TIER #3.
- STREAMS DELINEATED BY PILOT ENGINEERING & USACE CONFIRMATION IS PENDING.
- STORMWATER CONTROL MEASURE MAINTENANCE RESPONSIBILITY.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE COMPLETED PERMANENT RUNOFF CONTROL STRUCTURE AS DIRECTED BY THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION.
- PROPOSED ZONING USES:
- ALL ALLOWABLE USES TO BE INCLUDED EXCEPT: ROOMING HOUSE (9 OR MORE RESIDENTS), NURSING AND CONVALESCENT HOME, TEMPORARY SHELTER, HOMELESS SHELTER, COUNTRY CLUB WITH GOLF COURSE, ADULT ORIENTED ESTABLISHMENTS, AMUSEMENT OR WATER PARKS, FAIRGROUNDS, AUDITORIUM, COLISEUM OR STADIUM, GO CART RACEWAY, SHOOTING RANGE (INDOOR OR OUTDOOR), FRATERNITY OR SORORITY, HOSPITAL, BANK OR FINANCE WITH OR WITHOUT DRIVE-THROUGH, INSURANCE AGENCIES, PAYDAY LOAN SERVICES, HOTEL, MOTEL, RESTAURANT (WITH DRIVE-THRU), FUNERAL HOME, CREMATION OR AIRPORT.
- PROPOSED ZONING CONDITIONS:
PERMANENTLY DISABLED RESIDENTS REQUIRING CARE 24 HOURS A DAY FOR 7 DAYS A WEEK MAY HAVE CARE PROVIDED.

Parcel Table			
Line #/Curve #	Length	Direction/Delta	Radius
L1	382.580	S28° 34' 39.96"W	
L2	172.139	N59° 54' 55.54"W	
L3	212.708	S71° 37' 08.30"W	
L4	182.908	N34° 08' 52.49"W	
L5	159.310	N77° 44' 26.82"W	
L6	174.948	S80° 04' 26.12"W	
L7	155.926	S34° 43' 38.56"W	
L8	143.549	S09° 40' 10.49"W	
L9	32.756	S14° 14' 26.76"E	
L10	343.220	S54° 38' 24.13"W	
L11	254.292	N70° 15' 52.67"W	
L12	99.405	N55° 12' 54.47"W	
L13	77.584	S00° 06' 51.55"W	
L14	318.335	S47° 29' 19.25"W	
L15	206.793	N32° 43' 17.60"W	
L16	301.368	N18° 13' 55.22"W	
L17	260.034	N18° 13' 55.22"W	
L18	123.120	N36° 12' 14.83"W	
L19	107.700	N68° 13' 25.83"W	
L20	158.870	N12° 13' 13.83"W	
L21	16.502	S59° 25' 16.21"E	
L22	98.641	S28° 34' 39.96"W	
L23	148.096	N85° 07' 57.56"E	
L24	189.586	N27° 35' 52.88"E	
L25	192.329	N43° 25' 23.25"E	
L26	193.933	N57° 52' 06.87"E	
L27	196.112	N72° 57' 14.66"E	
L28	90.697	N80° 21' 57.99"E	
L29	218.472	N88° 28' 43.69"E	
L30	91.957	S74° 56' 05.50"E	
L31	46.287	N03° 51' 04.42"E	
L32	197.677	N19° 05' 21.86"E	
L33	79.021	S57° 44' 40.63"E	
C1	13.213	S56°09'03.11"E	237.500

Parcel Table			
Line #/Curve #	Length	Direction/Delta	Radius
C2	153.281	S36°04'04.79"E	237.500
L34	37.665	S66° 48' 51.08"W	
L35	68.730	S34° 14' 47.76"W	
L36	77.372	S07° 23' 53.01"E	
L37	64.889	S50° 08' 37.38"E	
L38	172.235	S00° 19' 33.73"W	
L39	136.664	S02° 10' 43.72"E	
C3	38.314	N84°15'28.73"E	144.456
L40	70.600	N83° 10' 50.25"E	
C4	47.397	N77°26'00.15"E	236.256
L41	112.542	N70° 38' 23.09"E	
C5	82.095	S89°15'09.92"E	116.964
L42	25.011	S58° 57' 38.78"E	
L45	43.449	N64° 28' 12.64"E	
L46	316.677	N47° 30' 35.78"E	
L47	100.677	N17° 55' 42.34"E	
L48	238.790	N64° 00' 53.21"W	
C6	152.299	S26°33'51.02"W	562.500
C7	38.818	S08°27'02.21"E	26.000
C8	238.196	S85°15'15.98"W	50.000
C9	283.935	N26°35'51.01"E	537.500
L49	121.048	N11° 27' 51.17"E	
L50	2.948	N11° 27' 51.17"E	
C10	124.793	N25°05'00.51"E	262.500
C11	52.068	N44°23'06.42"E	262.500
L57	445.672	N39° 55' 57.00"W	
L51	28.203	N05° 23' 07.32"E	
L52	37.507	N45° 37' 16.66"E	
L53	39.469	N30° 41' 52.26"E	
L54	78.856	N44° 52' 55.63"E	
L55	46.101	N25° 26' 49.53"E	
L56	84.215	N25° 52' 42.31"E	
L43	74.368	N36° 21' 04.21"W	
L44	99.908	N17° 08' 40.10"W	

VICINITY MAP
1"=200'

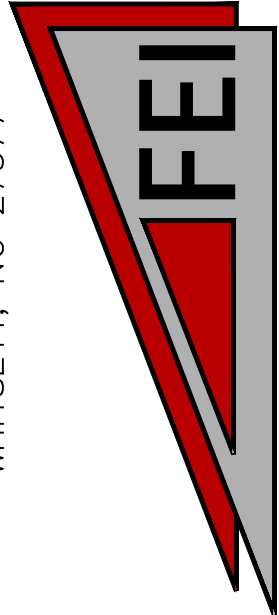


ZONING SKETCH PLAN PEACEHAVEN FARM

OWNER/DEVELOPER:
PEACEHAVEN FARM, INC
1458 NC HIGHWAY 61 S
WHITSETT, NC 27377

TOWNSHIP: ROCK CREEK
COUNTY: GUILFORD
NORTH CAROLINA

Civil Engineers and Land Surveyors
8518 Triad Drive, Colfax, NC 27235
www.feiconsulting.com
(336) 852-9797
License No. C-0950





GUILFORD COUNTY PLANNING AND DEVELOPMENT

June 14, 2012

Donald R Holcomb
3801 PGA Blvd Suite 903
Palm Beach Gardens, FL 33410

REZONING CASE # 12-05-GCPL-02033

Following a public hearing on June 13, 2012, the Guilford County Planning Board approved the request to rezone your property located on the west side of Hwy NC 61 approximately 1.1 miles north of the Herron Road - NC Highway 61 intersection in Rock Creek Township. Being Guilford County Tax Parcel # 0106945 & 0106952, Approximately 89.58 Ac. from CU-PDM to CU-PDM including the following Uses/Conditions.

USE(S): Care facility for physically and developmentally delayed handicapped residences and agricultural production of crops, livestock and goods for onsite and offsite retail sales and solar facility.

CONDITION(S):

1. Permanent residents will have care provided 24 hours a day, 7 days a week.
2. Retail sales will be limited to 2,500 square feet of space.
3. Retail sales of non-agricultural product not grown or produced on site shall not exceed forty (40) percent of the total retail sales floor area
4. Guest residential facilities will be limited to on-site operations.

This decision is final unless it is appealed by 5:00 pm on June 28, 2012. If appealed, you will be notified by the Clerk to the Board of County Commissioners of the place, date, and time of the public hearing.

Very truly yours,

Leslie P. Eger, Secretary
Guilford County Planning Board

/1

cc: Effie Varitimidis, Clerk to Board of County Commissioners

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REZONING CASE #23-10-PLBD-00068: CZ-PD-M CONDITONAL ZONING (REF. CASE #12-05-GCPL-02033) TO AG, AGRICULTURAL: 1458 NC HIGHWAY 61

Property Information

Located at 1458 NC Highway 61 (Guilford County Tax Parcel #220601 and a portion of #106945 in Rock Creek Township) approximately 1.52 miles southwest of Interstate 85 and comprises approximately 52.64 acres. The subject parcels are within the Peacehaven Farm Planned Community.

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

Nature of the Request

This is a request to rezone property from CZ-PD-M to AG. The current CZ-PD-M zoning includes the following conditions which will be eliminated if the AG zoning is approved:

USE(S): Care facility for physically and developmentally delayed handicapped residents, agricultural production of crops, livestock, and goods for on-site and off-site retail sales, and solar facility.

CONDITION(S):

1. Permanent residents will have care provided 24 hours a day, 7 days a week.
2. Retail sales will be limited to 2,500 square feet of space.
3. Retail sales of non-agricultural products not grown or produced on site shall not exceed forty (40) percent of the total retail sales floor area.
4. Guest residential facilities will be limited to on-site operations.

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.

A **Planned Unit Development (PUD)** is an area of land under unified ownership or control and is intended to allow flexibility from typical development standards through innovative site design while not adversely impacting adjacent lands. It is characterized by a plan that incorporates residential housing of different types and densities and may include compatible non-residential uses. The **PD-M District** is intended to accommodate residential, commercial, and light industrial uses developed on large tracts in accordance with a Unified Development Plan.

The **Conditional Zoning (CZ) designation** is a companion district for every district established in this Article. 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

This request is in an area that is primarily rural residential and agricultural fronting NC Highway 61. While mainly undeveloped, the subject parcels are zoned CZ-PD-M which allows residential and commercial uses in accordance with the Unified Development Plan (UDP) for Peacehaven Farm recorded in Plat Book 182, Page 117 of the Guilford County Register of Deeds. Adjacent Guilford County Tax Parcel #220600 is the site of a residential (group) care facility for Peacehaven Farm. Industrial uses within the Rock Creek Corporate Park Overlay District abuts to the north.

Existing Land Use(s) on the Property: Largely undeveloped parcel within the Peacehaven Farm Planned Community. A portion of Guilford County Tax Parcel #106945 is used for agricultural (crop production) for Peacehaven Farm.

Surrounding Uses:

North: Industrial (Rock Creek Consent Judgment Area)

South: Peacehaven Farm residential care facility, agricultural, and rural residential

East: Agricultural, rural residential

West: Undeveloped, future phase of Whisper Creek Townhome community

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

Cemeteries: No cemeteries appear to be located on or adjacent to the subject properties, but efforts should be made to rule out the potential for unknown grave sites.

Infrastructure and Community Facilities

Public School Facilities: No anticipated impact.

Emergency Response:

Fire Protection District: Whitsett FPSD

Miles from Fire Station: Approximately 2.2 miles

Water and Sewer Services:

Provider: Public Water (Burlington) & Public Sewer (Greensboro)

Within Service Area: No

Feasibility Study or Service Commitment: Yes

Transportation:

Existing Conditions: NC Highway 61 is classified as a Major Thoroughfare with an Average Daily Traffic (AADT) of 2500 vehicles south of I-40 Interchange per the 2021 North Carolina Department of Transportation (NCDOT) traffic count.

