



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

**NOTICE OF PUBLIC HEARING**

**REZONING CASE #18-11-GCPL-07119**

**SPECIAL USE PERMIT CASE #18-11-GCPL-07120**

Following a public hearing for **REZONING CASE #18-11-GCPL-07119** on December 12, 2018 requesting a Rezoning of the property located approximately 1,850 feet northeast of the intersection of Blakeshire Road and Southeast School Road in Clay Township, being Guilford County Tax Parcel #0121404, approximately 2.60 acres owned by Rex McCaskill, the Guilford County Planning Board approved with less than 5/7<sup>th</sup> (71.4%) favorable vote to rezone this property from RS-40 to AG.

Since this approval received less than a 5/7<sup>th</sup> (71.4%) favorable vote, but a majority favorable vote from the Planning Board members present, this vote constitutes a favorable recommendation of the application and will be forwarded to the Guilford County Board of Commissioners for their consideration of the request. You will be notified by the Clerk to the Board of County Commissioners of the place, date, and time of the public hearing on this matter.

The request for **Special Use Permit Case #18-11-GCPL-07120** for this property will not be heard until such time the Rezoning Case #18-11-GCPL-07119 is approved.

Very truly yours,

*Matthew Talbott*

Matthew Talbott, 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: 11/14/18 Fee \$500.00 Receipt # 132544 Case Number 18-11-gcp1-07119

**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 RS-40+AG zoning district to the AG zoning district.

Said property is located 4819 ~~2~~ 4825 BAKESHIRE RD.  
in ~~GREENSBORO~~ CLAY Township; Being a total of: 2.60 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 0121404

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

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/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.

**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.

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

Submitted by

Rex M. McClaskill

Property Owner Signature

REX M. McCLASKILL

Name

4901 LANDAFF DR,

Mailing Address

GREENSBORO NC 27406

City, State and Zip Code

336-455-0143 REXM66@GMAIL.COM

Phone Number

Email Address

Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

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

BK: R 8085  
PG: 2684-2685  
RECORDED:  
09-12-2018  
11:05:02 AM  
BY: IFANET IF ZENDEIAS-MEDLEY  
DEPUTY-GB



2018048290  
GUILFORD COUNTY, NC  
JEFF L. THIGPEN  
REGISTER OF DEEDS

NC FEE \$26.00  
STATE OF NC  
REAL ESTATE  
EXTX \$4.00

2 JZM

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Steven Foskett, PA, 1111 W. Friendly Avenue, Greensboro, NC 27401  
Without Title Search and no opinion on title

Brief description for the Index: Plat Book 59, Page 7

THIS DEED made this 28 day of August, 2018, by and between

GRANTOR

Brian Scott Williamson and wife,  
Emily Williamson

GRANTEE

Rex McCaskill  
4901 LANCASTER DR.  
GREENSBORO NC 27406

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 the City of \_\_\_\_\_, Township of Clay, Guilford County, North Carolina and more particularly described as follows:

BEING all of Lot 5, of the revision of Charles F. Coble Estate as per plat thereof recorded in Plat Book 59, Page 7, Guilford County Public Registry.

Property Address: 4819 & 4825 Blakeshire Road, Greensboro, NC 27406.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4267 Page 1371.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 59 page 7.



## 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>
132544	11/15/2018	POND PROFESSORS INC	Check	2250	\$500.00

Cashier ID: IHENDER

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

### APPLICATION INFO

<u>Application #</u> 18-11-GCPL-07119	<u>Application Type</u> Building/Guilford County/Planning/Rezoning-Special Use Permit	<u>Application Name</u> Rex McCaskill Rezoning Case
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### PROPERTY INFO

<u>Property Address</u> 4819 Blakeshire RD Guilford, NC 99999	<u>Property Owner</u> Rex Mccaskill 4901 Lanoaff Dr Greensboro, Nc 27406	<u>Parcel #</u> 0121404
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### 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  
December 12, 2018  
6:00 P.M.**

**REZONING CASE #18-11-GCPL-07119**

The Guilford County Planning Board has been requested to rezone property from **RS-40** to **AG**. The property is located approximately 1,850 feet northeast of the intersection of Blakeshire Road and Southeast School Road in Clay Township, being Guilford County Tax Parcel #0121404, approximately 2.60 acres owned by Rex McCaskill.

