



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Revised 4/9/25

See Exhibit A for added
condition

**Planning Board
Conditional Rezoning
Application**

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

Date Submitted: 03/11/2025

Receipt # 023990-2025

Case Number 25-03-PLBD-00114

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the AG zoning district to the CZ-RS-40 zoning district.

Said property is located at 5475 Yanceyville Road, Brown Summit, NC 27214

in Monroe Township; Being a total of: 21.29 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 129849

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).

EXHIBIT A
PROPOSED CONDITIONS

Revised 4/9/25

CONDITION(S):

1. Permitted uses shall include all uses allowed in the RS-40, RS-40 Residential Zoning District, except for the following:
 - a. Cemetery or Mausoleum
 - b. Land Clearing & Inert Debris Landfill, Minor
(offered by applicant, accepted by Planning Board at hearing on 4/9/25)



6/11/25

Property Owner Signature Date

EXHIBIT B
LEGAL DESCRIPTION

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