



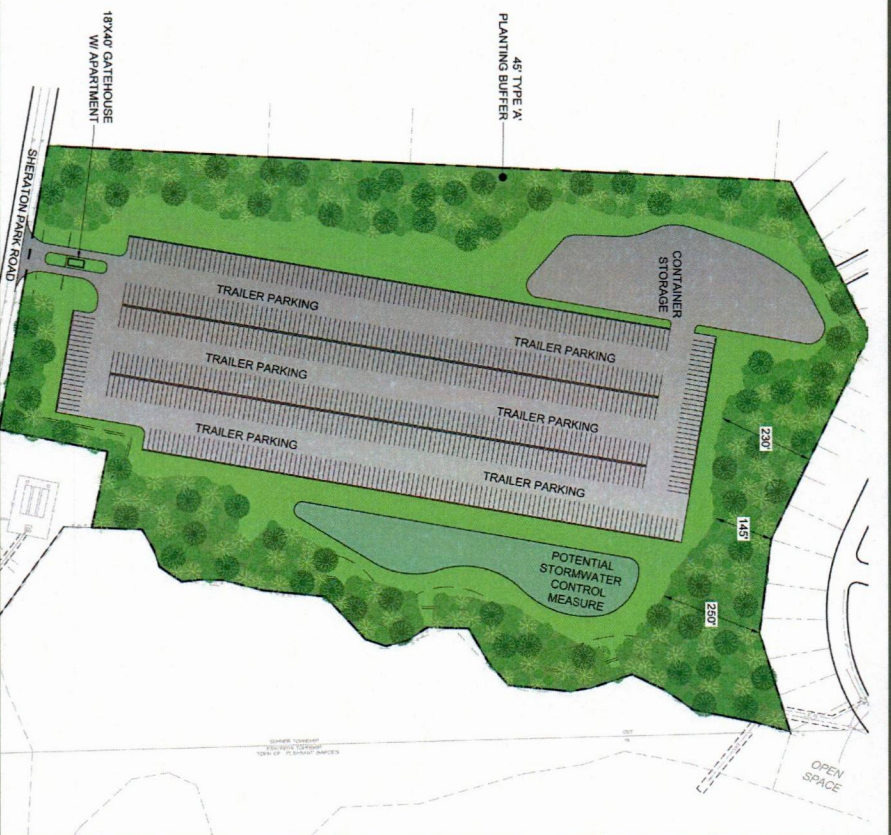
# 209 E Sheraton Park Road Conditional Rezoning

**Guilford County Planning Board**  
February 12, 2025

**Nathan Duggins**  
**Tugle Duggins P.A.**  
400 Bellemead Street, Suite 800  
Greensboro, NC 27401







## Summary of Request:

- Requesting a Conditional Rezoning of +/- 48.76 acres located along E. Sheraton Park Road
- Current Zoning: Agriculture (AG)
- Requested Zoning: Conditional Zoning - Light Industrial (LI)
- Proposed Use: Outdoor Storage for short and long-term storage of trailers.



# Community Input

Two neighborhood meetings have been held to discuss the proposed development with neighbors. As a result of the discussions, the applicant has made changes to the proposed rezoning request to address the concerns raised by neighbors.

## Neighbor Concerns

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- Visual and Noise Buffer
- Lighting
- Traffic
- Impact to Road Conditions
- Connectivity to Neighborhood
- Security

## Response to Concerns

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- Increased Buffers
- Limited Hours of Operation
- Prepared Trip Generation Memo
- Limited Non-Emergent Access
- Fencing
- 24-Hour On-Site Security Guards
- Limitation on Proposed Phases of Development



# Landscape Buffer









THANK YOU

QUESTIONS?