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.

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.

Since this notice is sent only to adjoining and adjacent property owners, please discuss it with other residents who may have an interest in this request. Anyone wishing to be heard on this matter should appear at the public hearing, or arrange to be represented.

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**

Any petition should be submitted in duplicate.

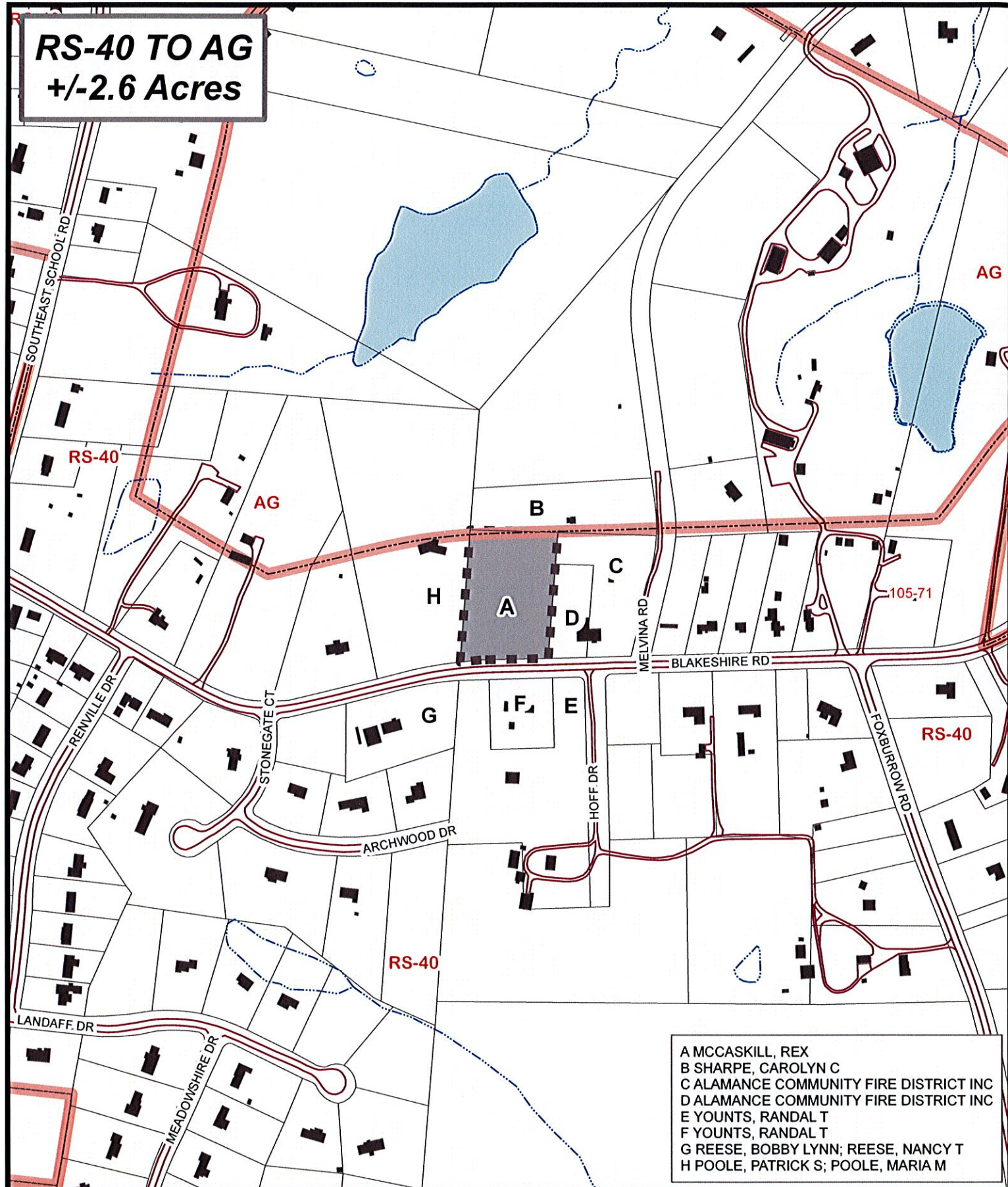
If you have any questions, please contact the Guilford County Planning Department at 336-641-3334.

