



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Appeal Process
Form**

Date Submitted: 12/20/18

PM - 12-21-18

Case Number ~~18-10-GCPL-00582~~ 18-12-GCPL-07855

Rezoning Appeal Fee \$500.00 Receipt # 133240 Or Other Appeals of the Board Fee \$200.00 Receipt # -

Provide the required information as indicated below. Pursuant to the Guilford County Development Ordinance, this appeal will not be processed until appeal fees are paid and the form below is completed and signed. Appeals must be filed within fifteen (15) days of a Planning Board decision.

Persuant to Section 3-12 of the Guilford County Development Ordinance, the undersigned hereby appeal(s) the decision of the Guilford County Planning Board made on December 12, 2018 in case number

18-10-GCPL-00582. Said property is located on the west side of Doggett Road, approximately 500 feet south from its intersection of Beckett Road in Monroe Township. Being Guilford County Tax Parcels #0129032, #0129036, #0129091 and 0129048, approximately 112.61 acres owned by Wesley and Lebnor Doggett in Monroe Township; Being a total of: 112.61 acres.

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.

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

Respectfully Submitted,

Karen L. Sims
Applicant Signature

Karen L. Sims
Name

7709 B Beckett Road
Mailing Address

Browns Summit, NC 27214
City, State and Zip Code

(336) 500-1027
Phone Number

kl527214@aol.com
Email Address

Herbert B. Parks
Applicant Signature

The Karen L. Sims Revocable Inter Vivos Trust
By: Herbert B. Parks, Trustee
Name

7B Corporate Center Court
Mailing Address

Greensboro, NC 27408
City, State and Zip Code

(336) 282-4127
Phone Number

hparks@byrondev.com
Email Address



GUILFORD COUNTY RECEIPT

Planning & Development
400 West Market Street
Greensboro, NC 27402
336-641-3334 - Planning
336-641-3707 - Permitting

Environmental Health
400 West Market Street
Greensboro, NC 27402
336-641-7613

RECEIPT INFO

<u>Receipt #</u>	<u>Receipt Date</u>	<u>Payor</u>	<u>Payment Method</u>	<u>Check/CC #</u>	<u>Receipt Amount</u>
133240	12/20/2018	7CCC LLC	Check	3111	\$500.00

Cashier ID: LJIMENEZ

<u>Fee Item Description</u>	<u>Account Code</u>	<u>Amount</u>
Zoning Appeals	160110 45134	\$500.00
	<u>Total</u>	\$500.00

APPLICATION INFO

<u>Application #</u> 18-12-GCPL-07855	<u>Application Type</u> Building/Guilford County/Planning/Miscellaneous Public Hearing	<u>Application Name</u> Appeal of rezoning Case # 18-10-GCPL-06582
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PROPERTY INFO

<u>Property Address</u> 9999 Doggett RD Guilford, NC 99999	<u>Property Owner</u> Wesley Doggett Nc	<u>Parcel #</u> 0129632
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CONTACT INFO

<u>Contact Name</u> Karen Sims Nc	<u>Contact Type</u> Applicant
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LICENSED PROFESSIONAL INFO

<u>Primary</u>	<u>License #</u>	<u>License Type</u>	<u>Licensed Prof</u>	<u>Business Name</u>	<u>Lawson #</u>
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GUILFORD COUNTY PLANNING AND DEVELOPMENT

December 13, 2018

Diamondback Acquisition LLC
Paul Holst
3514-B Drawbridge Parkway
Greensboro, NC 27410

Timmons Group, Inc
Jay Matey
8642 W Market St, Suite 136
Greensboro, NC 27409

REZONING CASE #18-10-GCPL-06582

Following a public hearing on December 12, 2018, the Guilford County Planning Board **approved** a request to rezone property from **AG** to **RS-40**. The property is located on the west side of Doggett Road, approximately 500 feet south from its intersection of Beckett Road in Monroe Township, being Guilford County Tax Parcels #0129632, #0129636, #0129691 and #0129648, approximately 112.61 Acres owned by Wesley and Leonor Doggett.

This decision is final unless it is appealed by 5:00 pm on December 27, 2018. 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,

Oliver Bass

Oliver Bass, Senior Planner
Guilford County Planning & Development

400 W Market Street
Post Office Box 3427, Greensboro, North Carolina 27402
Telephone 336-641-3334 Fax 336-641-6988



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Rezoning
Application**

Date Submitted: 10.17.18

Fee \$500.00 Receipt # ✓

Case Number 18-10-Gepl-06582

Provide the required information as indicated below. Pursuant to the Guilford County Development Ordinance, 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 3-12 of the Guilford County Development Ordinance, the undersigned hereby requests Guilford County to rezone the property described below from the AG zoning district to the RS-40 zoning district.

Said property is located 7529, 7539, 7541 Doggett Road

in Monroe Township; Being a total of: 112.61 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 0129632 7889172262

Tax Parcel # 0129648 7889156888

Tax Parcel # 0129636 7889165590

Tax Parcel # _____

Tax Parcel # 0129691 7889062538

Tax Parcel # _____

Check One:

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

Check One:

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

Check One:

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

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

Submitted by

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

contract purchaser - DIAMONDBACK ACQUISITION COMPANY, LLC

Property Owner Signature

PAUL A. HOLST

Name

3514-B Drawbridge Parkway

Mailing Address

Greensboro, NC 27410

City, State and Zip Code

Representative/Applicant Signature (if applicable)

Jay Matey, PE - Timmons Group, Inc.