Proposed Improvements: None proposed. Subject to NCDOT Driveway Permit

Projected Traffic Generation: No data available.

Environmental Assessment

Topography: Gently sloping, and moderately sloping.

Regulated Floodplain/Wetlands: No regulated floodplain exists on the site per the effective Flood Insurance Rate Map (FIRM). No mapped wetlands exist on site per National Wetlands Inventory (NWI).

Streams and Watershed: Mapped streams are on site per USGS and/or Soil Survey Map of Guilford County.

Land Use Analysis

Land Use Plan: Rock Creek Area Plan (2016)

Plan Recommendation: AG, Rural Residential

Consistency:

The AG, Rural Residential land use category is designated to recognize land currently zoned or recommended for future agricultural and residential use. 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.

Recommendation

Staff Recommendation: Staff recommends approval.

The action is reasonable and in the public interest because it is consistent with the recommendation of AG, Rural Residential under the Rock Creek Area Plan. It provides agricultural opportunities for residents of the Peacehaven Farm community. Furthermore, it is supported by Goal #1, Objective 1.3 of the Future Land Use Element of the Guilford County Comprehensive Plan which states “Complement and enhance the economic vitality of rural Guilford County farms while providing for expanded economic opportunities, through prudent regulations and sound land use decisions.”

Area Plan Amendment Recommendation:

The proposed rezoning is consistent with the Rock Creek Area Plan recommendation of AG Rural Residential; therefore, if the request is approved, a plan amendment would not be required.

DRAFT



SUBMITTAL SUMMARY REPORT (23-08-SUB-00171) FOR GUILFORD COUNTY

PERMIT ADDRESS: 1458 NC HIGHWAY 61
WHITSETT, NC 27377

PARCEL: 106945

APPLICATION DATE: 08/23/2023

SQUARE FEET: 0

DESCRIPTION: Peacehaven Farm UDP Sketch Plan submittal; Group Care Facility; Purpose of case is to revise UDP recorded in PB 182-117 (Case# 12-04-GCPL-01535); No new lots are proposed; Pre-app held 7/11/23, Comments available in attachment;

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS

NAME	COMPANY	ADDRESS
Applicant	Brent Sievers	FEI Civil Engineers and Land Surveyors
Owner	Neil Sharpe	Peacehaven Farms, Inc.
Surveyor	Daniel Streba	FEI Consulting INC
		8518 Triad DR Colfax, NC 27235

SUBMITTAL

	STARTED	DUE	COMPLETE	STATUS
Zoning Review v.1	08/24/2023	08/28/2023	08/24/2023	Review Completed
Sketch Plan Review v.1	08/24/2023	09/15/2023	09/08/2023	Revise & Re-Submit
Sketch Plan Review v.2	10/17/2023	10/31/2023	11/03/2023	Revise & Re-Submit
Sketch Plan Review v.3	11/03/2023	11/20/2023		In Review
Preliminary Review v.1				Not Received
Final Subdivision Plat Review v.1				Not Received
Plat Recordation Review v.1				Not Received

SUBMITTAL DETAILS

Zoning Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Zoning Review (Planning/Zoning)	Oliver Bass	09/15/2023	08/24/2023	Review Completed

Sketch Plan Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building/Inspections)	Jim Lankford	08/31/2023	09/05/2023	Review Completed
Environmental Services Review (Solid Waste)	Clyde Harding	08/31/2023	08/30/2023	Review Completed
Fire Review (Fire Marshal)	Tim McNeil	08/31/2023	08/30/2023	Review Completed
Planning (Planning/Zoning)	Oliver Bass	08/31/2023	09/05/2023	Revise and Resubmit - No TRC
Comments	Revise & Resubmit (9/5/23) 1. Subject to UDO Section 4.4 relevant to PDM (Planned Development-Mixed). Agricultural production is not a listed permitted use for PD-M district. 2. List acreage used for dedicated open space separately. Must be at least 5% of total acreage. 3. Specify minimal dimensional requirements and other regulations regarding building placement. 4. Add proposed phase lines if any. 5. Provide/establish maximum residential density or BUA by Use Type (single-family, multi-family, commercial) allowable for individual phase and/or overall. 6. Show existing buildings/structures and their current uses. Existing development must be reflected in site data. 7. Update zoning designation from "CU" to "CZ" and reference rezoning case # of current zoning. 8. Any condition proposed by applicant and approved by Planning Board must be shown on UDP. UDP plan must be recorded in register of deeds. Note: UDP is NOT a subdivision under UDO. 9. Must address TRC comments where necessary before rezoning application can be presented to the Planning Board.			
Watershed Review (Watershed)	Brent Gatlin	08/31/2023	09/05/2023	Revise and Resubmit - No TRC
Comments				

SUBMITTAL SUMMARY REPORT (23-08-SUB-00171)

9/5/23 Watershed Section comments issued for TRC Meeting (Revise & Submit):

1. Maximum Allowable Project Density (BUA %) and BUA acreage for the site must be calculated and shown on the UDP by summing the max allowable BUA acreages in each WCA Tier (1, 2 & 3) based on the max allowable BUA % in each tier.
2. Add proposed Project Density calculation for site (ac & %).
3. Indicate on UDP if the site will be high- or low-density development. Approximate SCMs locations and SCM Maintenance & Access Easements must be shown on UDP if high density.
4. If the site will remain low-density, then include notes on the UDP, Site Plan & Watershed Development Plan submission referencing the Minor Watershed Modification of 11/1/2007 maximum allowable BUA in Tier of 7.17% and the conditions for the septic drain fields.
5. Will the site utilize public sewer? Indicate on UDP.
 - a. High-density development is only allowed if public sewer will be used.
 - b. If high-density, then any existing development with septic systems must have the septic systems properly closed & abandoned, and the sanitary connected to the public sewer. If septic system is to remain, then that portion of the site must remain as low-density development with enough pervious acreage allocated to remain as low-density. It is feasible to have both low- and high-density areas on the site, but the low- and high-density development limits and project density calculations for each area must be clearly shown on the plan with notes indicating areas on septic vs public sewer.
6. Provide Lot 1 & 1-A (parcels 220600 & 220601) Project Density calculation or include Lot 1 & 1-A area and BUA in the overall Project Density calculations for the site. It appears Lot 1 & 1-A may be utilizing undeveloped area in Lot 2 (parcel 106945) to remain as low-density because there were no separate calculations for Lot 1 & 1-A provided on prior plats. Clarify on plan.
7. Add SCM maintenance responsibility note if high-density:
 "Stormwater Control Measure Maintenance Responsibility: The owner shall be responsible for maintaining the completed permanent runoff control structure as directed by the governmental office having jurisdiction for watershed protection."
8. Add all missing streams, wetlands, riparian buffers, drainage easements, and WQCEs. See plats PB 182 PG 117 and PB 185 PG 85.
9. Add "Deed Restriction – Restrictive Covenant" note.
10. Add note clarifying WCA Tiers for site: "Notice - This property is located within the Water Supply Watershed for Lake Mackintosh WS-IV, WCA Tiers 1, 2, 3. Development restrictions may apply."
11. Add note indicating flood zone for site and reference the FIRM map # and effective date.
12. The WCA Tier limits shown do not match the limits per the Guilford County Designated Water Supply Watershed Map and GIS Data Viewer. Revise and verify Maximum Allowable Project Density calculations are coordinated with the correct WCA Tier limits.
13. Add the standard WQCE notes.
14. Add 50' Riparian Buffer detail.
15. [Advisory Comment]: Complete and provide the Watershed Development Plan Checklist with the Site Plan & Watershed Development Plan submission.
16. [Advisory Comment]: See UDO Section 9.1.F.g Spill Risk Reduction in the Watershed Critical Area:
 - a. The facility shall not provide Agricultural Services to off-site properties for chemical and fertilizer application for crops, weed control for crop operations, including crop dusting per UDO Table 9.1.4 Prohibited Uses.
 - b. Containment Structures must be per UDO Section 9.1.F.g(2):
 - i. Storage tanks for chemicals require a secondary containment system with sufficient volume to contain 100% of all tank contents, and shall have a leak detection system.
 - ii. Review of system by Fire Marshall required. Location to be shown on Site Plan for review by TRC.
 - iii. Storage tanks and containment systems must be located a minimum of 1000 feet from the normal pool elevation of the reservoir.
 - iv. No Underground Storage Tanks allowed.
 - v. If there will be chemical storage tanks on site, then the location of these facilities must be clearly indicated on the Site Plan and the 1000 feet minimum offset from the reservoir must be shown to indicating the storage facilities are outside of the 1000 ft offset area.
 - c. On-site individual residential septic systems are allowable. Off-site individual septic systems are not permitted in WCA Tier 2 or 3. See UDO Section 9.1.F.g(4).

eREVIEW SESSION FILES: 2023-08-21 UDP.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
OBass	1. Subject to UDO Section 4.4 relevant to PDM (Planned Development-Mixed). Agricultural production is not a listed permitted use for PD-M district. 2. Give acreage used for dedicated open space separately, Must be at least 5% of total acreage. 3. Specify minimal dimensional requirements and other regulations regarding building placement. 4. Add proposed phase lines if any. 5. Provide maximum density or BUA by Use Type (single-family, multi-family, commercial) for individual phase and/or overall. 6. Show existing buildings/structures and their current uses. 7. Update zoning designation from "CU" to "CZ" and reference rezoning case # of current zoning.	09/05/2023 4:35 pm	2023-08-21 UDP.pdf	1
OBass	(sp)	09/05/2023 5:21 pm	2023-08-21 UDP.pdf	1

Sketch Plan Review v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Planning (Planning/Zoning)	Oliver Bass	10/31/2023	11/03/2023	Revise and Resubmit - No TRC
Watershed Review (Watershed)	Brent Gatlin	11/07/2023	10/26/2023	Revise and Resubmit - No TRC

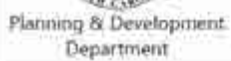
SUBMITTAL SUMMARY REPORT (23-08-SUB-00171)

Comments

Watershed Section mark-ups emailed to Brent Sievers of FEI based on UDP dated 10/11/2022. Revise & Resubmit.