*Matthew Talbott*

Matthew Talbott, Senior Planner  
Guilford County Planning & Development



# RS-40 TO AG +/-2.6 Acres



**JURISDICTION:**  
**GUILFORD COUNTY**  
 Guilford County  
 Planning & Development  
 Department

**Rezoning Case #**  
**18-11-GCPL-07119**  
**Township: CLAY**  
**Scale: 1" = 400'**

**Map:**  
 121404





## GUILFORD COUNTY

### CERTIFICATION OF ZONING NOTIFICATION

REZONING CASE # 18-11-GCPL-07119

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 #** 18-11-GCPL-07119 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.

Sauri B Chauvi

Name

29 Nov 2018

Date



## **Nature of the Request**

This request is to rezone approximately 2.60 acres from RS-40 to AG.

### **District Descriptions**

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.

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.

## **Property Specifics**

**Applicant/Property Owner:** Rex McCaskill

**Property Location:** Located approximately 1,850 feet northeast of the intersection of Blakeshire Road and Southeast School Road in Clay Township.

**Legal Description:** Being Guilford County Tax Parcel #0121404, approximately 2.60 acres.

**Zoning History of Denied Cases:** None

## **Character of the Area**

This request is in an area that is primarily moderate to low-density residential and agricultural uses on varying acreage tracts.

**Existing Land Use(s) on the Property:**

**Surrounding Uses:**

North: Vacant

South: Low-density Residential

East: Fire Station

West: Low-density Residential

**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: Alamance

Miles from Fire Station: Approximately 0.04 miles

### **Water and Sewer Services:**

Provider: Private Septic Systems and Wells

### **Transportation:**

Existing Conditions: Blakeshire Rd is a two-lane collector road. There are no traffic counts at this location.

Proposed Improvements: Driveway permit will be needed.

Projected Traffic Generation: There are no projected traffic counts due to the lack of particular use in our generator database. Due to this facility to not be open to the public, traffic impact will be minimum.

## **Environmental Assessment**

**Topography:** Gently sloping.

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

**Streams and Watershed:** The referenced site is in the Lake Mackintosh WS-IV, General watershed. There are no streams and wetlands on the property.

## **Land Use Analysis**

**Land Use Plan:** Alamance Creek 2016 Update

**Plan Recommendation:** AG Rural Residential

**Consistency:** This request is consistent with the adopted plan. It is compatible with the surrounding uses and is being proposed in the public interest through the provision of necessary services.

1. The Plan designates the area as Agricultural Rural Residential which is consistent with this request.

2. The (AG) request will continue to limit future uses to Agricultural and Residential.
3. It is reasonable and in the public interest as the request will limit future residential and agricultural uses.

### **Staff Recommendation**

**Staff Recommendation:** Staff recommends approval.

### **Area Plan Amendment Recommendation:**

No Area Plan Amendment is necessary for this request if 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 Parcel #0121404, from **RS-40** to **AG** because:

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

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

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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.]*

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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 Parcel #0121404, from **RS-40** to **AG** 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.]*

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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.]*

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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 Parcel #0121404, from **RS-40** to **AG**.