Name

8842 W. Market St., Suite 136

Mailing Address

Greensboro, NC 27409

City, State and Zip Code

(336) 944-7919 pholst@diamondbackinvestmentgroup.com

Phone Number

Email Address

(336) 478-3347 jay.matey@timmons.com

Phone Number

Email Address

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



AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY ("Agreement") is made as of the Effective Date, as defined in Section 1.03, by the **ESTATES OF WESLEY O. DOGGETT AND LEONOR P. DOGGETT** and their children: **Kevin Wesley Doggett, Marc Gilbert Doggett, Norman Alan Doggett, Eric Laurence Doggett, Valerie Doggett Purcell, Nydia Pinzon Tisdale, Steven Noel Doggett and Glen Patrick Doggett** (collectively "Seller") and **DIAMONDBACK ACQUISITION COMPANY, LLC**, a North Carolina limited liability company, and/or its successors or assigns ("Buyer").

RECITALS:

A. Seller is the owner of approximately **One Hundred Twelve and Sixty-one Hundredths (112.61)** acres of land located in **Guilford County, North Carolina** (the "County"), described on **Exhibit "A"** attached (the "Land").

B. Seller desires to sell the Property, as defined in Section 1.01, to Buyer, and Buyer desires to purchase the Property from Seller, pursuant to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller agree as follows:

ARTICLE I PURCHASE AND SALE

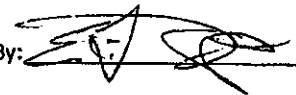
Section 1.01. Property. Seller agrees to sell, and Buyer agrees to purchase, the "**Property**," consisting of (a) fee simple title to the Land and (b) all rights, ways, privileges and easements appurtenant to the Land, including Seller's right, title and interest in and to all strips, gores, streets, alleys and ways, public or private, adjoining or crossing the Land, all of which are appurtenant to, and shall benefit, the Land.

Section 1.02. Intangible Rights. The sale of the Property shall include the sale, transfer and conveyance of all of Seller's right, title and interest in and to all warranties, guaranties, certificates, licenses, bonds, water and sewer agreements, permits, authorizations, consents and approvals, which in any respect whatsoever relate to or arise out of the use, occupancy, possession, development, construction or operation of the Property (collectively, "**Seller's Permits**"), but shall not constitute an assumption by Buyer of any liabilities arising under Seller's Permits. The sale shall also include the sale, transfer and conveyance of all of Seller's right, title and interest in and to all intangible personal property, including, without limitation, maintenance and service contracts, prepaid water and sewer connection fees, utility capacities, impact fee credits, development agreements, approvals, easements, permits, plans, reports, studies, consents and agreements, but specifically not including all rents, issues, proceeds and profits now or hereafter accruing from the Property prior to closing, all of which are intended to encompass all of Seller's contractual rights, benefits and entitlements relating to the Property (collectively, the "**Intangible Personal Property**").

Section 1.03. Effective Date. The "**Effective Date**" of this Agreement shall be the date on which the last of Seller and Buyer has executed this Agreement and so notified the other in writing.

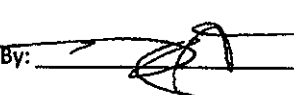
IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement on the dates indicated below.

SELLER:

By:  8/16/13
(date)

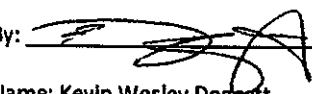
Name: Estate of Wesley Osborne Doggett

Title: Eric L. Doggett, Administrator/CTA

By:  8/16/13
(date)

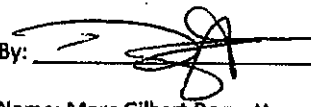
Name: Estate of Leonor Pinzon Doggett

Title: Eric L. Doggett, Administrator/CTA

By:  8/16/13
(date)

Name: Kevin Wesley Doggett

Title: Eric L. Doggett, POA

By:  8/16/13
(date)

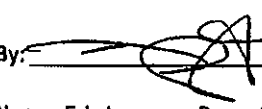
Name: Marc Gilbert Doggett

Title: Eric L. Doggett, POA

By:  8/16/13
(date)

Name: Norman Alan Doggett

Title: Eric L. Doggett, POA

By:  8/16/13
(date)

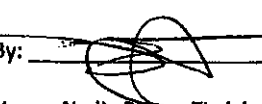
Name: Eric Laurence Doggett

Title: by Eric L. Doggett

By:  8/16/13
(date)

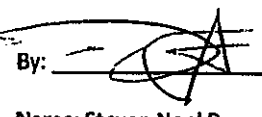
Name: Valerie Doggett Purcell

Title: Eric L. Doggett, POA

By:  8/16/13
(date)

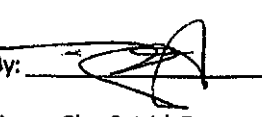
Name: Nydia Pinzon Tisdale

Title: Eric L. Doggett, POA

By:  8/16/13
(date)

Name: Steven Noel Doggett

Title: Eric L. Doggett, POA

By:  8/16/13
(date)

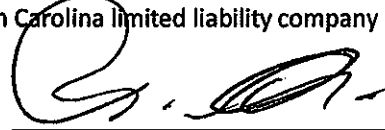
Name: Glen Patrick Doggett

Title: Eric L. Doggett, POA

BUYER:

Diamondback Acquisition Company, LLC,
a North Carolina limited liability company

By: _____



Paul Holst, Operating Partner

Date: _____

ESCROW AGENT

The undersigned agrees to act as Escrow Agent in accordance with the terms of this Agreement, and by signing below acknowledges receipt of the Initial Deposit from Buyer to be held in trust in accordance with the terms set forth in this Agreement.

