



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

**Planning Board  
Appeal Process  
Form**

Date Submitted: 3/24/2022

Case Number #22-01-GCPL-00150

~~Rezoning Appeal Fee \$500.00~~ Receipt # 163034

Or

Other Appeals of the Board Fee \$200.00 Receipt # 165049

Rd Closing Fee \$126  
JHB

**Provide the required information as indicated below.** Pursuant to the Unified Development Ordinance (UDO), 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 3.5.C of the Unified Development Ordinance (UDO), the undersigned hereby appeal(s) the decision of the Guilford County Planning Board made on March, 9, 20 22 in case number 22 -01 -GCPL -00150. Said property is located Road is presently known as Groundhog Trace running Southwest from Raccon Run ending at the cul-de-sac of Groundhog Trace

in Rock Creek Township; Being a total of: .97 plus    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**

See Exhibit A

Respectfully Submitted,

Applicant Signature

E. Lawson Brown, JR.

Name

PO Box 2958

Mailing Address

Burlington, NC. 27216

City, State and Zip Code

(336) 227-8851 (W) (336) 214-3222(C)

Phone Number

ELB@VernonLaw.com

Email Address

Applicant Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Exhibit A

Beaver Hills Estates Homeowners' Association, Inc.

Lot # 8	Davis	4633 Otter Court
Lot # 9	Clark	4611 Otter Court
Lot # 79	Barlow	3504 Raccoon Run Drive
Lot # 25	Cagno	3350 Red Wolf Way
Lot # 38	Ballard	3403 Raccoon Run Drive
Lot # 63	Byrd	3405 Raccoon Run Drive
Lot # 37	Saxena/Kumer	3401 Raccoon Run Drive
Lot # 64		3299 Muskrat Trail
Lot # 65		3297 Muskrat Trail
Lot # 71	Polletti	3296 Muskrat Trail
Lot # 22 & 23	Ferrita	3324 Raccoon Run Drive
Lot # 19	Gilmore	3111 Raccoon Run Drive
Lot # 12	Spitler	4636 Otter Court
Lot # 11	Seals	4648 Otter Court
Lot # 18	Coble	3081 Raccoon Run Drive
Lot # 2	Rodney/Elenia	3080 Beaver Hills Drive
Lot # 33	Lawler	3445 Black Bear Cove
Lot # 30	Gaither	3498 Black Bear Cove
Lot # 29	Hopkins	3499 Black Bear Cove
Lot # 28	Anderson	3456 Black Bear Cove
Lot # 27	Gilmore	3440 Black Bear Cove
Lot # 36	Hinckle	3325 Raccoon Run Drive
Lot # 14	Moore	3315 Raccoon Run Drive
Lot # 17	Macconochie	3129 Raccoon Run Drive
Lot # 10	Forbes	4601 Otter Court
Lot # 21	Horner	3073 Beaver Hills Drive
Lot # 3	McGinnis	3116 Raccoon Run Drive
Lot # 26	Flynt	3412 Black Bear Cove

## Oliver Bass

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**From:** Henry Gaither <gaithersnva@hotmail.com>  
**Sent:** Friday, September 2, 2022 12:23 PM  
**To:** Oliver Bass  
**Subject:** Case #22-01-GCPL-00150

\*WARNING\* This email originated outside Guilford County's email system. \*WARNING\* Do not click or open unrecognized links and attachments. When in doubt, click on the Phish Alert Report

Good afternoon and thanks for calling me back! Please remove my name and property, 3498 Black Bear Cove, listed with this case. I no longer support opposing the road closure and disagree with the position of the Beaver Hills HOA.

If you get a chance please let me know you got my email. Thanks again!

H//

Henry B. Gaither, Jr.  
gaithersnva@hotmail.com  
336-266-4466

Sent from my iPhone

## Oliver Bass

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**From:** Ian Macconochie <pwmack@aol.com>  
**Sent:** Friday, September 2, 2022 10:44 AM  
**To:** Oliver Bass  
**Cc:** Nick Cassala  
**Subject:** Groundhog Trace road closing

**\*WARNING\*** *This email originated outside Guilford County's email system.*

**\*WARNING\***

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**Phish Alert Report**

Mr Bass

As we discussed on the phone, the MacConochies who live at 3129 Raccoon Run Dr, Lot #17 in the Beaver Hills subdivision are not opposed to Mr. Cassala's request to close this road. We should be removed from the attachment listing neighbors in opposition

Case #22-01-GCPL-00150

Thanks for your time

[Sent from the all new AOL app for iOS](#)

## Oliver Bass

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**From:** tim horner <ljshmomof1@bellsouth.net>  
**Sent:** Friday, September 2, 2022 12:47 PM  
**To:** Oliver Bass  
**Subject:** Remove name

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**\*WARNING\***

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**Phish Alert Report**

I would like my name removed immediately from the petition opposing the fence for Mr. Brian Cassetta.

