



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

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

Date Submitted: 4/13/2022 Fee \$500.00 Receipt # 165546 Case Number 22-04-6CPL-02623

**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 zoning district to the CZ-PD-R zoning district. Said property is located 1731 Rock Creek Dairy Road in Rock Creek Township; Being a total of: 53.74 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 107431

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).



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**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) Maximum 51 Lots single-family detached dwellings

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

**Development Conditions**

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

1) Maximum 51 lots

2) Fifty (50)-foot buffer along Rock Creek Dairy Road to retain natural vegetation. (Condition added by applicant for 7/13/22 Planning Board Mtg.)

3) No Parking on Any Subdivision Streets to be included in Homeowner's Association rules and regulations.

(Condition added by applicant for 7/13/22 Planning Board Mtg.)


4) \_\_\_\_\_


**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,

 8/17/2022

Property Owner Signature

JYOTHI PRAKASH BUCHIREDDY

Name

134, OAK HAVEN LN

Mailing Address

APEX, NC, 27523

City, State and Zip Code

919-348-7678 PRAKASH.

Phone Number

Email Address

BUCHIREDDY@GMAIL.COM

Owner/ Representative/Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address



**CONDITIONAL ZONING CASE CZ# 22-04-GCPL-02623: 1731 ROCK CREEK DAIRY ROAD,  
WHITSETT, NC; AGRICULTURAL (AG) TO CONDITIONAL ZONING -PLANNED  
DEVELOPMENT – RESIDENTIAL (CZ-PD-R) (AMENDED DUE TO ADDED CONDITIONS BY  
THE APPLICANT)**

**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 Parcel #107431  
from AG to CZ-PD-R because:

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

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

The proposed Conditional Zoning-PD-R is generally consistent with the Rock Creek Area Plan land use classification of Agricultural-Rural Residential (AGRR) and thus, if approved, no plan amendment would be required.

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.]*

The requested Conditional Zoning-PD-R is reasonable and in the public interest because it is adjacent to an RS-40-MH-zoned property with uses that are permitted in the RS-40-MH district. It provides opportunities for residential development under a Unified Development Plan.

**AMENDED**

**BK: R 8561**  
**PG: 1180 - 1183**

RECORDED:

12/29/2021

10:36:22 AM

DEPUTY-GB

BY: SABRINA MILLSAPS

2021097489  
**GUILFORD COUNTY, NC**  
 JEFF L. THIGPEN  
 REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$516.00

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$516.00

Parcel Identifier No.: 107431

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall &amp; Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: +/- 53.74 acres

THIS DEED made this 21 day of December, 2021, by and between**GRANTOR**

WDC Properties, a North Carolina General Partnership

Mailing Address: 4315 Cornwallis Camp Drive  
 Charlotte, NC 28226

**GRANTEE**

Jyothi Prakash Buchireddy and spouse, Neeraja Dasari  
 Lokanadham

Property Address: 1731 Rock Creek Dairy Road, Whitsett,  
 NC 27377

Mailing Address:

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

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

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 7075, Page 18, Guilford County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging

submitted electronically by "Stegall & Clifford, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Guilford County Register of Deeds.

**AMENDED**

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

*WDC 2/15/10 CWP DCA JH*

WDC Properties Inc., a North Carolina General Partnership

By: William Rankin Goley  
William Rankin Goley, Member

By: Kelly Weaver Goley  
Kelly Weaver Goley, Member

By: Daniel Boren Goley  
Daniel Boren Goley, Member

By: Helen Sumerell Goley  
Helen Sumerell Goley, Member

By: Clare Goley Palumbo  
Clare Goley Palumbo, Member

By: John Patrick Palumbo  
John Patrick Palumbo, Member

**AMENDED**

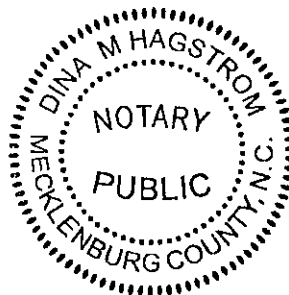
STATE OF NORTH CAROLINA  
COUNTY OF Mecklenburg

I, Dina M Hagstrom, a Notary, certify that William Rankin Goley & Kelly Weaver Goley personally came before me this day and acknowledged that he/she is Member of a North Carolina General Partnership, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 21 day of December, 2021.