ESCROW AGENT:

By: Jonathan S. Raymer Digitally signed by Jonathan S. Raymer
DN: cn=Jonathan S. Raymer, o=Black, Slaughter
and Black, PA, ou,
email=jraymer@lawfirmcarolinas.com, c=US
Date: 2018.08.20 15:01:52 -0400

Date: 08/20/2018

EXHIBIT "A"

LEGAL DESCRIPTION

Gulford County Tax Parcel PIN #: 7889172262, 7889165590, 7889156888 and 7889062538 as recorded in the land records of Guilford County NC in DB: 3857 at PG 2017, DB 3380 at PG 480 and DB 4269 at PG 1202.

EXHIBIT "B"

JURISDICTIONAL DETERMINATION REQUEST

Jurisdictional Determination Request

D. PROPERTY OWNER CERTIFICATION¹

I, the undersigned, a duly authorized owner of record of the property properties identified herein, do authorize representatives of the Wilmington District, U.S. Army Corps of Engineers (Corps) to enter upon the property herein described for the purpose of conducting on-site investigations and issuing a determination associated with Waters of the U.S. subject to Federal jurisdiction under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899.

Property Owner (please print) _____

Date _____

Property Owner Signature _____

E. JURISDICTIONAL DETERMINATION TYPE

Select One:

- ☒ I am requesting that the Corps provide a preliminary JD for the property identified herein. This request does include a delineation.
- ☐ I am requesting that the Corps provide a preliminary JD for the property identified herein. This request does NOT include a delineation.
- ☐ I am requesting that the Corps investigate the property/project area for the presence or absence of WoUS² and provide an approved JD for the property identified herein. This request does NOT include a request for a verified delineation.
- ☐ I am requesting that the Corps delineate the boundaries of all WoUS on a property/project area and provide an approved JD (this may or may not include a survey plat).
- ☐ I am requesting that the Corps evaluate and approve a delineation of WoUS (conducted by others) on a property/project area and provide an approved JD (may or may not include a survey plat).

¹ For NCDOT requests following the current NCDOT/USACE protocols, skip to Part F

² Waters of the United States



GUILFORD COUNTY RECEIPT

Planning & Development
400 West Market Street
Greensboro, NC 27402
336-641-3334 - Planning
336-641-3707 - Permitting

Environmental Health
400 West Market Street
Greensboro, NC 27402
336-641-7613

RECEIPT INFO

<u>Receipt #</u>	<u>Receipt Date</u>	<u>Payor</u>	<u>Payment Method</u>	<u>Check/CC #</u>	<u>Receipt Amount</u>
132041	10/19/2018	DIAMONDBACK ACQUISITION COMPANY LLC	Check	2001C00000026	\$500.00

Cashier ID: IHENDER

<u>Fee Item Description</u>	<u>Account Code</u>	<u>Amount</u>
Rezoning Fees	160110 45134	\$500.00
	Total	\$500.00

APPLICATION INFO

<u>Application #</u>	<u>Application Type</u>	<u>Application Name</u>
18-10-GCPL-06582	Building/Guilford County/Planning/Rezoning-Special Use Permit	Doggett Property-Diamondback Acquisition Co, LLC

PROPERTY INFO

<u>Property Address</u>	<u>Property Owner</u>	<u>Parcel #</u>
9999 Doggett RD Guilford, NC 99999	Doggett, Wesley O ; Doggett, Leonor P 3737 Glenwood Ave Raleigh, Nc 27612	0129632



CONTACT INFO

<u>Contact Name</u>	<u>Contact Type</u>
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LICENSED PROFESSIONAL INFO

<u>Primary</u>	<u>License #</u>	<u>License Type</u>	<u>Licensed Prof</u>	<u>Business Name</u>	<u>Lawson #</u>
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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

NOTICE OF PUBLIC HEARING
OLD GUILFORD COUNTY COURTHOUSE
BLUE ROOM, FIRST FLOOR
301 W. Market Street
GREENSBORO, NORTH CAROLINA 27401
NOVEMBER 14, 2018
6:00 P.M.

REZONING CASE #18-10-GCPL-06582

The Guilford County Planning Board has been requested to rezone property from **AG** to **RS-40**. The property is located on the west side of Doggett Road, approximately 500 feet south from its intersection of Beckett Road in Monroe Township. Being Guilford County Tax Parcels #0129632, #0129636, #0129691 and #0129648, approximately 112.61 Acres owned by Wesley and Leonor Doggett.

The **AG**, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions.

The **RS-40**, Residential Single-Family District, is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low density single-family development. The overall gross density in **RS-40** areas will typically be 1.0 unit per acre or less.