Lisa Horner

3073 Beaver Hills Drive

Burlington, NC 27215

[Sent from AT&T Yahoo Mail for iPhone](#)

## Oliver Bass

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**From:** Robert Spitler <bospitler@bellsouth.net>  
**Sent:** Friday, September 2, 2022 12:19 PM  
**To:** Oliver Bass  
**Subject:** Re: Beaver Hills

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**Phish Alert Report**

Yes I support the closure of this road in favor of Mr. Cassetta. Thanks

Sent from my iPhone

On Sep 2, 2022, at 12:16 PM, Oliver Bass <obass@guilfordcountync.gov> wrote:

Can you confirm that you are speaking of the Groundhog Trace Road Closing appeal?



**Oliver Bass, AICP**

**Planner II**

**Planning & Development Dept**

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**Guilford County Government**

400 West Market Street, Greensboro, NC 27401

336-641-3578 | f: 336-641-6988

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



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

**From:** Robert Spitler <bospitler@bellsouth.net>  
**Sent:** Friday, September 2, 2022 12:11 PM  
**To:** Oliver Bass <obass@guilfordcountync.gov>  
**Subject:** Beaver Hills

**\*WARNING\*** This email originated outside Guilford County's email system. **\*WARNING\*** Do not click or open unrecognized links and attachments. When in doubt, click on the Phish Alert Report

I wish to have my name removed from the list of home owners opposed to Mr Cassetta closing the road in front of his property. Thanks, Robert Spitler

Sent from my iPhone

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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.

## Oliver Bass

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**From:** dean ballard <deanballard@gmail.com>  
**Sent:** Friday, September 2, 2022 3:50 PM  
**To:** Oliver Bass  
**Subject:** Beaver Hill Estate Road Closure

**\*WARNING\*** *This email originated outside Guilford County's email system.*

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**Phish Alert Report**

I am a resident at 3403 Raccoon Run Dr, Burlington, NC 27215.

I originally signed a petition many months ago and after hearing the full side of the homeowner Bryan Cassetta I have changed my mind and in favor of allowing the road closure. Please let the record reflect this change.

Any questions please let me know.

Dean Ballard  
33.264.0360.

Thank you.  
--

Dean Ballard  
336.264.0360



## Oliver Bass

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**From:** eleni fotiou <enfotiou@yahoo.com>  
**Sent:** Friday, September 2, 2022 2:26 PM  
**To:** Oliver Bass  
**Cc:** bryan.cassetta@yahoo.com  
**Subject:** Case # 22-01-GCPL-00150

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**\*WARNING\***

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**Phish Alert Report**

Hello,

I would like our names remove from the list of those whom are contesting the road closure of Mr. Bryan Cassetta.

Rodney and Eleni Madren, Lot 2, 3080 Beaver Hills Dr. Burlington NC, 27215

Thanks,  
Eleni

## Oliver Bass

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**From:** oriontrinity@yahoo.com  
**Sent:** Friday, September 2, 2022 3:39 PM  
**To:** Oliver Bass  
**Subject:** Beaver Hills HOA

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To whom it may concern,

It has come to my attention that some of the residents in our neighborhood are still listed as wanting to stop Mr Casetta from putting a gate up even after signing otherwise. I was given this email to directly inform that I, Jerry Kent Clark Jr. of 4611 Otter Court would like our HOA to DROP the motion to stop a gate being put up by Mr. Casetta. Please disregard this email if it finds the incorrect recipient.

Thank you,

Jerry Kent Clark Jr

## Oliver Bass

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**From:** Wendy Barlow <wendy.barlow63@gmail.com>  
**Sent:** Friday, September 2, 2022 4:09 PM  
**To:** Oliver Bass  
**Subject:** Fwd: Road Closure Update

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**Phish Alert Report**

Mr. Bass,  
Please remove my and my husband's names from those who oppose / appeal Mr. Cassetta's family's request to close the road / make it private.  
Thank you,  
Kurt and Wendy Barlow  
wendy.barlow63@gmail.com  
336-266-1420

Begin forwarded message:

**From:** "Bryan Cassetta, CFA" <bryan.cassetta@yahoo.com>  
**Date:** September 2, 2022 at 3:50:25 PM EDT  
**To:** Wendy Barlow <wendy.barlow63@gmail.com>, Henry Gaither <gaithersnva@hotmail.com>, "Nathaniel Hopkins Jr." <Golanae@yahoo.com>, Robert Spitler <bospitler@bellsouth.net>, Ian Macconochie <pwmack@aol.com>  
**Subject:** Fwd: Road Closure Update

Good afternoon, Do you folks mind sending your request to Oliver directly if you would like your name removed from the appeal? His contact is below. Sorry about saying to call, I didn't realize he preferred an email. Thank you  
Sent from my iPhone

Begin forwarded message:

**From:** Oliver Bass <obass@guilfordcountync.gov>  
**Date:** September 2, 2022 at 3:40:56 PM EDT  
**To:** "Bryan Cassetta, CFA" <bryan.cassetta@yahoo.com>  
**Cc:** "J. Leslie Bell" <LBell@guilfordcountync.gov>  
**Subject:** RE: Road Closure Update

Anyone wishing to drop their names from the appeal must do so in writing. Emails may be sent to me directly, today if possible.

## Oliver Bass

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**From:** seniorsmedical@bellsouth.net  
**Sent:** Friday, September 2, 2022 4:21 PM  
**To:** Oliver Bass  
**Subject:** Brian Cassetta's Petition List

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To Oliver Bass,

Please remove Coble from list, Lot number 18. Thanks.

**Vanessa Coble, Ph.D.**  
**Seniors Medical Supply, Inc.**  
124 West Crescent Square Drive  
Graham, North Carolina 27253  
336-227-0730 phone  
336-227-0732 fax



## Oliver Bass

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**From:** Mike Davis <miked@stonewallconstructionservices.com>  
**Sent:** Tuesday, September 6, 2022 8:59 AM  
**To:** Oliver Bass; Kim Davis; Kimberly Davis  
**Cc:** Keith & Elizabeth Napolitano; Kurt & Wendy Barlow; Robert (Bo) & Kim Spitler; Bryan & MacKenzie Cassetta  
**Subject:** Beaver Hills Estate (Cassetta)

**\*WARNING\*** *This email originated outside Guilford County's email system.*

**\*WARNING\***

**Do not** click or open unrecognized links and attachments. **When in doubt**, click on the **Phish Alert Report**

GM sir....hope your long weekend was good....please confirm you got this email please sir

Kim and Mike Davis  
4633 Otter court  
Burlington NC

I believe we are lot # 8??

We did happen to sign a partition being against the gate and road closure, considering further information, **we remove our objection to this matter**, and we do not see a problem given the recent data...please take our names off said partition being against the open item

Thanks for taking the time to confirm your receiving this email

JMD

## Oliver Bass

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**From:** Natalie H. <nataliehopkins13@gmail.com>  
**Sent:** Friday, September 2, 2022 7:14 PM  
**To:** Oliver Bass  
**Subject:** Action Required: Case# 22-01-GCPL-00150

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**Phish Alert Report**

To whom it may concern:

This email is to request my name, **Hopkins, Lot # 29, 3499 Black Bear Cove**, be removed from, Exhibit A of the Guilford County Planning and Development, Planning Board Appeal Process Form.

I, Natalie Hopkins, am no longer against or opposed to the closing of Groundhog Trace.

If more information is required, please advise.

Natalie Hopkins  
336-253-7321  
[nataliehopkins13@gmail.com](mailto:nataliehopkins13@gmail.com)



## 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

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### RECEIPT INFO

<u>Receipt #</u>	<u>Receipt Date</u>	<u>Payor</u>	<u>Payment Method</u>	<u>Check/CC #</u>	<u>Receipt Amount</u>
165049	03/24/2022	The Vernon Law Firm	Check	73797	\$200.00

Cashier ID: JBAPTIS

<u>Fee Item Description</u>	<u>Account Code</u>	<u>Amount</u>
Other Appeal Fees	160110 45198	\$200.00
	<b>Total</b>	<b>\$200.00</b>

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### APPLICATION INFO

<u>Application #</u>	<u>Application Type</u>	<u>Application Name</u>
22-01-GCPL-00150	Building/Guilford County/Planning/Road Closing	GROUNDHOG TRACE

### PROPERTY INFO

<u>Property Address</u>	<u>Property Owner</u>	<u>Parcel #</u>
3302 GROUNDHOG TR BURLINGTON, NC 27215	Bryan M Cassetta 3302 Groundhog Trace Burlington, Nc 27215	109492

### CONTACT INFO

<u>Contact Name</u>	<u>Contact Type</u>
Amanda Hodierne 804 Green Valley Road Suite 200 Greensboro, Nc 27408	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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