Dina M Hagstrom  
Official Signature of Notary  
Printed or typed name of Notary Dina M Hagstrom

My Commission Expires: Aug 18, 2024



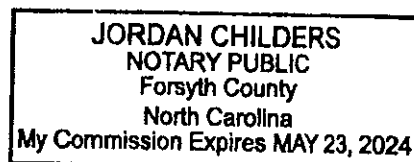
STATE OF NORTH CAROLINA  
COUNTY OF Guilford

I, Jordan Childers, a Notary, certify that Daniel Boren Goley & Helen Sumerell Goley personally came before me this day and acknowledged that he/she is Member of WDC Properties a North Carolina General Partnership, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 23 day of December, 2021.

Jordan Childers  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: May 23, 2024



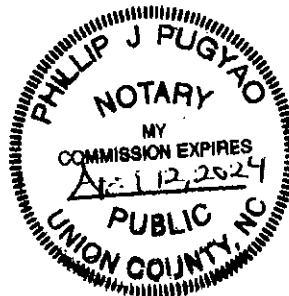
STATE OF NORTH CAROLINA  
COUNTY OF Mecklenburg

I, Phillip J. Pugga, a Notary, certify that Clare Goley Palumbo & John Patrick Palumbo personally came before me this day and acknowledged that he/she is Member of a North Carolina General Partnership, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 21 day of December, 2021.

Phillip J. Pugga  
Official Signature of Notary  
Printed or typed name of Notary Phillip J. Pugga

My Commission Expires: Apr 12, 2024





**Exhibit "A"**

A certain tract or parcel of land situated in Rock Creek Township, Guilford County, North Carolina, fronting upon the eastern side of N.C. State Road 3056 adjoining Lot 68, Section One, Rock Creek Acres, Lots 67 and 66, Section Two, Rock Creek Acres, Lots 40, 39, 38, 37, and 36, Section Three, Map One, Rock Creek Acres, Cloverhill Road, Lots 35, 34, and 31, Section Three, Map Two, Rock Creek Acres, J.S. Albright and Samuel J. Dunn, and being more particularly described as follows:

BEGINNING at a point in the center of N.C. State Road No. 3056, a corner with Rock Creek Acres, Section One (iron stake set in next call 38.4 ft. from the Beginning and also said stake being the southwestern corner of Lot Number 68 of Section One, Rock Creek Acres); running thence across the road and with the lines of Rock Creek Acres, S. 41 deg. 50' E. 2602.30 ft. to an iron stake and rocks, a corner with J. S., Albright and in the line of Lot 31, Section Three, Rock Creek Acres, Map Two; thence with the line of Albright, S. 53 deg. 23' West 702.85 ft. to a rock, a corner with Albright and Samuel J. Dunn; thence with the line of Dunn, North 63 deg. 11' West 1369.62 ft. to a rock; thence again with Dunn, North 48 deg. 26' W. 694.55 ft. to a point in the center line of N.C. State Road No. 3056 (iron stake set in the last call 47 ft. from the corner); thence in the road as follows to the point of Beginning: North 28 deg. 52' East 166.9 ft; thence, N. 39 deg. 00' East 600 ft; thence, North 9 deg. 35' East 679.08 ft. to the point of BEGINNING and containing 53.74 acres, more or less, of which 0.90 acres lie within the right of way of N.C. State Road 3056.

Parcel ID # 107431

Property Address: 1731 Rock Creek Dairy Road, Whitsett, NC 27377





*An Integrated Life Community Developer*

To the Neighborhood of  
1731 Rock Creek Dairy Rd Whitsett, NC 27377

Sustaino LLC aims to develop sustainable, eco-friendly communities in North Carolina. We plan to develop maximum 51 single-family detached homes at 1731 Rock Creek Dairy Rd Whitsett, NC 27377, 53 acres of property as part of our development.

We met with Guilford county's planning board on Wednesday, May 11, 2022, to seek approval for conditional zoning of the property from AG to CZ-PD-R. In addition, the committee suggested hosting a community meeting.

Venue: Mt. Hope Fire Station  
Day and Time: Thursday, May 26, 2022, from 6 to 8 PM  
Address: 6651 Holts Store Rd, Whitsett, NC 27377  
Phone: (336) 697-0532

Please refer to the articles published at  
[https://drive.google.com/drive/folders/1zg6vU85Qpgxpxq5mJVkHo\\_pztFii9SLI?usp=sharing](https://drive.google.com/drive/folders/1zg6vU85Qpgxpxq5mJVkHo_pztFii9SLI?usp=sharing)

or use the QR code



We request you to attend the meeting and seek further clarifications on the concerns raised.