Since this notice is sent only to adjoining and adjacent property owners, please discuss it with other residents who may have an

400 W Market Street
Post Office Box 3427 Greensboro, North Carolina 27402
Telephone 336-641-3334 Fax 336-641-6988



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

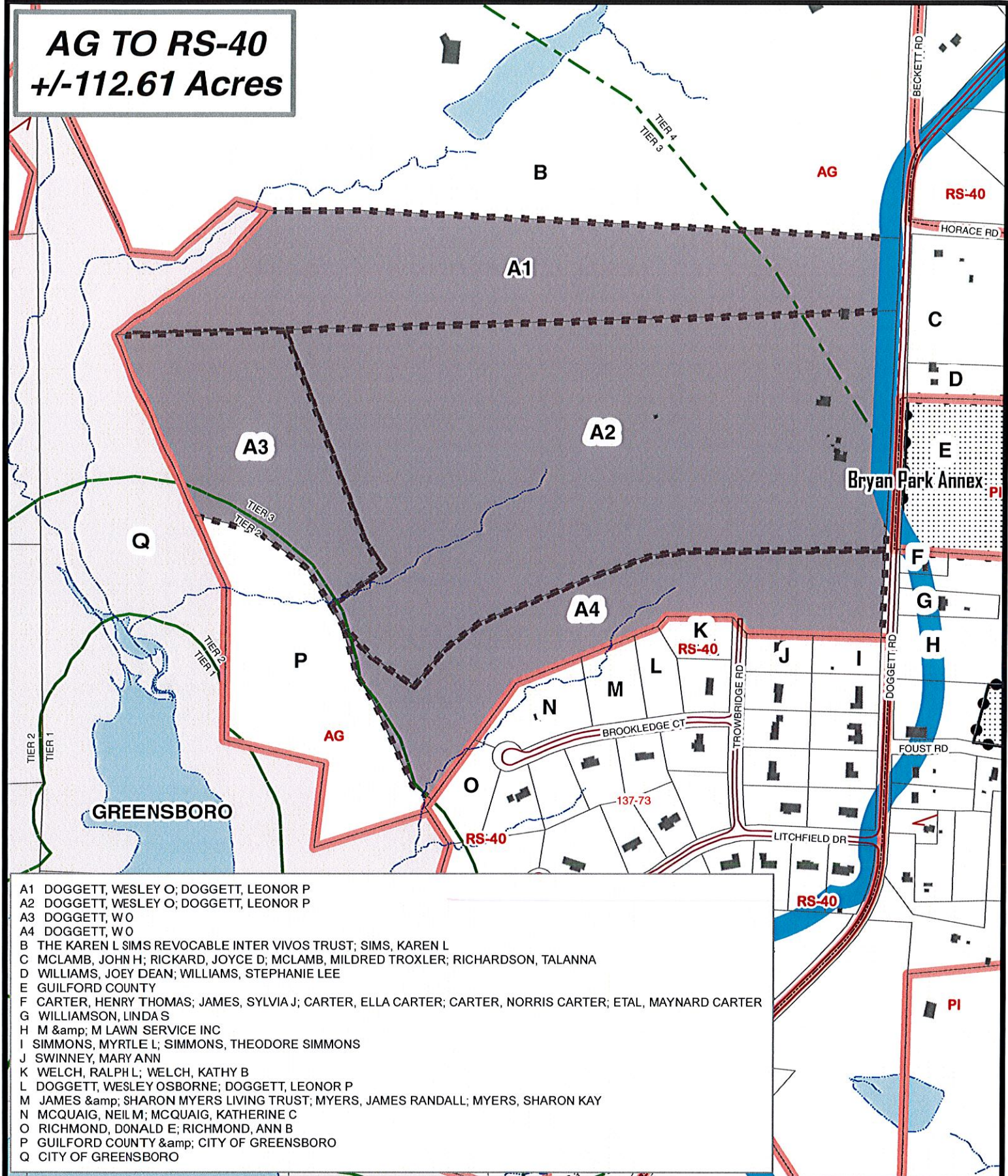
interest in this request. Anyone wishing to be heard on this matter should appear at the public hearing, or arrange to be represented. Any petition should be submitted in duplicate.

If you have any questions, please contact the Guilford County Planning Department at 336-641-3334.

Oliver Bass

Oliver Bass, Senior Planner
Guilford County Planning & Development

AG TO RS-40 +/-112.61 Acres



JURISDICTION:
GUILFORD COUNTY
Guilford County
Planning & Development
Department

Rezoning Case #
18-10-GCPL-06582
Township: Monroe
Scale: 1 in = 500 ft

Map:
129632, 129636, 129691
129648





GUILFORD COUNTY

CERTIFICATION OF ZONING NOTIFICATION

REZONING CASE # 18-10-GLPL-06582

Pursuant to G. S. 153A-343, as amended, this is to certify to the Board of Commissioners of Guilford County that the owner (s) of that parcel of land in **Rezoning Case #** 18-10-GLPL-06582 as shown on the County Tax Map for the affected Parcel and the owner(s) of all the Parcels of land abutting that parcel as shown on the County Tax Map were mailed a notice of the proposed rezoning by First Class Mail at the last address listed for such owner(s) on the County Tax Abstracts.

Americo P. Chavez
Name

2 Nov 2018
Date



GUILFORD COUNTY PLANNING AND DEVELOPMENT

November 16, 2018

Diamondback Acquisition LLC
Paul Holst
3514-B Drawbridge Parkway
Greensboro, NC 27410

Timmons Group, Inc
Jay Matey
8642 W Market St, Suite 136
Greensboro, NC 27409

REZONING CASE #18-10-GCPL-06582

Following a public hearing on November 14, 2018, the Guilford County Planning Board **continued** until their December 12, 2018 regular meeting, a request to rezone property from **AG** to **RS-40**. The property is located on the west side of Doggett Road, approximately 500 feet south from its intersection of Beckett Road in Monroe Township, being Guilford County Tax Parcels #0129632, #0129636, #0129691 and #0129648, approximately 112.61 Acres owned by Wesley and Leonor Doggett.