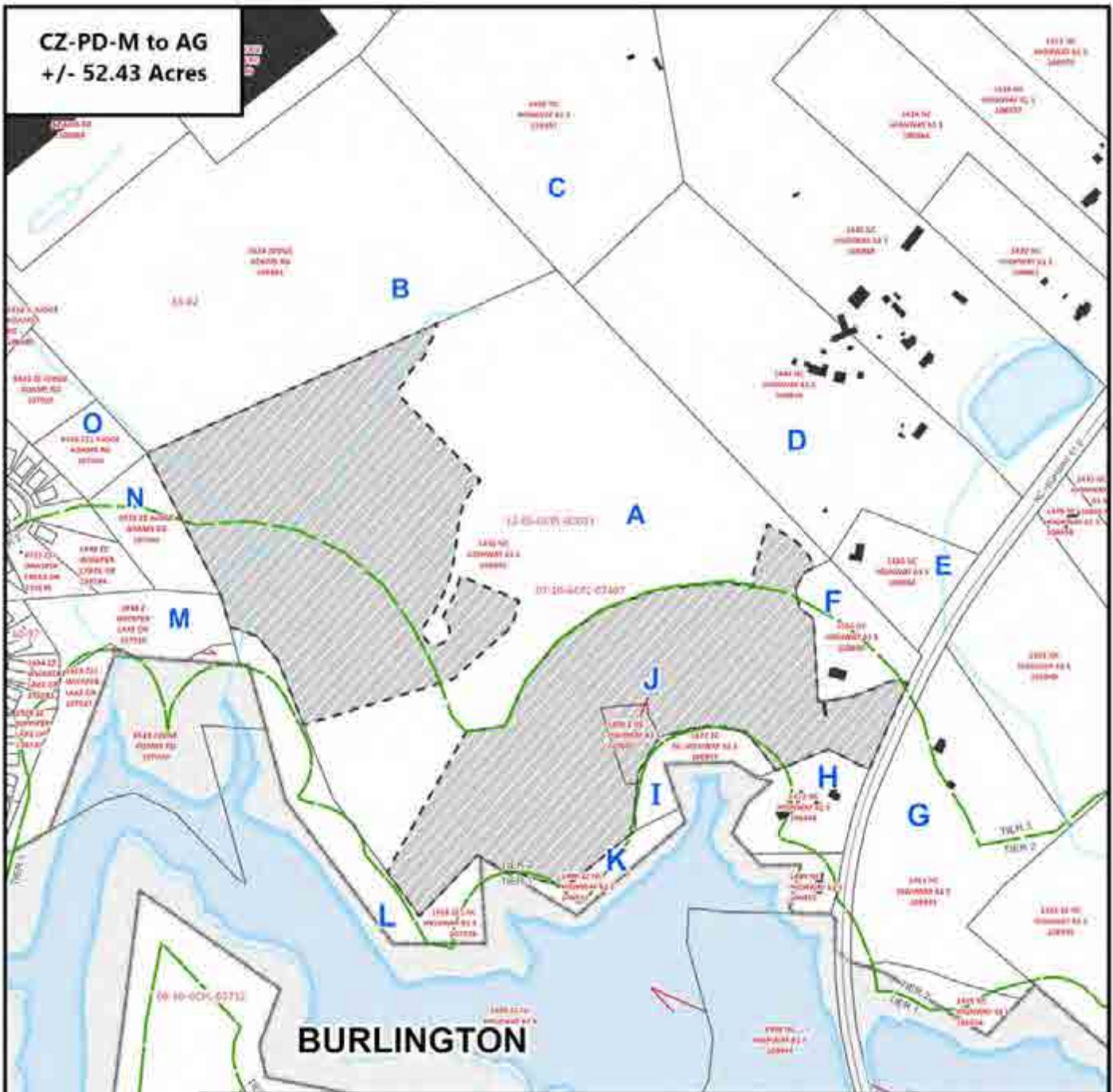
Sketch Plan Review v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Planning (Planning/Zoning)	Oliver Bass	11/20/2023		In Review
Watershed Review (Watershed)	Brent Gatlin	11/29/2023		In Review

[illegible]

Scale 1" = 400'

**CZ-PD-M to AG
+/- 52.43 Acres**



- | | |
|---|--|
| A. PEACEHAVEN FARM INC | H. CLAPP, MICHAEL LYNN; CLAPP, DOROTHY M |
| B. MREIC GREENSBORO NC LLC | I. GUILFORD COUNTY |
| C. CLAPP, MICHAEL LYNN; CLAPP, DOROTHY M | J. PEACEHAVEN FARM INC |
| D. WADE, BRENDA CLAPP, WADE, RICHARD PLYMOUTH JR | K. GUILFORD COUNTY |
| E. LUTTERLOH, ADAM GARRETT; LUTTERLOH, KIMBERLY D | L. GUILFORD COUNTY |
| F. PEACEHAVEN FARM INC | M. J & S HOMES LLC |
| G. CLAPP, JOHN E; CLAPP, JENNIFER L | N. FOUST, W A |
| | O. MREIC GREENSBORO NC LLC |



Planning & Development
Department

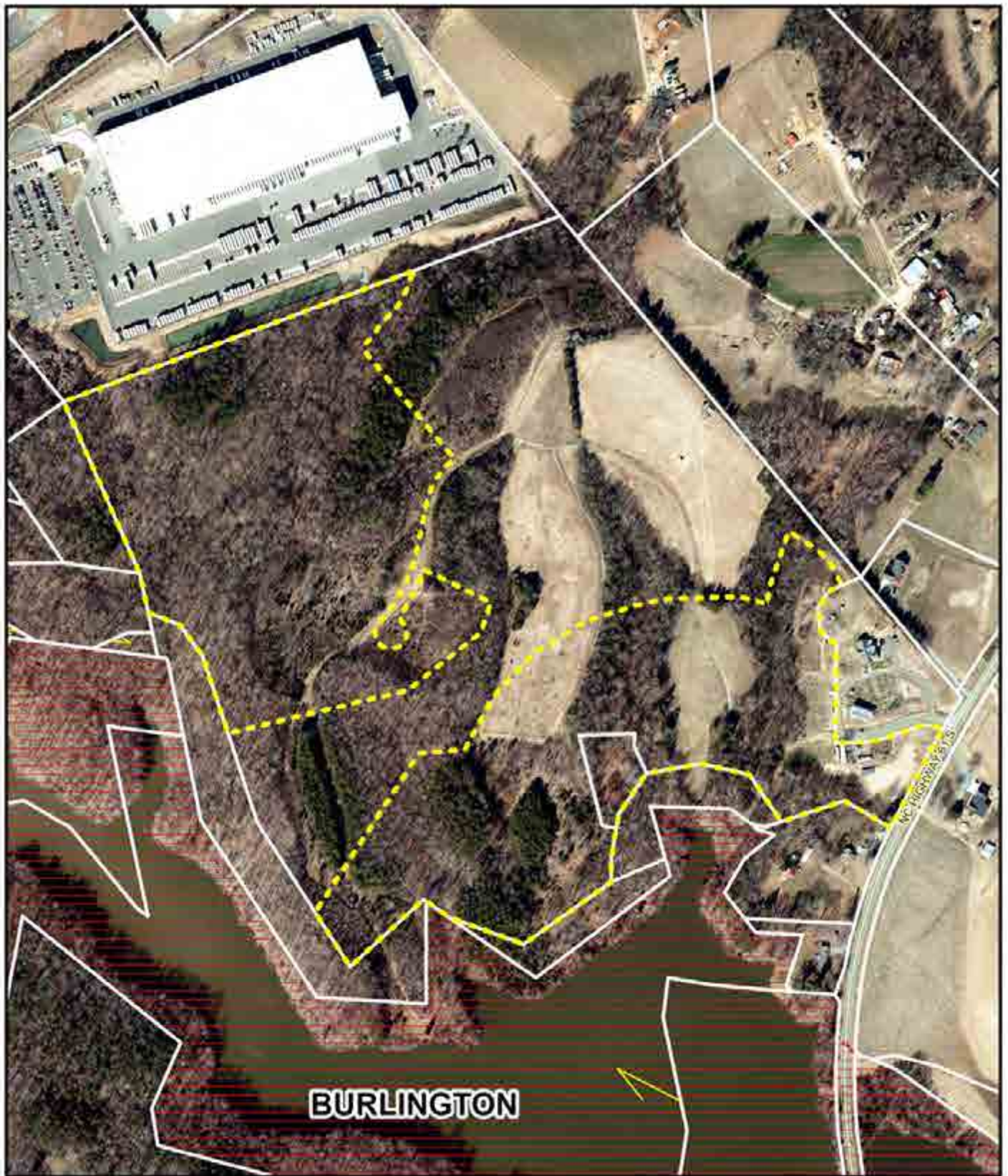
Jurisdiction:
GUILFORD COUNTY

Case Number:
RZ 23-10-PLBD-00068

Case Area:
Parcels - 220601;
portion of 106945
1458 NC Highway 61 S



Scale: 1" = 525'