Kind regards,

Prakash Buchireddy  
CEO at Sustaino LLC  
1 Glenwood Avenue, 5<sup>th</sup> Floor  
Raleigh, NC 27603

## Kaye Graybeal

---

**From:** Kaye Graybeal  
**Sent:** Wednesday, June 8, 2022 3:30 PM  
**To:** Hugh Creed Associates Inc, PA  
**Cc:** Prakash Buchireddy  
**Subject:** RE: Community meeting with neighbors of 1731 Rock creek dairy road

Norris, Thank you for checking in. The site plan lists the conditions and the shows the green cover as we discussed. We'll let you know if we have any further questions, and we will place this item on the July 13<sup>th</sup> Planning Board agenda.



**Kaye Graybeal, AICP**  
**Deputy Director Planning & Development**  
**Planning & Development Dept**

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**Guilford County Government**

400 West Market Street, Greensboro, NC 27401

336-641-3635 | f: 336-641-6988

[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov) | [www.guilfordcountync.gov](http://www.guilfordcountync.gov)



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**From:** Hugh Creed Associates Inc, PA <[hca@hughcreedassociates.com](mailto:hca@hughcreedassociates.com)>  
**Sent:** Wednesday, June 8, 2022 12:22 PM  
**To:** Kaye Graybeal <[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov)>; Prakash Buchireddy <[prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com)>  
**Cc:** Oliver Bass <[obass@guilfordcountync.gov](mailto:obass@guilfordcountync.gov)>  
**Subject:** RE: Community meeting with neighbors of 1731 Rock creek dairy road

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Kaye,  
Do you have what you need for the Planning Board meeting July 13<sup>th</sup>?  
Thank you,

**Norris Z. Clayton**

*President, PE, PLS*



**HUGH CREED ASSOCIATES, INC., PA**

**A:** 1306 W. Wendover Ave.  
Greensboro, NC 27408

**P:** (336) 275-9826 or (336) 275-8084

**E:** [hca@hughcreedassociates.com](mailto:hca@hughcreedassociates.com)

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**From:** Hugh Creed Associates Inc, PA  
**Sent:** Monday, June 6, 2022 10:43 AM  
**To:** Kaye Graybeal <[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov)>; Prakash Buchireddy <[prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com)>  
**Cc:** Oliver Bass <[obass@guilfordcountync.gov](mailto:obass@guilfordcountync.gov)>  
**Subject:** RE: Community meeting with neighbors of 1731 Rock creek dairy road

Prakash and Kaye,

Attached is the sketch plan with the additional conditions for the July 13<sup>th</sup> Planning Board meeting.

Thank you,

**Norris Z. Clayton**

President, PE, PLS



**HUGH CREED ASSOCIATES, INC., PA**

**A:** 1306 W. Wendover Ave.

Greensboro, NC 27408

**P:** (336) 275-9826 or (336) 275-8084

**E:** [hca@hughcreedassociates.com](mailto:hca@hughcreedassociates.com)

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**From:** Kaye Graybeal <[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov)>

**Sent:** Friday, May 27, 2022 6:23 PM

**To:** Prakash Buchireddy <[prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com)>

**Cc:** Hugh Creed Associates Inc, PA <[hca@hughcreedassociates.com](mailto:hca@hughcreedassociates.com)>; Oliver Bass <[obass@guilfordcountync.gov](mailto:obass@guilfordcountync.gov)>

**Subject:** RE: Community meeting with neighbors of 1731 Rock creek dairy road

OK, thank you. We will confirm that it will be placed on the July 13<sup>th</sup> PB agenda after we review the revised plan to be submitted by June 8<sup>th</sup>.