You will be officially notified of the date, time and location of the new public hearing.

Very truly yours,

Oliver Bass

Oliver Bass, Senior Planner
Guilford County Planning & Development

Nature of the Request

This request is to rezone approximately 112.61 Acres from AG to RS-40.

The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions.

The RS-40, Residential Single-Family District, is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low density single-family development. The overall gross density in RS-40 areas will typically be 1.0 unit per acre or less.

Property Specifics

Applicant/Property Owner: Wesley and Leonor Doggett

Property Location: Located on the west side of Doggett Road, approximately 500 feet south from its intersection of Beckett Road in Monroe Township.

Legal Description: Being Guilford County Tax Parcels #0129632, #0129636, #0129691 and 0129648, approximately 112.61 Acres.

Zoning History of Denied Cases: None

Character of the Area

This request is in an area with low density residential uses and large undeveloped parcels. The adjacent parcels east of site are encumbered in association with the Greensboro Lake Townsend project.

Existing Land Use(s) on the Property: Large-acre Residential and Undeveloped

Surrounding Uses:

North: Agricultural/Large-lot Residential

South: Major Single-Family Subdivision
East: Residential, Minor Subdivisions
West: Encumbered by easement (City of Greensboro)

Historic Properties: There are no inventoried Historic Properties located on or near the property. 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

Emergency Response:

Fire Protection District: Northeast.

Miles from Fire Station: Approximately 2.9 miles.

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Doggett Road is a minor thoroughfare; has approximate 60-foot right-of-way width and 1300 ADT (2017 NCDOT count)

Proposed Improvements: 80-foot right-of-way width is recommended in the Greensboro MPO Thoroughfare Plan.

Projected Traffic Generation: Average 10 trips per day for single-family dwelling

Environmental Assessment

Topography: Gently sloping, moderately sloping, and steeply sloping.

Regulated Floodplain/Wetlands: The referenced property is not in the 100-year floodplain.

Streams and Watershed: The referenced site is in the Greensboro WS-III, Watershed Critical Tier 3. There are streams on the property.

Land Use Analysis

Land Use Plan: Northern Lakes Area Plan 2016 Update

Plan Recommendation: AG Rural Residential (AGRR)

Consistency:

An RS-40 zoning is consistent with the AGRR future land use designation. The AGRR is intended to accommodate low density residential areas not served by public water and sewer at maximum density of 2 dwelling units per acre. The RS-40 zoning allows major subdivisions at a maximum density of 1 dwelling unit per acre and without public water or sewer.

It is in the public interest by allowing future housing consistent with the development patterns established on adjacent parcels and in the vicinity.

Staff Recommendation

Staff recommends approval: The request is consistent with the land use plan and in keeping with development in the area.

Area Plan Amendment Recommendation: No land use plan amendment is required if the rezoning is approved.

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 Parcels
#0129632, #0129636, #0129691 and #0129648, from **AG** to **RS-40** because:

1. The amendment is consistent with applicable plans because:

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

2. The amendment is 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 Parcels **#0129632**, **#0129636**, **#0129691** and **#0129648**, from **AG** to **RS-40** because:

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

2. The amendment **is not** reasonable 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 Parcels #0129632, #0129636, #0129691 and #0129648, from AG to RS-40.

1. This approval also amends the **Northern Lakes Area Plan 2016 Update**. [Applicable element of Comp Plan]
2. The zoning map amendment and associated **Northern Lakes Area Plan 2016 Update** amendment **are** based on the following change(s) in condition(s) in the **Northern Lakes Area Plan 2016 Update**:
[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 Parcels **#0129632, #0129636, #0129691 and #0129648**, from **AG** to **RS-40** because:

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

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

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

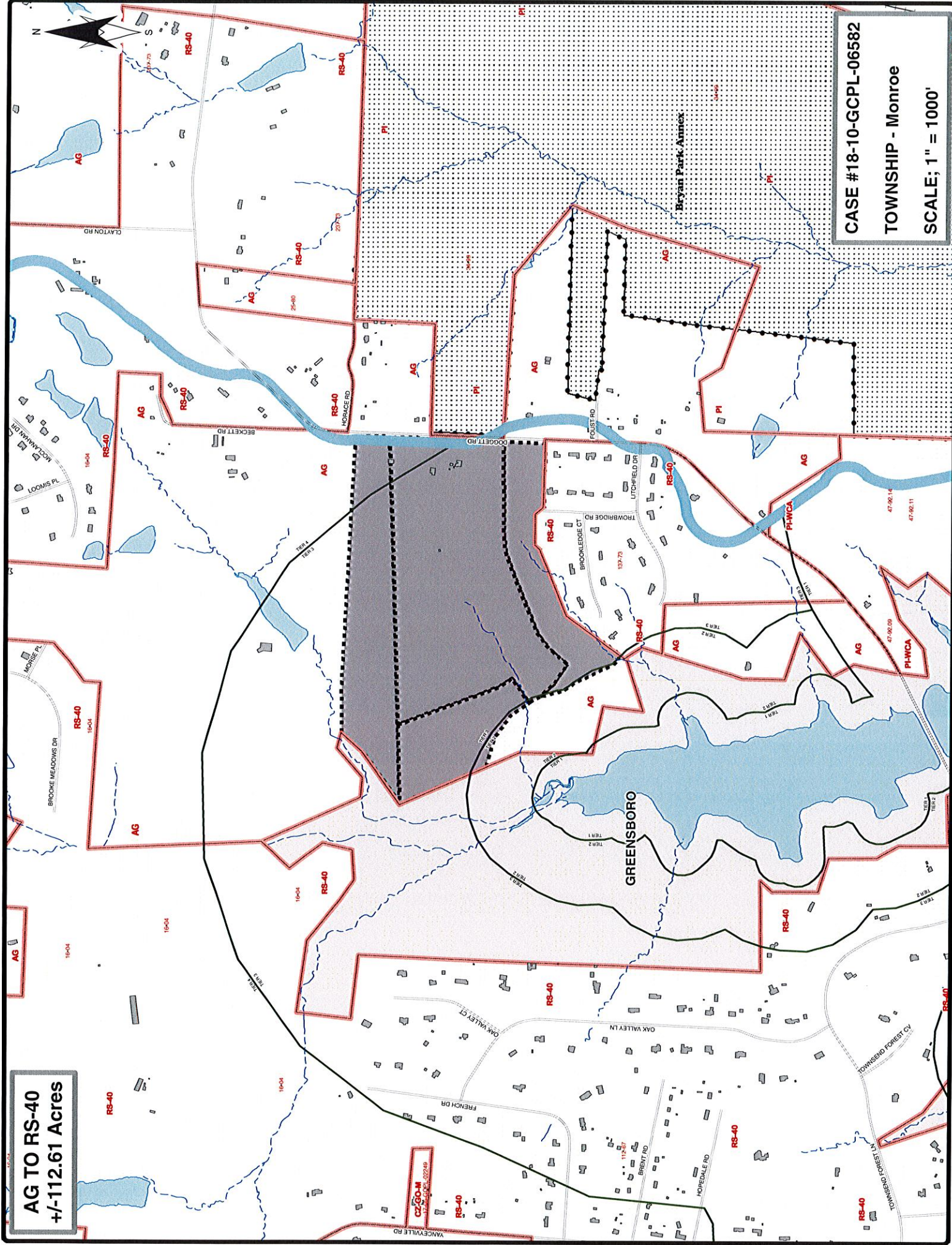
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