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

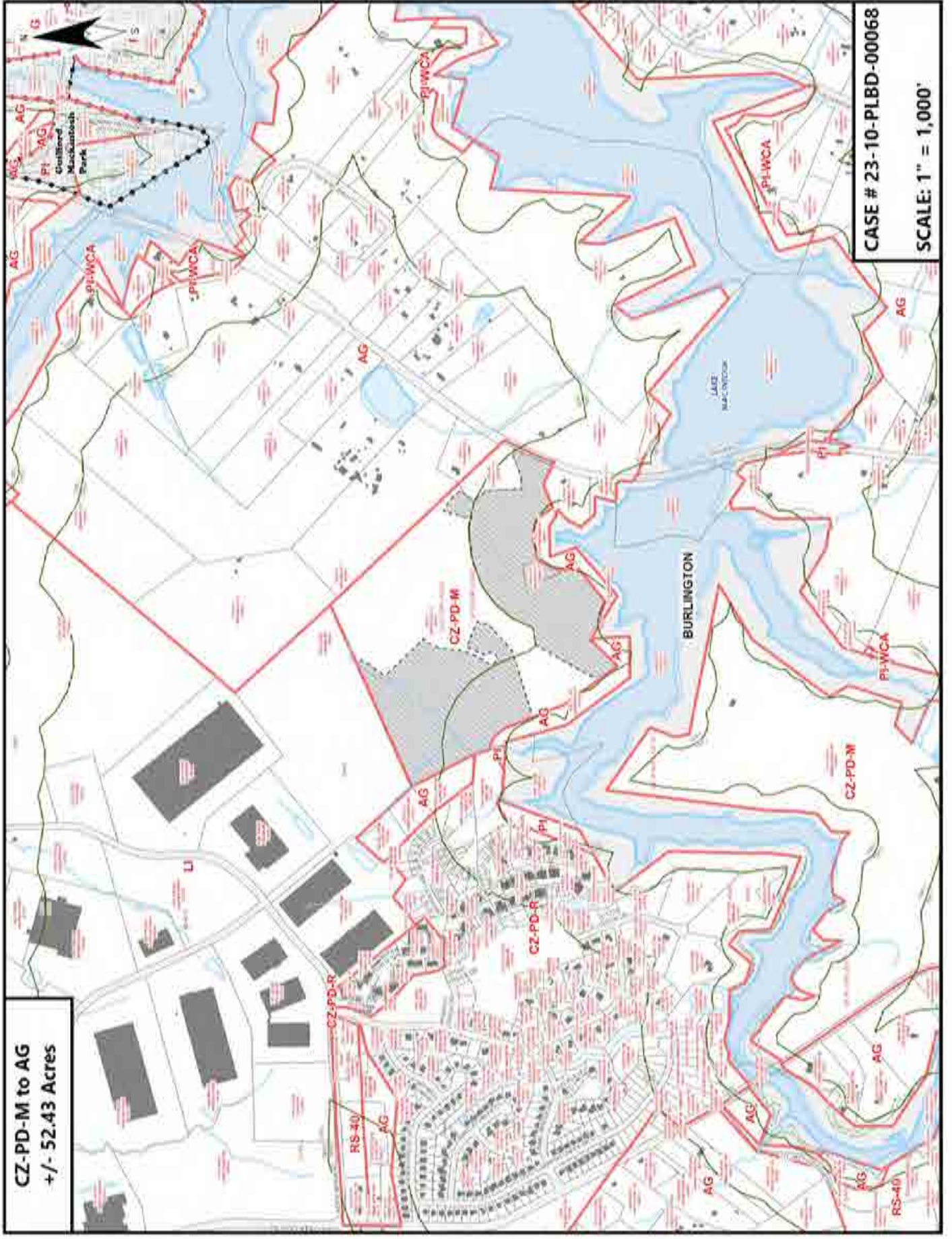
Case Number:
RZ 23-10-PLBD-00068

Case Area:
Parcels - 220601 ;
portion of 106945
1458 NC Highway 61 S



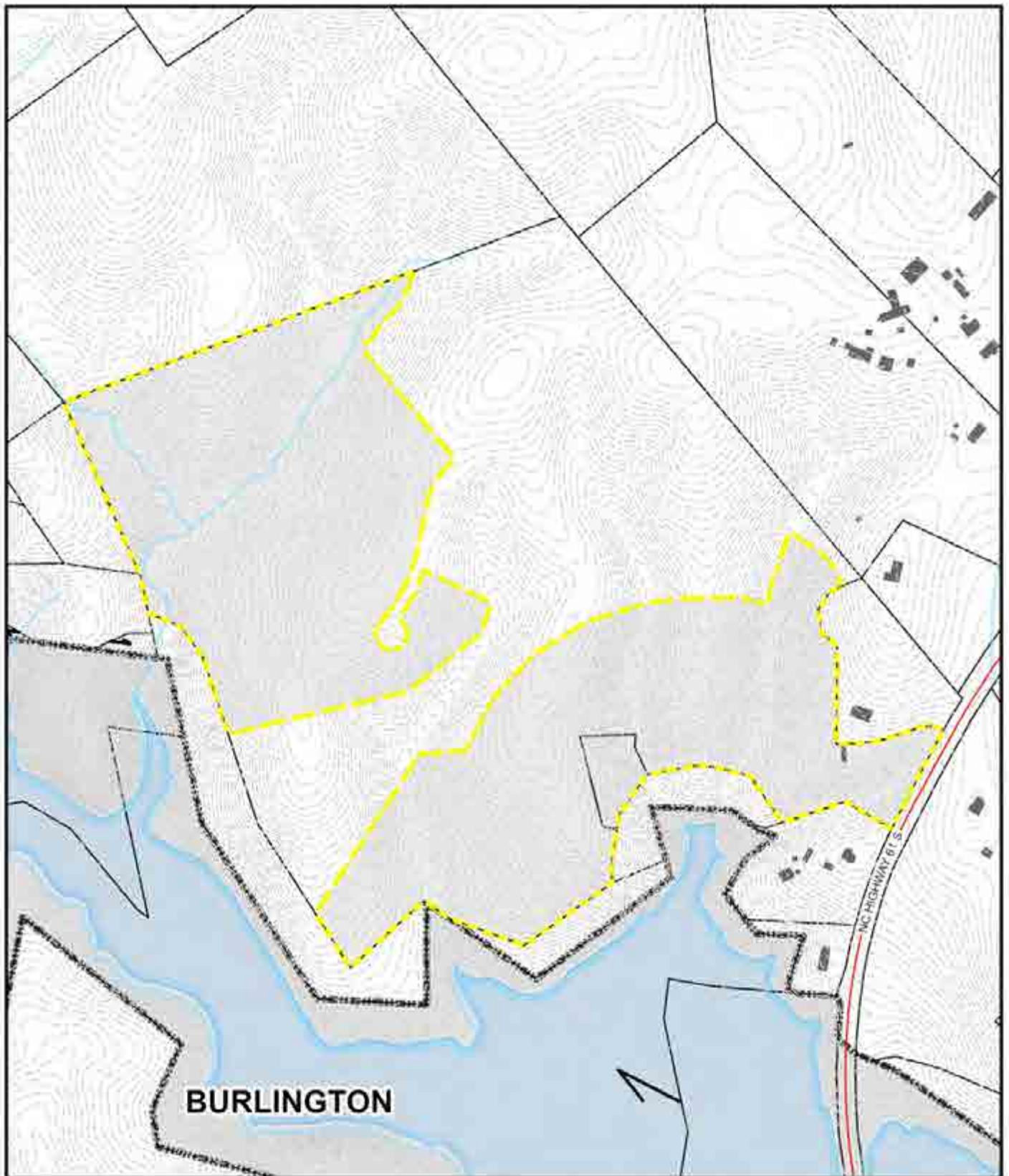
Scale 1" = 400'

**CZ-PD-M to AG
+/- 52.43 Acres**



CASE # 23-10-PLBD-00068

SCALE: 1" = 1,000'



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
RZ 23-10-PLBD-00068

Case Area:
Parcels - 220601 ;
portion of 106945
1458 NC Highway 61 S



Scale: 1" = 400'

REZONING CASE #23-10-PLBD-00068: CZ-PD-M CONDITONAL ZONING (REF. CASE #12-05-GCPL-02033) TO AG, AGRICULTURAL: 1458 NC HIGHWAY 61

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

DECISION MATRIX

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

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GUILFORD COUNTY PLANNING BOARD
ZONING AMENDMENT STATEMENT OF CONSISTENCY

DECISION # 1
APPROVE-CONSISTENT
NO PLAN AMENDMENT

I move to **Approve** this zoning amendment located on Guilford County Tax Parcel #220601 and a portion of #106945 from **CZ-PD-M** to **AG** to 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.]

GUILFORD COUNTY PLANNING BOARD
ZONING AMENDMENT STATEMENT OF CONSISTENCY

DECISION #2
DENY-INCONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #220601 and a portion of #106945 from **CZ-PD-M** to **AG** to 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.]

GUILFORD COUNTY PLANNING BOARD
ZONING AMENDMENT STATEMENT OF CONSISTENCY

DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT

I move to **Approve** this zoning amendment located on Guilford County Tax Parcel #220601 and a portion of #106945 from **CZ-PD-M** to **AG** because:

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

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

GUILFORD COUNTY PLANNING BOARD
ZONING AMENDMENT STATEMENT OF CONSISTENCY

DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning amendment located on Guilford County Tax Parcel #220601 and a portion of #106945 from **CZ-PD-M** to **AG** to because:

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

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

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

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

(Insert Color Paper)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Rezoning
Application**

Date Submitted: 11/7/23 Fee \$500.00 Receipt # 012035-2023 Case Number 23-11-PLBD-00069

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 - GB zoning district to the CZ - GB zoning district.

Said property is located at 413 NC HWY 150 W

in Center Grove Township; Being a total of: 4.063 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 139158

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) Only the following uses shall be permitted: Medical or Professional Office; Personal Service; Bank or Finance with Drive-Through; Insurance Agency; Laundromat or Dry Cleaner; Pest or Termite Control Services; Studio/Artist/Recording; Retail (General); Auto Supply Sales; Auto Rental or
- 2) (See Attached for Full Text)

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) Required Street yard plantings for the outparcel located at the corner of Spencer Dixon Road and NC Highway 150 shall be doubled.

- 2) Any drive-through component located on this future outparcel located at the corner of Spencer Dixon Rd. and NC Hwy 150 shall be oriented away from Spencer Dixon Road.

- 3) All building facade materials shall consist of masonry, EIFS or similar construction, with no exposed metal.

- 4) The single, northeastern most outparcel at the corner of Specer-Dixon Road and NC HWY 150 W shall have one, singular ground sign to be located on the NC HWY 150 W frontage.

- 4)5) The applicant shall include an easement for sidewalk along its frontage of Spencer-Dixon Road and shall pursue the possibility of a sidewalk with NCDOT on Hwy 150W.

**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,

 , **MANAGER**

Property Owner Signature

Shaw Farms SC, LLC

Name

PO Box 10325

Mailing Address

Greensboro, NC 27404

City, State and Zip Code

336-855-5555

Phone Number

tcjassociates@tcooper

Email Address



Owner / Representative / Applicant Signature (if applicable)

Amanda Hodiern

Name

804 Green Valley Road, Suite 200

Mailing Address

Greensboro, NC 27408

City, State and Zip Code

336-609-5137

Phone Number

amanda@isaacsonsheri

Email Address

Additional sheets for conditions and signatures are available upon request.

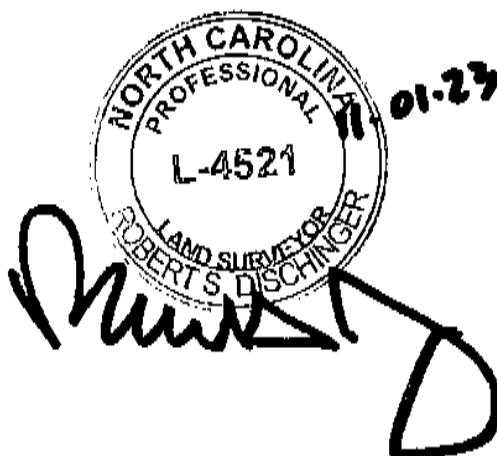
**Use Condition for Conditional Rezoning Application for Shaw Farms SC, LLC
at a portion of 413 NC Hwy 150**

Only the following uses shall be permitted: Medical or Professional Office; Personal Service: Bank or Finance with Drive-Through; Insurance Agency; Laundromat or Dry Cleaner; Pest or Termite Control Services; Studio/Artist/Recording; Retail (General); Auto Supply Sales; Auto Rental or Leasing; Car Wash; Convenience Store with Gasoline Pumps; Garden Center or Retail Nursery; Used Merchandise Store; Bakery; Restaurant with Drive-Through; Restaurant without Drive-Through; Wireless Communications Tower- Stealth Camouflage Design or Non-Stealth Camouflage Design; Small Cell Wireless Tower.