1. This approval also amends the **Alamance Creek 2016 Update**. [Applicable element of Comp Plan]
2. The zoning map amendment and associated **Alamance Creek 2016 Update** amendment are based on the following change(s) in condition(s) in the **Alamance Creek 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.]*

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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.]*

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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 Parcel #0121404,  
from **RS-40** to **AG** because:

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

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

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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.]*

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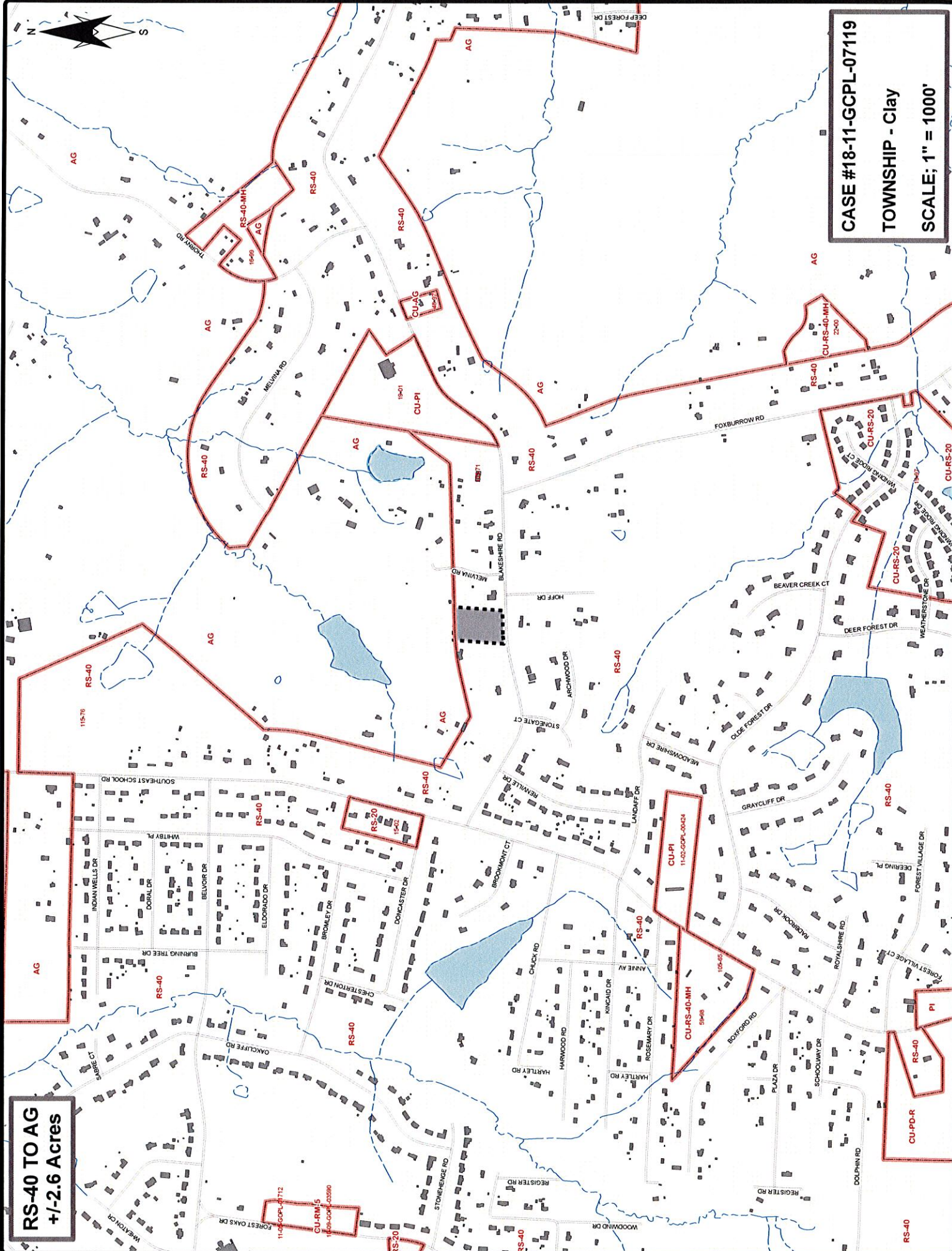
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RS-40 TO AG  
+/-2.6 Acres

**CASE #18-11-GCPL-07119**

**TOWNSHIP - Clay**

**SCALE; 1" = 1000'**





**CASE #18-11-GCPL-07119**

Scale: 1" = 400'