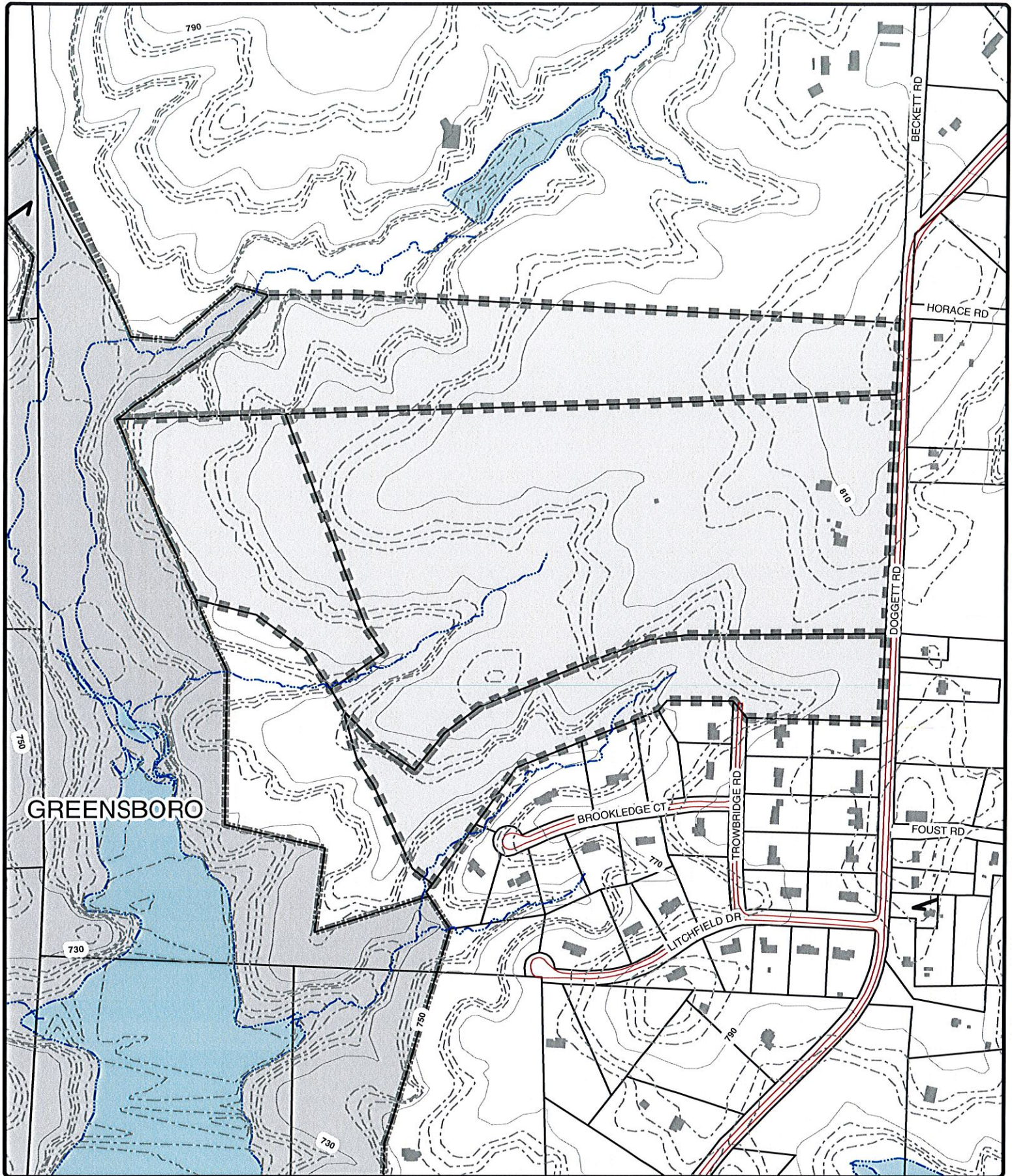
AG TO RS-40
+/-112.61 Acres

CASE #18-10-GCPL-06582

TOWNSHIP - Monroe

SCALE; 1" = 1000'

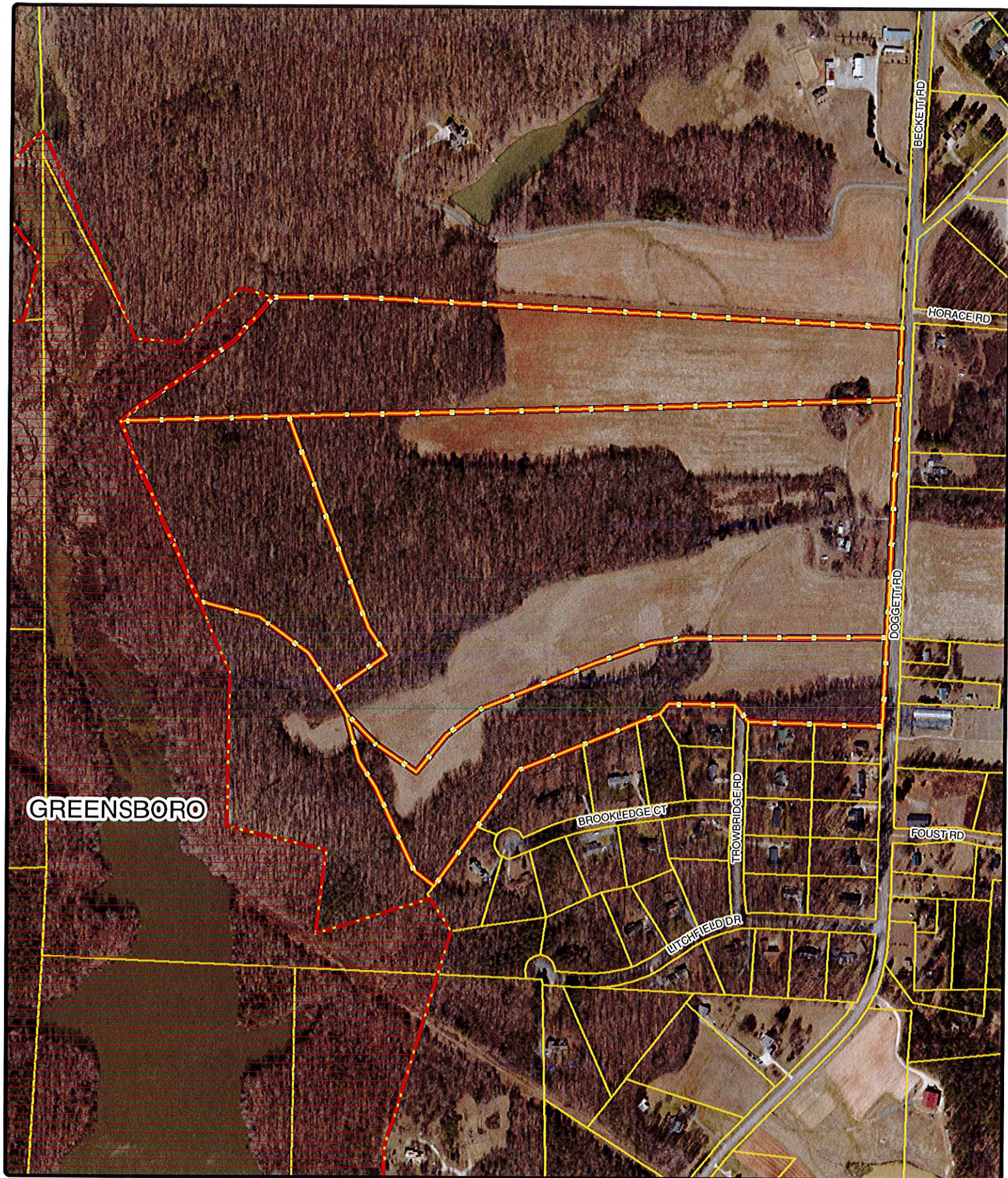




CASE #18-10-GCPL-06582

1 inch = 500 feet





CASE #18-10-GCPL-06582

1 inch = 500 feet





November 28, 2018

Honorable Frankie Jones, Jr., Chairman
Guilford County Planning Board
400 West Market Street
Greensboro, NC 27401

RE: Doggett Road Property Case # 18-10-GCPL-06582

Dear Chairman Jones:

As a result of the November 14 rezoning hearing for the above referenced property we realized the need to share our plans with neighboring property owners. On November 19, invitations were mailed out to property owners whose property abuts the subject property (see attached letter). On November 27, 2018 we held a meeting with a turnout of approximately 11 neighbors (see attached sign-in sheet).