DESCRIPTION FOR
SHAW FARMS SC, LLC
CENTERGROVE TOWNSHIP~GUILFORD COUNTY
NORTH CAROLINA
NORTH EAST CORNER FROM TAX PARCEL 139158

BEGINNING AT AN EXISTING IRON PIPE ON THE SOUTHERN 60 FOOT WIDE RIGHT OF WAY FOR NORTH CAROLINA HIGHWAY 150 AS DESCRIBED IN DEED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS RECORDED IN DEED BOOK 6805 PAGE 760 TRACT B, SAID EXISTING IRON PIPE BEING THE NORTHWESTERN CORNER OF HEREIN DESCRIBED, THENCE WITH THE SOUTHERN RIGHT OF WAY FOR SAID NORTH CAROLINA HIGHWAY 150 NORTH 69 DEG. 12 MIN. 59 SEC. EAST DISTANCE BEING 96.29 FEET TO AN EXISTING IRON PIPE, THENCE WITH THE SAME NORTH 72 DEG. 25 MIN. 42 SEC. EAST DISTANCE BEING 165.29 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 70 DEG. 08 MIN. 24 SEC. EAST DISTANCE BEING 143.61 FEET TO AN EXISTING IRON PIPE, THENCE WITH THE SAME NORTH 70 DEG. 08 MIN. 24 SEC. EAST DISTANCE BEING 2.02 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 79 DEG. 04 MIN. 36 SEC. EAST CHORD DISTANCE BEING 40.94 FEET ARC-LENGTH BEING 42.98 FEET AND HAVING A RADIUS OF 40.00 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 27 DEG. 13 MIN. 08 SEC. EAST CHORD DISTANCE BEING 28.77 FEET ARC-LENGTH BEING 29.43 FEET AND HAVING A RADIUS OF 40.00 FEET TO A NEW IRON PIPE, THENCE WITH THE SOUTHERN MOST LINE OF AFORESAID NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS RECORDED IN DEED BOOK 6805 PAGE 760 TRACT B NORTH 83 DEG. 52 MIN. 09 SEC. EAST DISTANCE BEING 29.88 FEET TO AN EXISTING NAIL IN THE CENTERLINE OF SPENCER DIXON ROAD (SR#2329), THENCE WITH THE CENTERLINE OF SAID SPENCER DIXON ROAD SOUTH 06 DEG. 04 MIN. 13 SEC. EAST DISTANCE BEING 409.28 FEET TO A NEW NAIL, THENCE A NEW LINE WITH SHAW FARMS SC, LLC AS DESCRIBED IN DEED BOOK 8664 PAGE 646 SOUTH 83 DEG. 55 MIN. 47 SEC. WEST DISTANCE BEING 382.49 FEET TO A NEW IRON PIPE, THENCE A NEW LINE WITH THE SAME NORTH 20 DEG. 47 MIN. 01 SEC. WEST DISTANCE BEING 367.99 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 4.063 ACRES MORE OR LESS.

Evans Engineering, Inc.
4808 Dundas Drive
Greensboro, NC 27407
PHONE (336) 854-8877
FAX (336) 854-8876
LICENSE #C-0168





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State of North Carolina
Department of the Secretary of State

SOSID: 2483645
Date Filed: 9/8/2022 10:40:00 AM
Elaine F. Marshall
North Carolina Secretary of State
C2022 250 01045

**APPLICATION FOR CERTIFICATE OF AUTHORITY
FOR LIMITED LIABILITY COMPANY**

Pursuant to §57D-7-03 of the General Statutes of North Carolina, the undersigned limited liability company hereby applies for a Certificate of Authority to transact business in the State of North Carolina, and for that purpose submits the following:

1. The name of the limited liability company is Shaw Farms SC, LLC;

and if the limited liability company name is unavailable for use in the State of North Carolina, the name the limited liability company wishes to use is _____.

2. The state or country under whose laws the limited liability company was formed is SC, United States.

3. Principal office information: (*Select either a or b.*)

a. ☒ The limited liability company has a principal office.

The principal office telephone number: (336) 855-5555.

The street address and county of the principal office of the limited liability company is:

Number and Street: 600 Green Valley Road, Suite 202

City: Greensboro State: NC Zip Code: 27408-7722 County: Guilford

The mailing address, *if different from the street address*, of the principal office of the corporation is:

Number and Street: P.O. Box 10325

City: Greensboro State: NC Zip Code: 27404-0325 County: Guilford

b. ☐ The limited liability company does not have a principal office.

4. The name of the registered agent in the State of North Carolina is: Jason B Sparrow.

5. The street address and county of the registered agent's office in the State of North Carolina is:

Number and Street: 400 Bellemeade Street

City: Greensboro State: NC Zip Code: 27401 County: Guilford

6. The North Carolina mailing address, *if different from the street address*, of the registered agent's office in the State of North Carolina is:

Number and Street: P.O. Box 2888

City: Greensboro State: NC Zip Code: 27402-2888 County: Guilford

APPLICATION FOR CERTIFICATE OF AUTHORITY
Page 2

7. The names, titles, and usual business addresses of the current company officials of the limited liability company are:
(use attachment if necessary) (This document must be signed by a person listed in item 7.)

<u>Name</u>	<u>Title</u>	<u>Business Address</u>
T Cooper James	Manager	600 Green Valley Road, Suite 202 Greensboro NC, 27408-7722 United States
Tom C James	Manager	600 Green Valley Road, Suite 202 Greensboro NC, 27408-7722 United States

8. Attached is a certificate of existence (or document of similar import), duly authenticated by the secretary of state or other official having custody of limited liability company records in the state or country of formation. **The Certificate of Existence must be less than six months old. A photocopy of the certification cannot be accepted.**
9. If the limited liability company is required to use a fictitious name in order to transact business in this State, a copy of the resolution of its managers adopting the fictitious name is attached.
10. (Optional): Please provide a business e-mail address: Privacy Redaction.
The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. **The e-mail provided will not be viewable on the website.** For more information on why this service is offered, please see the instructions for this document.
11. This application will be effective upon filing, unless a delayed date and/or time is specified: _____.

This the 7th day of September, 2022

Shaw Farms SC, LLC

Name of Limited Liability Company

T Cooper James Manager

Signature of Company Official

T Cooper James Manager

Type or Print Name and Title

Notes:

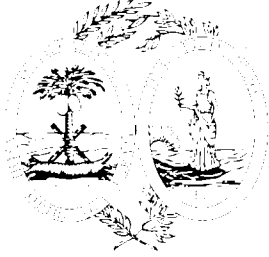
1. **Filing fee is \$250.** This document must be filed with the Secretary of State.

(Continued) Additional Officers/Officials - Shaw Farms SC, LLC

Tom C James - Manager Signature: Tom C James

Address: 600 Green Valley Road, Suite 202 Greensboro NC, 27408-7722 United States

The State of South Carolina



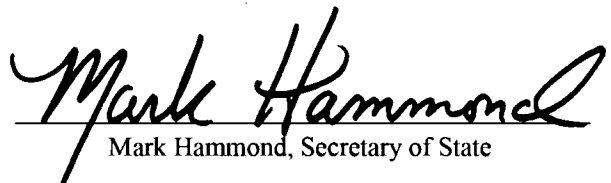
Office of Secretary of State Mark Hammond

Certificate of Existence

I, Mark Hammond, Secretary of State of South Carolina Hereby Certify that:

Shaw Farms SC, LLC, a limited liability company duly organized under the laws of the State of South Carolina on January 16th, 2019, with a duration that is until December 31st, 2093, has as of this date filed all reports due this office, paid all fees, taxes and penalties owed to the State, that the Secretary of State has not mailed notice to the company that it is subject to being dissolved by administrative action pursuant to S.C. Code Ann. 33-44-809, and that the company has not filed articles of termination as of the date hereof.

Given under my Hand and the Great Seal
of the State of South Carolina this 2nd day
of September, 2022.


Mark Hammond, Secretary of State

PREVIOUS REZONING



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board
Conditional Zoning
Application **AMENDED**

Date Submitted: 5/5/2022 Fee \$500.00 Receipt # 166289 Case Number 22-05-ECPL-03277

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. A pre-application meeting with Planning staff is required. Scheduling for the Planning Board agenda will be based on the determination of a complete application submittal.

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 and RS-40 zoning district to the CZ-GB zoning district.

Said property is located 413 NC HWY 150 W

in Center Grove Township; Being a total of: 30.31 (+/-) acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 1 3 9 1 5 8

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One:

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

Conditional Zoning Requirements:

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



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application **AMENDED****

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) ~~Office (General); Medical or Professional Office; Personal Service; Bank or Finance without Drive Through; Bank or Finance with Drive Through; Insurance Agency; Laundromat or Dry Cleaner; Pest or Termite Control Services; Studio Artists/Recording; Retail (General); ABC Store; Auto Supply Sales; Auto Rental or Leasing; Car Wash; Garden Center or Retail Nursery; Pawnshop or Used Merchandise Store; Bakery; Bar/Private Club/Tavern; Restaurant with Drive through; Restaurant without Drive Through; Wireless Communication Tower- Stealth Camouflage Design or non-stealth design; Small Cell Wireless Tower.~~
- 2) _____
- 3) _____

Amended at the 6/08/2022 Planning Board Meeting to remove ABC Store; Pawnshop (but retain Used Merchandise Store); and remove Bar/Private Club/Tavern.

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) ~~All residentially zoned or utilized property adjacent to the subject property shall be buffered with a buffer yard of 25 feet average width.~~

1) All buffers along the western and southern property lines of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque vegetative screen

- 2) ~~Ground signage shall be limited to one monument side along any public right-of-way frontage. Such signage shall not exceed 8 feet in height.~~

2) Ground signage shall be limited to one (1) free-standing sign along any (each of two) public right-of-way frontages and such signage shall not exceed eight (8) feet in height

The application was amended with the following at the 6/8/2022 Planning Board Meeting:

- 1) The buffer along the western property line of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque vegetative screen and a buffer along the southern property line shall include an opaque fence, in addition to the requisite UDO plantings;
- 2) All building façade materials shall consist of masonry, EIFS or similar construction, with no exposed metal; and
- 3) The applicant shall include an easement for sidewalk along its frontage of Spencer-Dixon Road and shall pursue the possibility of a sidewalk with NC DOT on Hwy 150 W.

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

First Acres, LLC

Name

7935 Valley Falls Road

Mailing Address

Greensboro, NC 27455

City, State and Zip Code

336.549.0410 (Bill Guill, Allen Tate Realtors)

Phone Number

Email Address

Owner/ Representative/Applicant Signature (if applicable)

Amanda P. Hodieme

Name

804 Green Valley Road, Suite 200

Mailing Address

Greensboro, NC 27408

City, State and Zip Code

336.609.5137 amanda@isaacsonsheridan.com

Phone Number

Email Address

Revised by
Applicant per
email dated
5/18/22
attached-OB
5/20/22

[Signature Page]

GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board Conditional Zoning Application

413 NC HWY 150 W
Parcel # 139158

Property Owner Signature:

FIRST ACRES, LLC

By: Georgia S. Enright by RB III
Name: Georgia S. Enright
Title: Managing Member

By: Milton I. Shaw
Name: Milton I. Shaw
Title: Managing Member

By: Robert F. Shaw III
Name: Robert F. Shaw, III
Title: Managing Member

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CONDITIONAL REZONING CASE #23-11-PLBD-00069: CZ-GB, CONDITIONAL ZONING-GENERAL BUSINESS (REF. CASE #22-05-GCPL-03277) TO CZ-GB AMENDED: 413 NC HIGHWAY 150 W

Property Information

Located at 413 NC Highway 150 W (a portion of Guilford County Tax Parcel #139158 in Center Grove Township), southwest of the intersection of NC Highway 150 W and Spencer Dixon Road and comprises approximately 4.063 acres.