**Kaye Graybeal, AICP**

**Deputy Director Planning & Development**

**Planning & Development Dept**

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**Guilford County Government**

400 West Market Street, Greensboro, NC 27401

336-641-3635 | f: 336-641-6988

[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov) | [www.guilfordcountync.gov](http://www.guilfordcountync.gov)



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**From:** Prakash Buchireddy <[prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com)>

**Sent:** Friday, May 27, 2022 6:01 PM

**To:** Kaye Graybeal <[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov)>

**Cc:** Hugh Creed Associates Inc, PA <[hca@hughcreedassociates.com](mailto:hca@hughcreedassociates.com)>; Oliver Bass <[obass@guilfordcountync.gov](mailto:obass@guilfordcountync.gov)>

**Subject:** Re: Community meeting with neighbors of 1731 Rock creek dairy road

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Yes, please include my application for Jul 13th planning board agenda.

On Fri, May 27, 2022 at 5:04 PM Kaye Graybeal <[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov)> wrote:

Mr. Buchireddy, please confirm via response to this e-mail that you do indeed wish for the application to be placed on the July 13<sup>th</sup> Planning Board agenda. Additionally, please provide a list of the conditions on the sketch plan itself when submitted for Planning Board, and also later on the preliminary when it's submitted to TRC. I hope both of you have a good holiday weekend.

336-641-3578 | f: 336-641-6988  
obass@guilfordcountync.gov | www.guilfordcountync.gov



**From:** Prakash Buchireddy <[prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com)>  
**Sent:** Friday, May 27, 2022 4:02 PM  
**To:** Kaye Graybeal <[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov)>; Oliver Bass <[obass@guilfordcountync.gov](mailto:obass@guilfordcountync.gov)>  
**Cc:** Hugh Creed Associates Inc, PA <[hca@hughcreedassociates.com](mailto:hca@hughcreedassociates.com)>  
**Subject:** Re: Community meeting with neighbors of [1731 Rock creek dairy road](#)

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Dear Mrs. Graybeal,

Thanks for your quick response. We do NOT plan to make any changes to the application (zoning from AG to CZ-PD-R, Maximum 51 lots would be the same) but add a few minor conditions based on the community meeting, such as Street parking will be restricted, 50' green cover alongside the rock creek road, etc.,

I've copied my engineering partner Mr. Clayton to elaborate on the conditions.

kind regards,

Prakash

On Fri, May 27, 2022 at 1:08 PM Kaye Graybeal <[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov)> wrote:

Dear Mr. Buchireddy, The next deadline for Planning Board submittals is by 5:00pm on June 8<sup>th</sup> for the July 13<sup>th</sup> meeting. If you are not amending your application, you can confirm that with us via response to this e-mail and it will be placed on the July 13<sup>th</sup> meeting. If you are amending your application, please submit the changes by June 8<sup>th</sup> at the latest, and we will review and confirm whether the changes are of a substantial nature and would require review by TRC, or if the amended application may move forward to the July 13<sup>th</sup> Planning Board meeting. If you foresee changes to your application such as a change in the uses or in the submitted site plan, please let us know as soon as possible so that we can provide guidance as to the next steps in the process. I've attached the Planning Board and meeting and submittal schedule for the 2022 calendar year for your future reference. FYI, at this point in the process, you may just respond to Oliver Bass and myself, given that Shannan Leonard has resigned.



**Kaye Graybeal, AICP**  
Deputy Director Planning & Development  
Planning & Development Dept

Guilford County Government

[400 West Market Street, Greensboro, NC 27401](#)

336-641-3635 | f: 336-641-6988

[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov) | [www.guilfordcountync.gov](http://www.guilfordcountync.gov)



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**From:** Prakash Buchireddy <[prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com)>

**Sent:** Friday, May 27, 2022 12:21 PM

**To:** Jim Donnelly <[ajdon7@aol.com](mailto:ajdon7@aol.com)>

**Cc:** [prakash@sustaino.life](mailto:prakash@sustaino.life); [hca@hughcreedassociates.com](mailto:hca@hughcreedassociates.com); Kaye Graybeal <[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov)>;

Shannan Leonard <[sleonard1@guilfordcountync.gov](mailto:sleonard1@guilfordcountync.gov)>; J. Leslie Bell <[L.Bell@guilfordcountync.gov](mailto:L.Bell@guilfordcountync.gov)>

**Subject:** Re: Community meeting with neighbors of [1731 Rock creek dairy road](#)

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Dear Mr. Donnelly,

Thank you for your kind words. We tried our best to prepare and answer the questions raised. I hope everybody got an opportunity to voice their concerns and seek suitable clarifications. One of the neighbors Mr. Terry Bauer who couldn't attend yesterday, wrote me an encouraging email this morning (attached).