The information shared was as follows:

- The property is comprised of approximately 112 acres
- Due to its proximity to Lake Townsend and critical watershed regulations, the maximum number of lots would be far less than allowed by zoning, i.e. no more than 43.
- We showed an illustrative site layout plan depicting the road system and lots
- The average lot size would be 2.6 acres (112 acres divided by 43)
- One driveway access on Doggett Road and no connection to Doggett Estates (to the south) are proposed but the interconnection may be required by Guilford County during plan review.

The concerns expressed were as follows:

- Additional traffic on Doggett Road, speed limit should be reduced
- All attendees would prefer no interconnection with Doggett Estates
- What impact might 43 new residential wells have on existing wells?
- Would there be an HOA and restrictive covenants?
- What would the homes and price range be?
- Would there be landscaping along the Doggett Road frontage?

I indicated that we would likely be responsible for any road improvements along our road frontage necessitated by our development. We would also prefer no interconnectivity with Doggett Estates, but that it wasn't entirely up to us. I have no knowledge of likely impacts on existing wells. We do plan to impose restrictive covenants and require architectural review of house plans. With the understanding that the information was very preliminary and subject to change, our homes would be built on crawl-

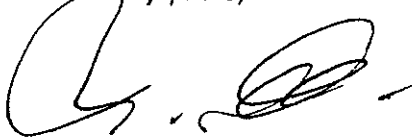
Chairman Frankie Jones, Jr.

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spaces or walkout basements with prices expected to be \$250K and up. We do plan some landscaping along the frontage of Doggett Road and perhaps a rural/farm type fence.

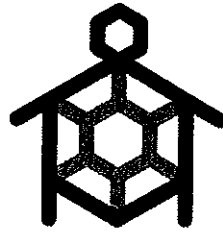
We appreciate your thoughtful consideration of our application and look forward to the opportunity to bring a quality residential neighborhood to the Browns Summit area. Unfortunately, I will not be able to attend the December hearing, personally, but will have a representative, there. Please feel free to contact me with any questions or concerns. I can be reached at (336) 944-7919 or by email at paul.holst@aol.com.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'P. Holst', written over a horizontal line.

Paul Holst
Operating Partner

Cc: Al Leonard, Jr., Vice Chairman
Ed Apple
William Geter
Brian Mann
E. Raymond Alexander III
Caroline Burnett
Cyndy Hayworth
Danny Thompson
Jay Matey, Timmons Group



DIAMONDBACK

INVESTMENT GROUP LLC

November 16, 2018

Browns Summit, NC 27214

RE: Doggett Heir's Property

Dear Neighbor:

My partners and I in Diamondback Acquisition Company are the contract purchasers of the Doggett heir's property on Doggett Road in Brown's Summit. After some basic investigation of the property we determined that it would be a suitable site for a large lot single-family community. Due to its proximity to Lake Townsend, a public water supply reservoir, the number of dwellings is strictly limited, regardless of the zoning. In the case of this property the number of lots is capped at 43 over the 112 acres. The RS-40 zoning district (which we seek) is the least dense residential zoning district and requires a minimum lot size of 40,000 square feet (.92 acres) and 150' lot width.

At the initial rezoning hearing on November 14, we quickly realized we had been negligent in sharing our plans with you, our neighbors. I apologize for the neglect and lack of consideration. I would be happy to meet with you all and share our intentions. Please understand that our development plans are very conceptual and still fluid. This is our typical practice until the necessary zoning is secured. Beyond expecting to be able to design and submit a subdivision plan for no more than 43 single family lots, served by private wells and septic systems with one point of access on Doggett Road, little else is finalized. Specifics such as house sizes, features, pricing and so forth are market dependent and would be determined as we approach the time to begin home construction.

As you may know the rezoning hearing has been continued until December 12, 2018. With the holidays approaching I would like to propose a meeting in regard to our plans at 6:00 p.m. on Tuesday, November 27th at the Brooke Meadows Clubhouse, 8198 McClanahan Drive, Browns Summit, NC 27214. As we are only contacting adjoining property owners, please feel free to share this invitation with your neighbors.

Sincerely yours,

Paul Holst

MEETING SIGN-IN SHEET

Project:	Doggett Road	Meeting Date:	11/27/2018
Facillitator:	Paul Holst	Place/Room:	Brooke Meadows Clubhouse

Name	Address	Phone Number	Email Address
WAYNE TOLIN	7467 Doggett Rd	336-339-2019	GT26R1@bellsouth.net
GARY SMITH	7629 Doggett Rd	336-339-2172	
✶ KIRK SINS	7709 Doggett Rd	336-500-1627	
RANDALL SHARON MYERS	2807 BROOKSIDE CT	336 202 1963	myers5@triad.rr.com
Robert LAWSON	4782 Beckett Rd	908-812-0407	R1WM1L@AOL.COM
Tommy Cirkman	7406 Doggett Rd	336-317-3363	mybluebug03@yahoo.com
Jennifer Brown	2902 Litchfield Dr.	336-656-7558	allgirlsanddad@gmail.com
Lisa Moore	2901 Litchfield Dr.	336-656-9907	themoores3@bellsouth.net
ANTHONY MORTON	7600 TROWBRIDGE DR	336-207-7489	ANTHMBRT@HOTMAIL.COM
Mike & Linda Harper	7504 Trowbridge Dr	336-402-5429	
Herb Parks	Beckett Rd	336-282-4127	Hparks@Byrondev.com