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

Nature of the Request

This is a request to conditionally rezone a portion of the property from CZ-GB, Conditional Zoning-General Business (Ref. Case #22-05-GCPL-03277) to CZ-GB Amended by adding one (1) permitted use, Convenience Store (with Gasoline Pumps) item I to the Use Condition, and two (2) additional development conditions, items 1 and 2. The existing signage condition which allows only one sign per frontage of the whole parcel is modified by Development Condition 4. See proposed conditions below.

Use Condition: (1) Only the following uses shall be permitted: a) Medical or Professional Office; b) Personal Service; c) Bank or Finance with Drive-Through; d) Insurance Agency; e) Laundromat or Dry Cleaner; f) Pest or Termite Control Services; g) Studio/Artist/Recording; h) Retail (General); i) Auto Supply Sales; j) Auto Rental or Leasing; k) Car Wash; **l) Convenience Store (with Gasoline Pumps);** m) Garden Center or Retail Nursery; n) Used Merchandise Store; o) Bakery; p) Restaurant with Drive-Through; q) Restaurant without Drive-Through; r) Wireless Communications Tower-Stealth Camouflage Design or Non-Stealth Design; s) Small Cell Wireless Tower.

Development Conditions: **1) Required street yard plantings for the single, northeasternmost outparcel located at the corner of Spencer Dixon Road and NC Highway 150 W shall be doubled.** **2) Any drive-through component located on this future single, northeasternmost outparcel located at the corner of Spencer Dixon Rd. and NC Hwy 150 W shall be oriented away from Spencer Dixon Road.** 3) All building façade materials shall consist of masonry, EIFS or similar construction, with no exposed metal. **4) The single, northeasternmost outparcel at the corner of Spencer Dixon Road and NC Hwy 150 W shall have one, singular ground sign to be located on the NC Hwy 150 W frontage.** 5) The applicant shall include an easement for sidewalk along its frontage of Spencer Dixon Road and shall pursue the possibility of a sidewalk with NCDOT on NC Hwy 150 W.

District Descriptions

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

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

Character of the Area

The parcels north of NC Highway 150 W are zoned RS-30, Residential, and CZ-LB, Conditional Zoning Limited Business. The RS-30 zoned properties are within single-family subdivisions and the CZ-LB parcel contains a daycare facility. The residential properties east of Spencer Dixon Rd are zoned AG, Agricultural, and RS-40, Residential. There are two parcels zoned AG abutting the subject lot to the south. One is a residential lot, and the other is occupied by Northern Guilford High School and Middle School. The parcel abutting to the west is zoned CZ-LO, Conditional Zoning Limited Office and is general office in use.

Existing Land Use(s) on the Property: Agriculture

Surrounding Uses:

North: Single-family subdivision and Daycare Center

South: Northern Middle and High School

East: Single-family subdivisions

West: Office use

Historic Properties: The Hull Log House is located on Guilford County Tax Parcel #139061 north of the subject property. No impacts are anticipated to this historic resource.

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

Infrastructure and Community Facilities

Public School Facilities: No anticipated impact.

Emergency Response:

Fire Protection District: Fire District 13 FPSD

Miles from Fire Station: Approximately 6.6 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: NC Highway 150 W is classified as a Major Highway with an Average Annual Daily Traffic (AADT) of 5,700 vehicles per the 2021 NCDOT traffic count. Spencer Dixon Rd is classified as a Major Thoroughfare with an AADT of 3,600 vehicles per the 2019 NCDOT traffic count.

Proposed Improvements: Subject to NCDOT Driveway permit

Projected Traffic Generation: Undetermined

Environmental Assessment

Topography: Gently sloping and moderately sloping.

Regulated Floodplain/Wetlands:

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

Streams and Watershed:

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

Land Use Analysis

Land Use Plan: Northern Lakes Area Plan (2016)

Plan Recommendation: AG Rural Residential (AGRR) and Moderate Commercial Node

Consistency: The proposed conditional rezoning is not consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential, but it is consistent with the Moderate Commercial Node.

The **AG Rural Residential (AGRR)** designation is intended to accommodate agricultural (AG) uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer with densities not to exceed two (2) units per acre. Large major residential subdivisions in the AG Rural Residential area should incorporate into their design a

minimum of two (2) policies recommended by this plan. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance. Higher densities may be appropriate as determined by the Guilford County Residential Rezoning Matrix.

The **Moderate Commercial Node** is intended to accommodate moderate-intensity office and commercial uses that provide retail and distributive services for an area beyond the immediate surroundings. Moderate Commercial Nodes are identified along current and proposed primary transportation routes and intersections, as envisioned uses rely on fluid access and high visibility. Particular attention should be given to architectural and transportation standards, as recommended by this plan, when Moderate Commercial Nodes develop. Moderate Commercial Nodes, although not designed to develop as regional shopping centers (Heavy Commercial Nodes) at this time due to current infrastructure limitations and surrounding development context, warrant special consideration in future plan updates to assess infrastructure progression. Moderate Commercial Nodes have an approximate radius of one-quarter (.25) of a mile. Examples of expected uses within Moderate Commercial Nodes can be found within the Limited Business (LB), General Office-Medium (GO-M), and a range of moderate intensity uses in the Highway Business (HB) and General Business (GB) Zone of the Guilford County Development Ordinance.

Recommendation

Staff Recommendation: Staff recommends approval of the request.

The request to conditionally rezone the portion of the subject parcel from CZ-GB to CZ-GB Amended is reasonable and in the public interest because the addition of Convenience Store (with Gasoline Pumps) as a permitted use would fulfill the intended accommodations of a retail and distributive service which serves an area beyond the immediate surroundings as denoted by the Moderate Commercial Node. Furthermore, the use as noted above would be appropriate for this site which is located at the intersection of a major highway (NC Highway 150 W) and major thoroughfare (Spencer Dixon Road). The proposed development conditions improve the existing conditions by requiring additional street yard plantings (doubled) and orienting any potential drive-through toward NC Highway 150 W. Therefore, this conditional rezoning would ensure development standards greater than those required by the Unified Development Ordinance.

The request is consistent with Policies 1.1.1 and 1.4.3 of the Future Land Use Element of Guilford County's Comprehensive Plan which state:

- Policy 1.1.1 - Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations.

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

Per the Northern Lakes Area Plan, the Moderate Commercial Node is intended to accommodate uses found within the GB zoning district.

Area Plan Amendment Recommendation:

The proposed conditional rezoning is not consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential, but it is consistent with the Moderate Commercial Node; therefore, if the request is approved, a plan amendment would be required to replace the AG Rural Residential land use classification with the Moderate Commercial land use classification for Guilford County Tax Parcel #139158.

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TABLE OF PERMITTED USES FOR GB ZONING DISTRICT

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

Existing Permitted Use Proposed Permitted Use

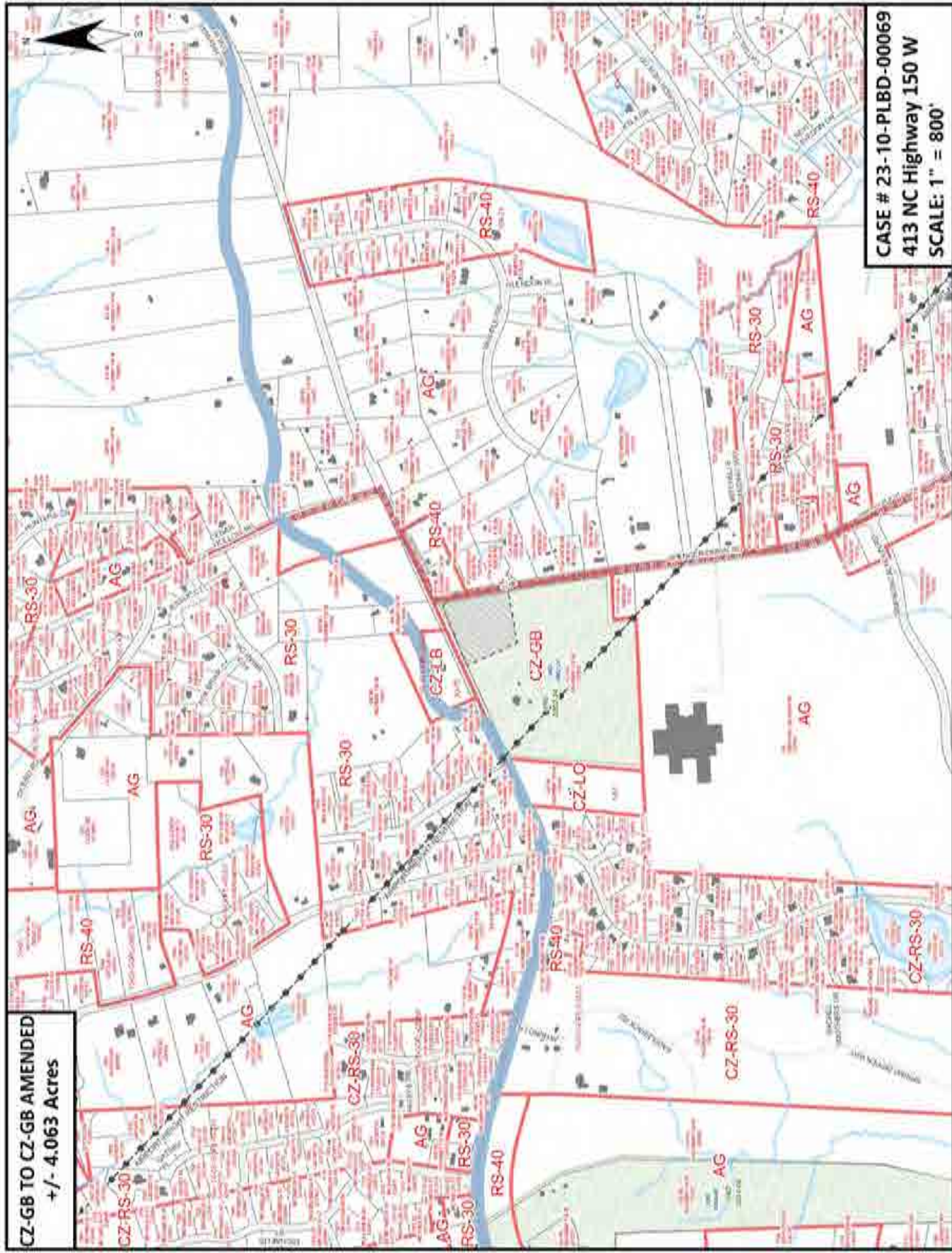
Use Category	Use Type	WCA Prohibited	GB
Agriculture/Animal Services	Animal Services (Other)		D
	Multifamily Dwelling (including Condominium)		P
Household Living	Caretaker Dwelling (Accessory)		D
	Nursing and Convalescent Home		P
Group Living/Social Service	Homeless Shelter		D
Recreation and Entertainment (Light)	Athletic Fields		P
	Club or Lodge		P
	Country Club with Golf Course		D
	Public Park (including Public Recreation Facility)		D
	Swim and Tennis Club		D
Recreation and Entertainment (Heavy)	Golf Course, Miniature		P
	Physical Fitness Center		P
	Special Event Venue		P
	Shooting Range, Indoor		D
	Theater (Outdoor)		D
	Theater (Indoor)		P
Civic, Educational, and Institutional	Place of Worship		P
	College or University		P
	Vocational, Business or Secretarial School		P
	Daycare Centers in Residence (In Home) (12 or Less)		D
	Daycare Center (Not In Home)		D
	Emergency Services		P
	Community or Social Service Agencies		P
	Fraternity or Sorority (University or College Related)		P
	Government Office		P
	Library		P
	Museum or Art Gallery		P
	Post Office		P
	Hospital		P
	Office (General)		P
	Medical or Professional Office		P
	Personal Service		P
	Advertising, Outdoor Services		D
	Bank or Finance without Drive-through		P
	Bank or Finance with Drive-through		P
Business, Professional, and Personal Services	Boat Repair	X	P
	Building Maintenance Services		P
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X	P
	Insurance Agency (Carriers and On-Site Claims Inspections)		P
	Kennels or Pet Grooming		D
	Laundromat or Dry Cleaner	X	P
	Motion Picture Production		P
	Pest or Termite Control Services	X	P
	Studios-Artists and Recording		P
Lodging	Bed and Breakfast Home for 8 or Less Guest Rooms		P
	Hotel or Motel		P
	Retail (General)		P
	ABC Store (Liquor)		P
	Auto Supply Sales		P