I'm working with Mr. Clayton and the realtors who attended the meeting to collate the notes. We shall include a few suggestions in the application based on their feasibility.

Dear Mrs. Graybeal,

We would like to resubmit the application for rezoning. Please provide the next planning board meeting schedule.

Kind regards,

Prakash

On Fri, May 27, 2022 at 11:23 AM Jim Donnelly <[ajdon7@aol.com](mailto:ajdon7@aol.com)> wrote:

Mr. Buchireddy and Mr. Clayton,

Thank you both for your work preparing for and leading the community meeting last evening!

It was nice to have the fire station host the meeting, and there was clearly good turn-out from the neighborhood. I appreciated the opportunity to attend and the chance for me and my Planning Board colleague to learn more about your project as well the interests and concerns of the community.

We will look forward to revisiting this case at a future Planning Board meeting.

Best regards,

*Jim*

Jim Donnelly  
336-803-1666

-----Original Message-----

From: Prakash Buchireddy <[prakash@sustaino.life](mailto:prakash@sustaino.life)>

To: Jim Donnelly <[ajdon7@aol.com](mailto:ajdon7@aol.com)>; [hca@hughcreedassociates.com](mailto:hca@hughcreedassociates.com) <[hca@hughcreedassociates.com](mailto:hca@hughcreedassociates.com)>

Cc: [kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov) <[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov)>; [sleonard1@guilfordcountync.gov](mailto:sleonard1@guilfordcountync.gov)

<[sleonard1@guilfordcountync.gov](mailto:sleonard1@guilfordcountync.gov)>; [lbell@guilfordcountync.gov](mailto:lbell@guilfordcountync.gov) <[lbell@guilfordcountync.gov](mailto:lbell@guilfordcountync.gov)>;

[prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com) <[prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com)>

Sent: Thu, May 26, 2022 10:42 am

Subject: RE: Community meeting with neighbors of [1731 Rock creek dairy road](#)

Thank you for the additional information, Mr. Donnelly. I'm looking forward to meeting you this evening.

Best Regards,

## Prakash Buchireddy

CEO, Sustaino™ LLC.,

M 919-348-7678

---

**From:** Jim Donnelly <[ajdon7@aol.com](mailto:ajdon7@aol.com)>  
**Sent:** Tuesday, May 24, 2022 11:08 AM  
**To:** Prakash Buchireddy <[prakash@sustaino.life](mailto:prakash@sustaino.life)>; [hca@hughcreedassociates.com](mailto:hca@hughcreedassociates.com)  
**Cc:** [kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov); [sleonard1@guilfordcountync.gov](mailto:sleonard1@guilfordcountync.gov); [lbell@guilfordcountync.gov](mailto:lbell@guilfordcountync.gov);  
[prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com)  
**Subject:** Re: Community meeting with neighbors of [1731 Rock creek dairy road](#)

Thank you for your follow-up, Mr. Buchireddy.

As the Planning Board considers rezoning cases, we pay particular attention to what is reasonable and in the public interest - both broadly and for the surrounding community. As such, public interest may include any impacts on properties adjacent to the subject property.

From my perspective, community meetings and other similar communications enable developers and their neighbors to accomplish several things:

- develop an understanding of rezoning requests, including anticipated uses and changes to the property as development takes place
- identify areas that may be of particular concern to neighbors
- identify adjustments and accommodations that might be made to create mutually beneficial arrangements or to limit perceived negative impacts
- create a relationship that helps pave the way to navigate future issues or challenges that may arise in the development process

As you heard at the Planning Board meeting, concerns come in a variety of forms, including traffic, impact on water quantity and water quality, security, noise, visual appeal, etc. Only some of these concerns can be addressed in rezoning decisions; some other concerns get addressed through the technical review process. With the conditional zoning application that we are reviewing for your development, there is still an opportunity for you to add use and/or development conditions that address neighborhood concerns while also preserving your ability to accomplish the goals that you have articulated. If appropriate, one outcome of the community meeting could be one or more proposed conditions that could be incorporated into your rezoning application for the consideration of the Planning Board when we meet to continue our deliberations.



I do anticipate that there will be at least one additional member of the Planning Board in attendance on Thursday evening. As I noted previously, our role will be primarily to listen and observe.

I look forward to being with you and the community on Thursday evening.