TABLE OF PERMITTED USES FOR GB ZONING DISTRICT

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

Existing Permitted Use Proposed Permitted Use

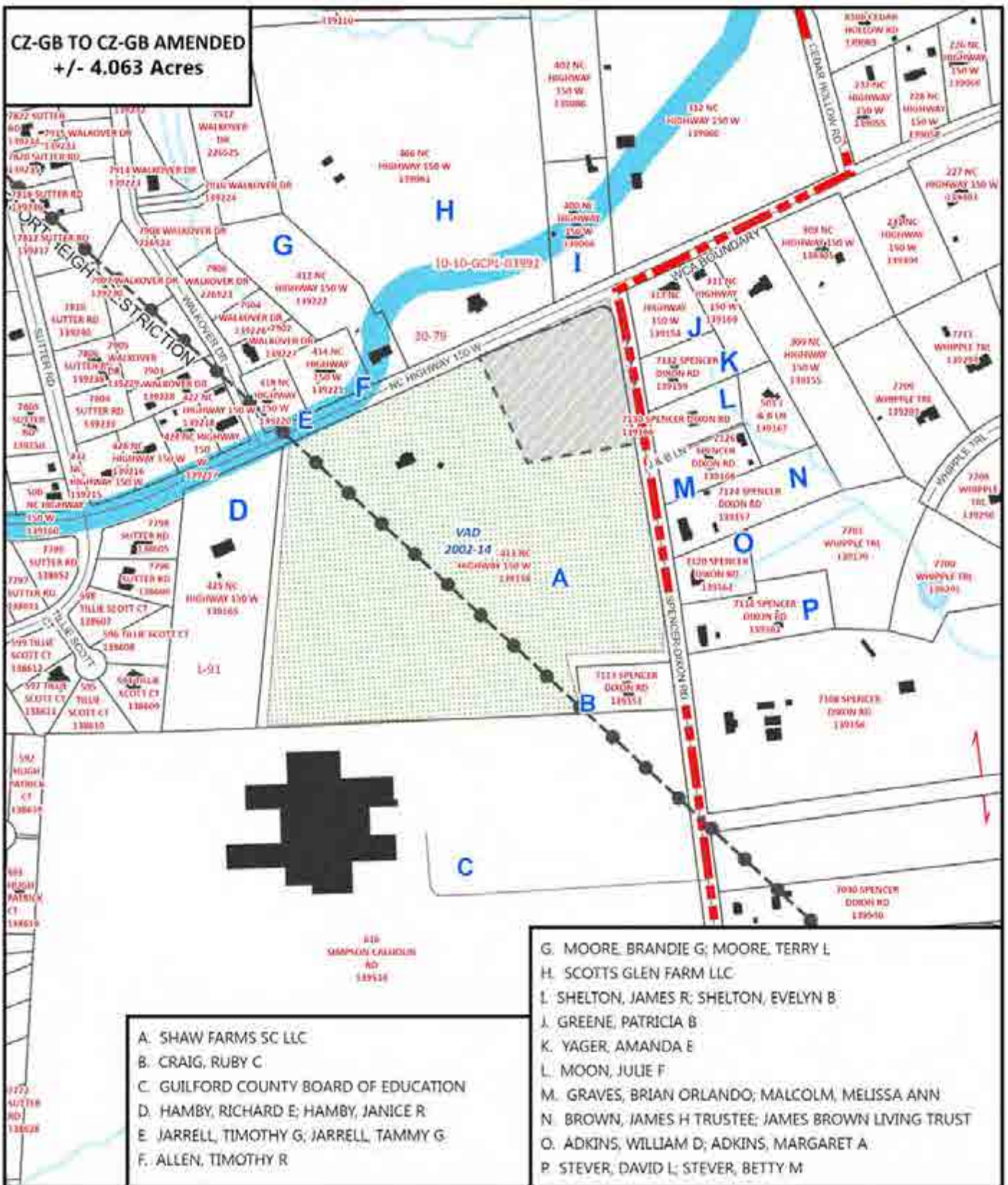
Use Category	Use Type	WCA Prohibited	GB
Retail Trade	Automobile Rental or Leasing	X	P
	Automobile Repair Services	X	P
	Car Wash	X	D
	Building Supply Sales (with Storage Yard)		D
	Convenience Store (with Gasoline Pumps)	X	P
	Equipment Rental and Repair, Light		D
	Garden Center or Retail Nursery		P
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X	P
	Pawnshop or Used Merchandise Store		P
	Service Station, Gasoline	X	P
	Tire Sales		P
Food Service	Bakery		P
	Bar Private Club/Tavern		D
	Microbrewery, Private Club/Tavern		D
	Restaurant (With Drive-thru)		P
	Restaurant (Without Drive-thru)		P
Funeral and Internment Services	Cemetery or Mausoleum		D
	Funeral Home or Crematorium		P
	Automobile Parking (Commercial)		P
	Automotive Towing and Storage Services	X	D
	Equipment Rental and Leasing (No Outside Storage)		P
	Equipment Repair, Light		D
	Truck and Utility Trailer Rental and Leasing, Light	X	P
	Beneficial Fill Area		D
	Bus Terminal and Service Facilities	X	P
	Courier Service Substation		P
Transportation, Warehousing, and Wholesale	Taxi Terminal		P
Utilities and Communication	Communication or Broadcasting Facility		P
	Wireless Communication Tower – Stealth Camouflage Design		D
	Wireless Communication Tower – Non-Stealth Design		D
	Small Cell Wireless Tower		S
	Radio or TV Station		P
	Utilities, Major		S
	Utilities, Minor		P
	Utility Company Office		P
	Construction or Demolition Debris Landfill, Minor		D
	Land Clearing & Inert Debris Landfill, Minor		D
Waste-Related Uses	Warehouse (General Storage, Enclosed)		D
	Warehouse (Self Storage)		D
	Laundry or Dry Cleaning Plant	X	P
General Industrial	Laundry or Dry Cleaning Substation	X	P
Special Events	Temporary Events/Uses		D



CASE # 23-10-PLBD-00069
413 NC Highway 150 W
SCALE: 1" = 800'

CZ-GB TO CZ-GB AMENDED
+/- 4.063 Acres

**CZ-GB TO CZ-GB AMENDED
+/- 4.063 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
CZ 23-10-PLBD-00069

Case Area:
Parcel - portion of 139158
413 NC Highway 150 W



Scale 1" = 400'



Planning & Development
Department

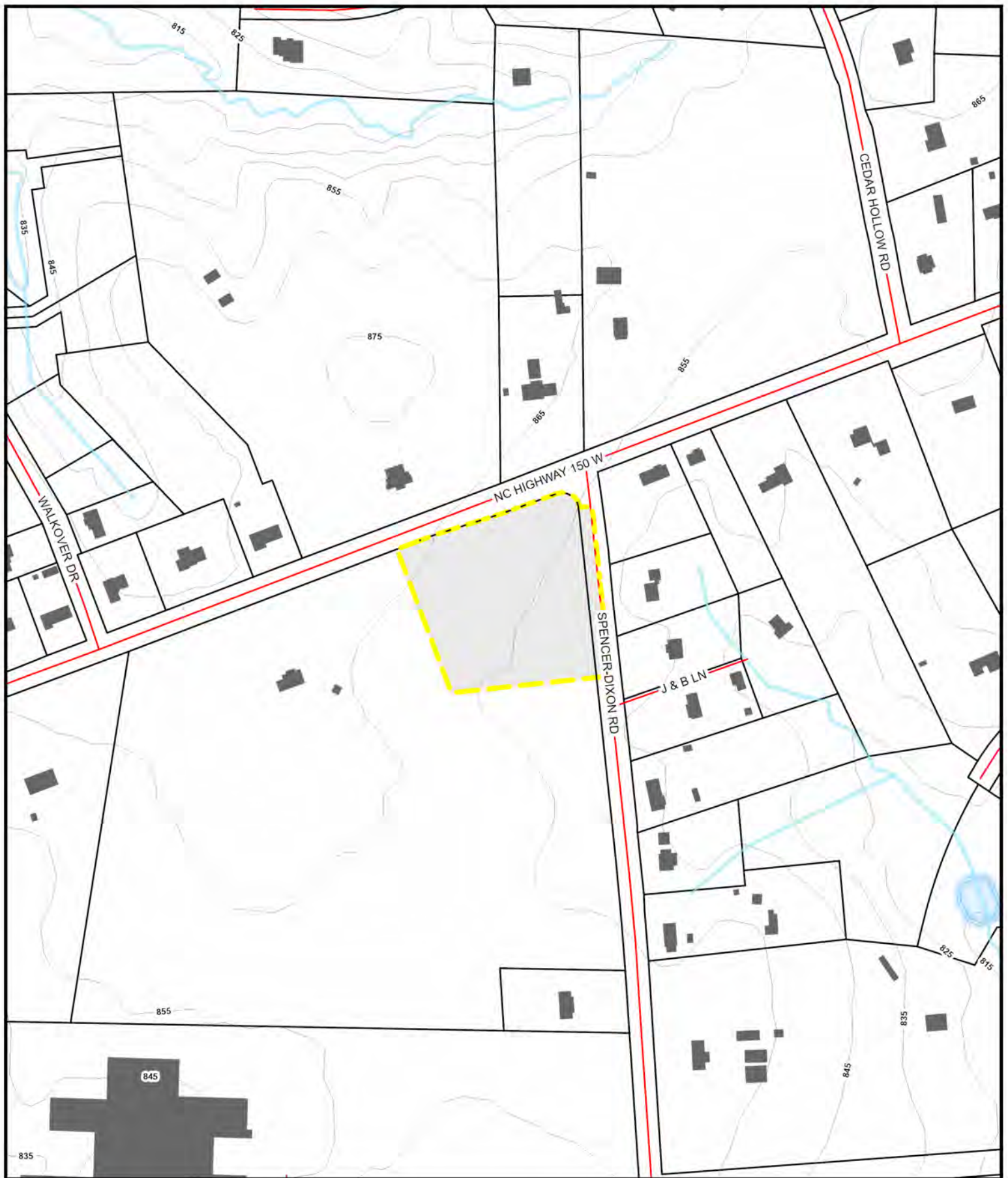
Jurisdiction:
GUILFORD COUNTY

Case Number:
CZ 23-10-PLBD-00069

Case Area:
Parcel - portion of 139158
413 NC Highway 150 W



Scale: 1" = 300'



Planning & Development
Department

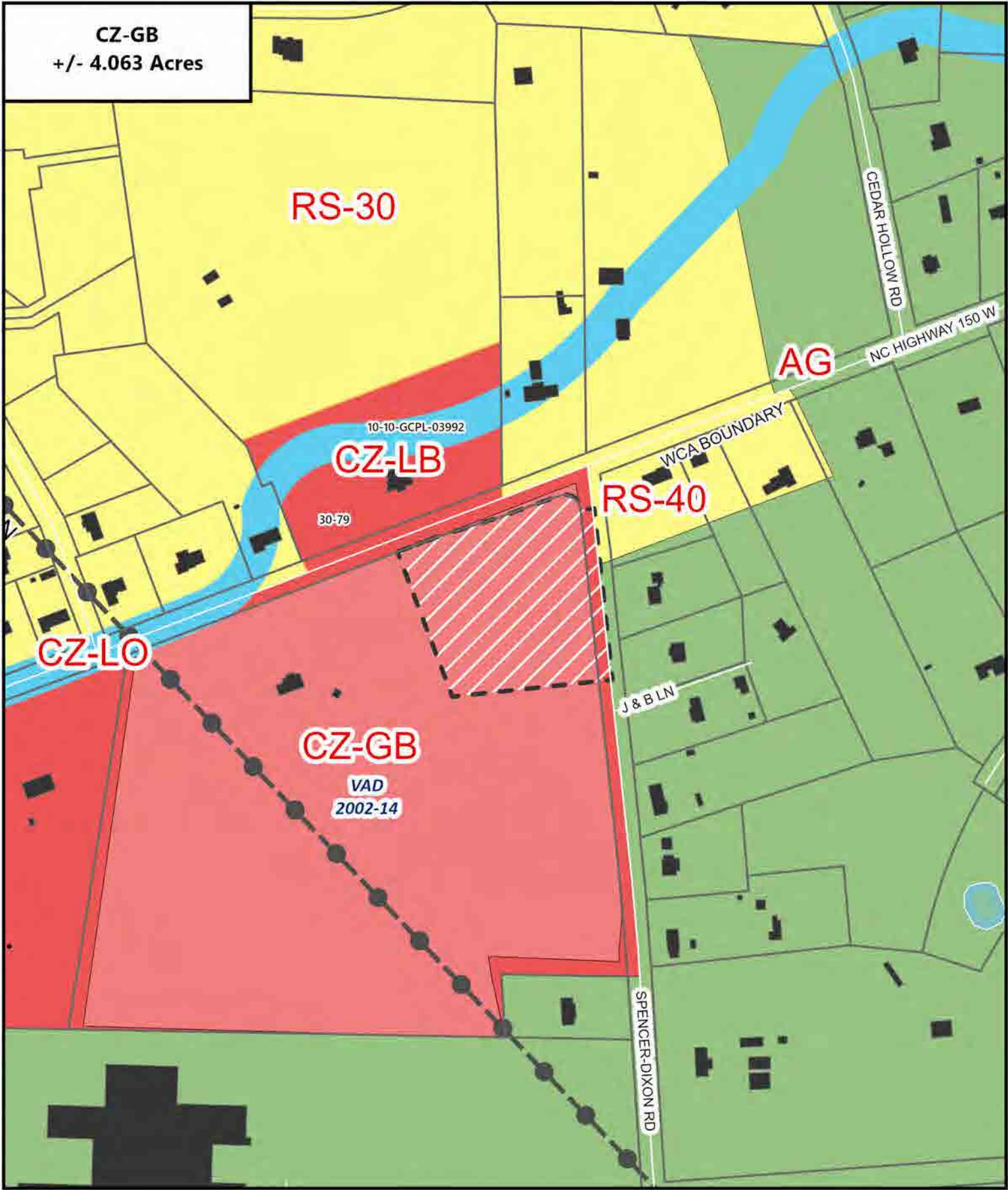
Jurisdiction:
GUILFORD COUNTY

Case Number:
CZ 23-10-PLBD-00069

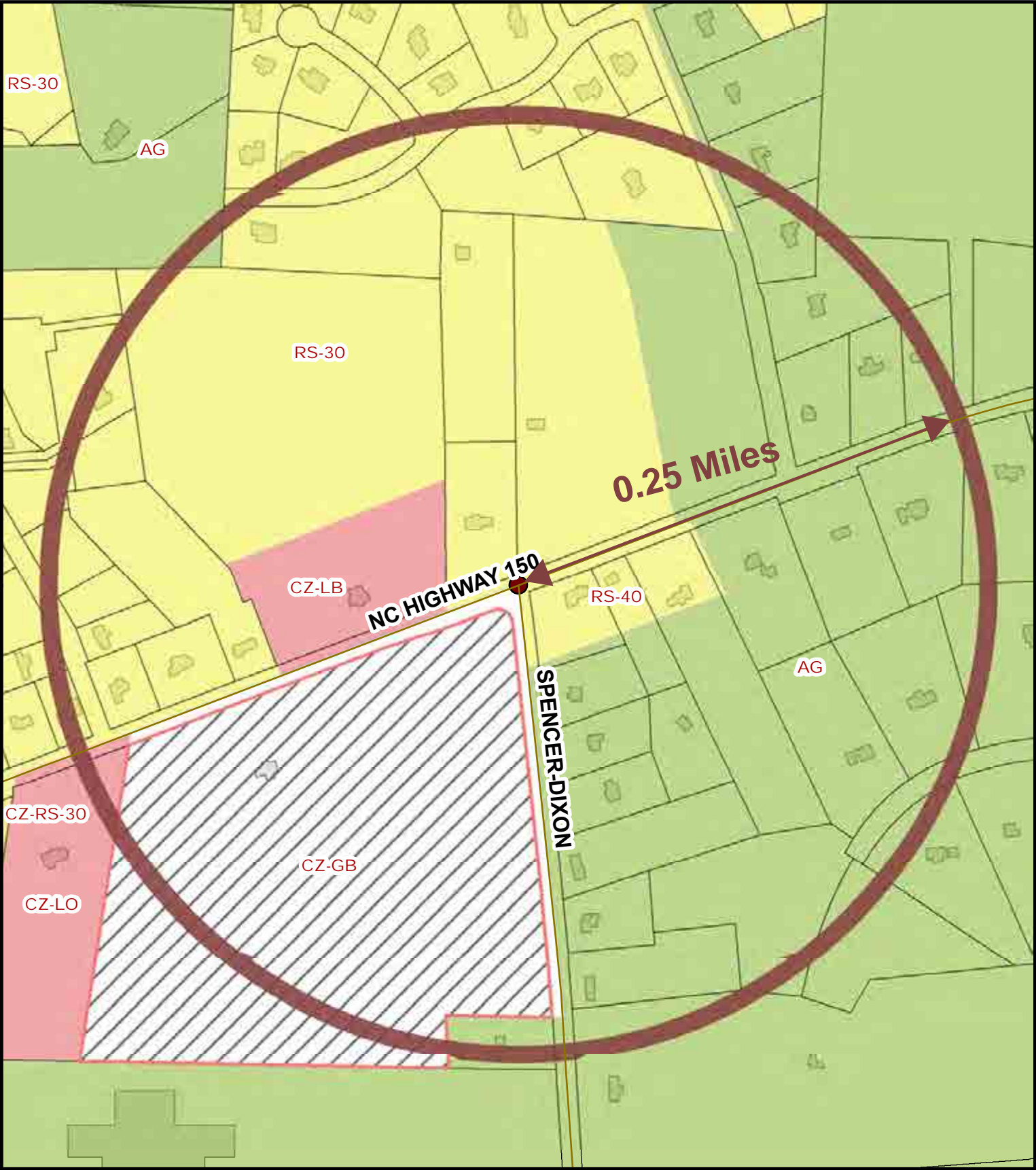
Case Area:
Parcel - portion of 139158
413 NC Highway 150 W



Scale: 1" = 300'



NC Hwy 150 W - Spencer Dixon Moderate Commercial Node



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Map Scale

1 in = 366 ft

Date: 11/14/2023



0 115 230 460 690 920 Feet

**CONDITIONAL REZONING CASE #23-11-PLBD-00069: CZ-GB, CONDITIONAL ZONING-
GENERAL BUSINESS (REF. CASE #22-05-GCPL-03277) TO CZ-GB AMENDED: 413 NC
HIGHWAY 150 W**

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

DECISION MATRIX

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

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**CONDITIONAL REZONING CASE #23-11-PLBD-00069: CZ-GB, CONDITIONAL ZONING-
GENERAL BUSINESS (REF. CASE #22-05-GCPL-03277) TO CZ-GB AMENDED: 413 NC
HIGHWAY 150 W**

**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 #139158 from **CZ-GB** to **CZ-GB** Amended because:

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

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

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

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

CONDITIONAL REZONING CASE #23-11-PLBD-00069: CZ-GB, CONDITIONAL ZONING-GENERAL BUSINESS (REF. CASE #22-05-GCPL-03277) TO CZ-GB AMENDED: 413 NC HIGHWAY 150 W

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

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

I move to **Deny** this zoning map amendment located on Guilford County Parcel #139158 from **CZ-GB** to **CZ-GB** Amended because:

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

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

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

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

CONDITIONAL REZONING CASE #23-11-PLBD-00069: CZ-GB, CONDITIONAL ZONING-GENERAL BUSINESS (REF. CASE #22-05-GCPL-03277) TO CZ-GB AMENDED: 413 NC HIGHWAY 150 W

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

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

I move to **Approve** this zoning map amendment located on Guilford County Parcel #139158 from **CZ-GB** to **CZ-GB** Amended because:

1. This approval also amends the **Northern Lakes Area Plan** [Applicable element of Comp Plan].
2. The zoning map amendment and associated **Northern Lakes Area Plan** amendment **are** based on the following change(s) in condition(s) in the **Northern Lakes Area Plan**:

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

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

**CONDITIONAL REZONING CASE #23-11-PLBD-00069: CZ-GB, CONDITIONAL ZONING-
GENERAL BUSINESS (REF. CASE #22-05-GCPL-03277) TO CZ-GB AMENDED: 413 NC
HIGHWAY 150 W**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Parcel #139158 from **CZ-GB** to **CZ-GB** 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.]