Best regards,

*Jim*

Jim Donnelly  
336-803-1666

-----Original Message-----

From: Prakash Buchireddy <[prakash@sustaino.life](mailto:prakash@sustaino.life)>

To: Jim Donnelly <[ajdon7@aol.com](mailto:ajdon7@aol.com)>; Hugh Creed Associates Inc, PA <[hca@hughcreedassociates.com](mailto:hca@hughcreedassociates.com)>

Cc: [kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov) <[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov)>; [sleonard1@guilfordcountync.gov](mailto:sleonard1@guilfordcountync.gov) <[sleonard1@guilfordcountync.gov](mailto:sleonard1@guilfordcountync.gov)>; [lbell@guilfordcountync.gov](mailto:lbell@guilfordcountync.gov) <[lbell@guilfordcountync.gov](mailto:lbell@guilfordcountync.gov)>; [prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com) <[prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com)>

Sent: Fri, May 20, 2022 3:27 pm

Subject: RE: Community meeting with neighbors of [1731 Rock creek dairy road](#)

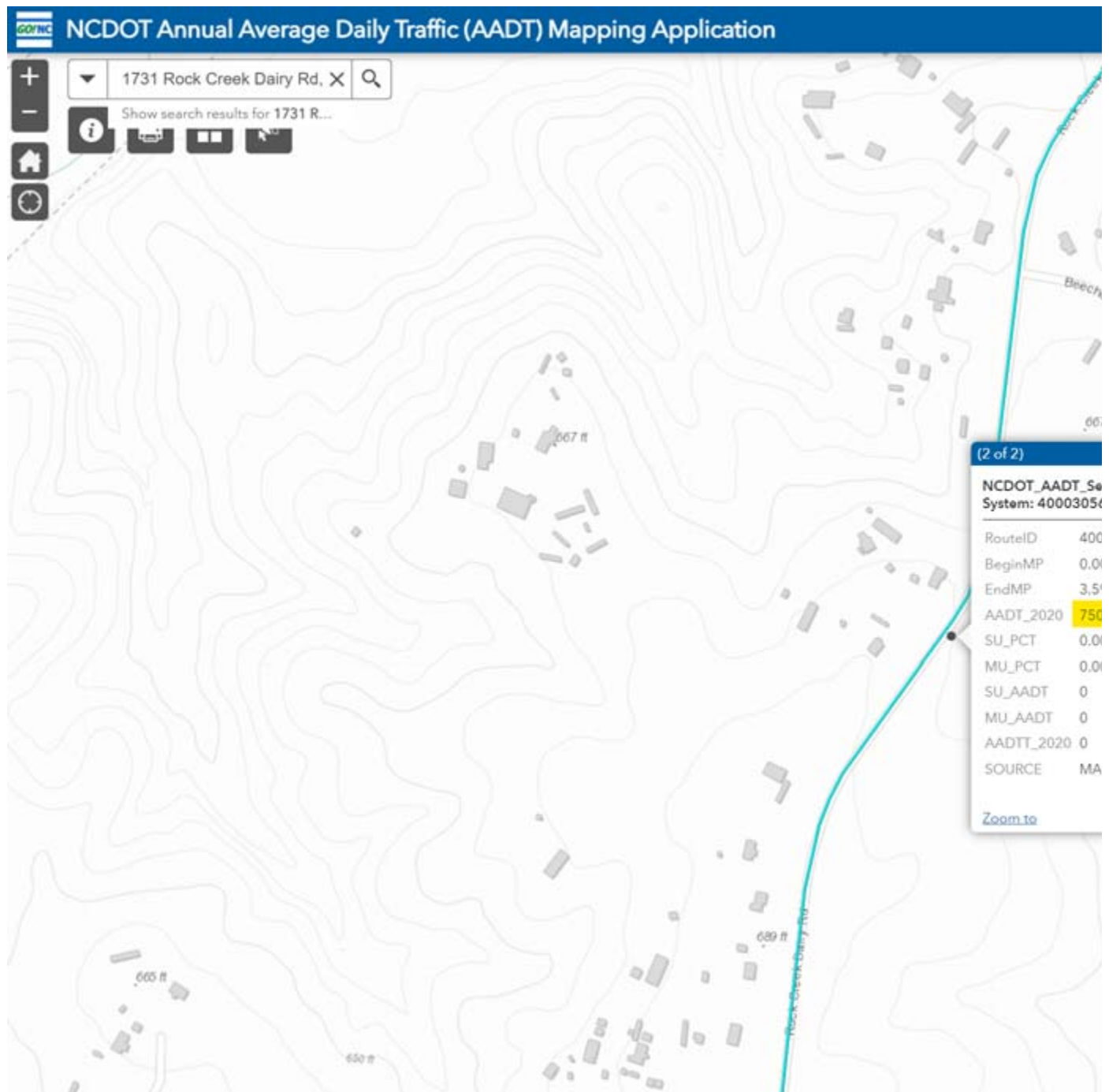
+ Mr. Norris Clayton

Dear Mr. Donnelly,

Thanks for your acceptance of attending the community meeting in person and for inviting other board members.

We talked to Mr. Bobby Norris, District Engineer, during the preliminary design review last December, and he said the development might require a right turn lane. Except, he didn't have any other concerns. Once the re-zoning is approved, we shall approach the NCDOT for a driveway permit and accomplish everything they recommend. Mr. Norris believes that's the next logical step in the process.

Post our meeting, Mrs. Kaye Graybeal approached NC DOT for traffic counts and waiting for their response. However, I found few details on the NCDOT website. The average daily traffic on Rock creek dairy road is 750 vehicles recorded in 2020. Screenshot below:



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Please suggest anything else required before the community meeting. Thank you.

Best Regards,

**Prakash Buchireddy**

CEO, Sustaino™ LLC.,

**M** 919-348-7678

**From:** Jim Donnelly <[ajdon7@aol.com](mailto:ajdon7@aol.com)>

**Sent:** Thursday, May 19, 2022 11:45 AM

**To:** Prakash Buchireddy <[prakash@sustaino.life](mailto:prakash@sustaino.life)>

**Cc:** [kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov); [sleonard1@guilfordcountync.gov](mailto:sleonard1@guilfordcountync.gov); [lbell@guilfordcountync.gov](mailto:lbell@guilfordcountync.gov)

**Subject:** Re: Community meeting with neighbors of [1731 Rock creek dairy road](#)

Thank you for your follow-up with the community and for reaching out with this meeting information, Mr. Buchireddy.

I will be happy to share this information with the other members of the Guilford County Planning Board.

At this point, I anticipate that I will be attending the meeting, and I will let you know who else from the Board you might expect in attendance. I would also expect that our role will primarily be one of listening and learning more than any active participation.

During our hearing, there were a couple of questions raised about transportation improvement work that may or may not be planned for the vicinity of this project. Staff from the Guilford County Planning Department will be following up with North Carolina Department of Transportation (NC DOT) to clarify that. I don't know how far you have come along with any conversations with the NC DOT about permits that you will ultimately need. Folks may also be interested to hear what, if anything, you have learned.

If you have any questions for me in the interim, please feel free to reach out.

Best regards,

*Jim*

Jim Donnelly  
336-803-1666

-----Original Message-----

From: Prakash Buchireddy <[prakash@sustaino.life](mailto:prakash@sustaino.life)>

To: [ajdon7@aol.com](mailto:ajdon7@aol.com) <[ajdon7@aol.com](mailto:ajdon7@aol.com)>

Cc: Kaye Graybeal <[kgraybeal@guilfordcountync.gov](mailto:kgraybeal@guilfordcountync.gov)>; [sleonard1@guilfordcountync.gov](mailto:sleonard1@guilfordcountync.gov)  
<[sleonard1@guilfordcountync.gov](mailto:sleonard1@guilfordcountync.gov)>; [prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com) <[prakash.buchireddy@gmail.com](mailto:prakash.buchireddy@gmail.com)>

Sent: Wed, May 18, 2022 3:30 pm

Subject: Community meeting with neighbors of [1731 Rock creek dairy road](#)

Dear Mr. Donnelly, I hope you are doing well.

As a follow-up to our last conversation, we are hosting a community meeting on Thursday, May 26, from 6 to 8 PM at Mt. Hope Fire Station. I request you to attend the meeting in person.

In addition, please do inform the board of their possible participation. I understand the entire quorum is not possible, but a couple of member's participation would be greatly appreciated.

I've sent 25 letters (A-Z addresses as per GIS) to the neighbors, attached the invitation flyer for your reference.

Best Regards,

**Prakash Buchireddy**

CEO, Sustaino™ LLC.,

**M** 919-348-7678