



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

**Regular Meeting Agenda**

Blue Room, First Floor, Old Guilford County Courthouse  
301 W Market Street, Greensboro, NC 27401

**August 12, 2020**

6:00 PM

**(SEE ATTACHED VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES)**

**A. Roll Call**

**B. Agenda Amendments**

**C. Approval of Minutes: July 8, 2020 and June 9, 2020**

**D. Rules and Procedures**

**E. Continuance Requests**

**F. Old Business**

**G. New Business**

**Public Hearing Items:**

**PUBLIC HEARING ITEMS:**

**CONDITIONAL ZONING CASE #20-07-GCPL-04332: RS-40 to CZ-HB 4041-4045 Randleman Road**

Located on the east side of Randleman Road, approximately 700 feet north from its intersection of S Elm-Eugene Street. Being Guilford County Tax Parcel #142788 & #142778, approximately 1.78 acres owned by Afshan Sajjad.

Proposed Conditional Zoning from RS-40 to CZ-HB limited to the following Use Conditions: All uses permitted in the Highway Business District except for the following: 1) Shelter for the homeless; 2) Caretaker Dwelling; 3) Junked Motor Vehicle; 4) Auditorium, Coliseum or Stadium; 5) Shooting Range (Indoor); 6) Fraternity or Sorority (University or College Related); 7) Go-cart Raceway; 8) Construction or Demolition Debris (C-D), Minor; 9) Land Clearing & Inert Debris



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(LCID) Landfill, Minor; 10) Taxi Terminal, along with the submitted Zoning Sketch Plan.

The proposed Conditional Zoning is inconsistent with the Southern Area Plan land use classification of Agricultural; thus if approved, an area plan amendment to Moderate Commercial would be required.

**REZONING CASE #20-07-GCPL-04164: LI to HB 814 Knox Road**

Located on the northwest corner of the intersection of Knox Road and Kivett Dairy Road. Being Guilford County Tax Parcel #116873, approximately 6 acres owned by Bob Rose, Jr.

Proposed Rezoning from LI to HB.

The proposed Rezoning is inconsistent with the Northeast Area Plan land use classification of Light Industrial; thus if approved, an area plan amendment to Heavy Commercial would be required.

**REZONING CASE #20-07-GCPL-04218: AG to PD-R 3670 & 3682 Brick Church Road**

Located on the west side of Brick Church Road, approximately 1200 feet north from its intersection of Holts Store Road. Being Guilford County Tax Parcels #109522 and #109519, approximately 35.08 acres owned by Sylvia Jean Gilliam and Shirley Ann Clapp.

Proposed Rezoning from AG to PD-R along with the submitted proposed Zoning Sketch Plan.

The proposed Rezoning is consistent with the Rock Creek Area Plan land use classification of Agricultural/Rural-Residential; thus if approved, no plan amendment would be required.

**REZONING CASE #20-07-GCPL-04438: RS-40 to RS-40-MH 7538 & 7540 McDerr Road**

Located on the north side of McDerr Road, approximately 575 feet east from its intersection of East Fork Road and Penny Road. Being Guilford County Tax Parcels #158822 and #158823, approximately .96 acres owned by Patricia Scott.

Proposed Rezoning from RS-40 to RS-40-MH.

The proposed Rezoning is consistent with the Southwest Area Plan land use classification of Residential Single-Family; thus if approved, no plan amendment would be required.

**REZONING CASE #20-07-GCPL-04508: AG to HB 2546 Nelson Farm Road**

Located on the northwest corner of the intersection of Nelson Farm Road and I-85 S. Being Guilford County Tax Parcel #118024, approximately 7.09 acres owned by Battle Brands & Co, LLC.

Proposed Rezoning from AG to HB.



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The proposed Rezoning is inconsistent with the Alamance Area Plan land use classification of Residential Single-Family; thus if approved, an area plan amendment to Heavy Commercial would be required.

**REZONING CASE #20-07-GCPL-04697: LI (City of Gboro) to LI (County) 2335 Campground Rd**

Located approximately 1,800 feet southwest from the intersection of S Holden Road and Campground Road. Being Guilford County Tax Parcel #228250, approximately 8.205 acres owned by Oliver Enterprises of Greensboro, LLC.

Proposed Rezoning from **LI (City of Greensboro) to LI (Guilford County)**.

The proposed Rezoning, for which the subject property was de-annexed by the City of Greensboro, is consistent with the Southern Area Plan land use classification of Light Industrial; thus if approved, no plan amendment would be required.

**H. Other Business**

**UDO Project Update**

**I. Recess meeting until Thursday, August 13, 2020 at 6:30 pm (see attached procedures)**

# **NOTICE OF PUBLIC HEARING GUILFORD COUNTY PLANNING BOARD**

## ***VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES***

The Guilford County Planning Board will hold its Virtual Regular Meeting on Wednesday, **August 12, 2020** at 6:00 PM in the Blue Room, First Floor of the Old Guilford County Courthouse located at 301 W Market Street, Greensboro, NC 27401. There are several public hearings scheduled for this meeting (see below). The Planning Board also may consider other matters.

### **PUBLIC HEARING ITEMS:**

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Guilford County remains committed to providing an open and transparent public process during the COVID-19 pandemic. To ensure the safety of our community and staff, and in compliance with the State of North Carolina Stay-At-Home order, this public hearing will be **open for citizen participation through the virtual platform, GoToWebinar.**

Comments can be made in writing for up to 24 hours after the regular meeting via email to [thodgin@guilfordcountync.gov](mailto:thodgin@guilfordcountync.gov) . Comments must be received by 6:00 PM on Thursday, August 13, 2020.

**THE MEETING ROOM WILL BE OPEN ONLY FOR THE PUBLIC UNABLE TO PARTICIPATE VIRTUALLY. LIMITED SEATING WILL BE AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS, WITH SOCIAL DISTANCING GUIDELINES IN PLACE.**

**Virtual Regular Meeting & Public Hearing(s) Wednesday, August 12, 2020 @ 6:00 pm**

**Those wishing to fill speaking slots may call in 30 minutes prior to the meeting to register.**

Citizens may **participate** in the Regular Meeting by:

Joining the GoToWebinar platform via computer, tablet or smartphone at

**1. Click to start and join at the specified time and date:**

<https://global.gotowebinar.com/ojoin/4083618479808299022/4347057054683672588>

Note: This link should not be shared with others; it is unique to you.

**2. Choose one of the following audio options:**

TO USE YOUR COMPUTER'S AUDIO:

When the Webinar begins, you will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended.

-- OR --

TO USE YOUR TELEPHONE:

If you prefer to use your phone, you must select "Use Telephone" after joining the webinar and call in using the numbers below.

United States: +1 (562) 247-8422

Access Code: 150-455-093

Audio PIN: Shown after joining the webinar

**Virtual Reconvened Meeting (Planning Board Decision of Wed. Public Hearings) Thursday, August 13, 2020 @ 6:30 pm**

Citizens may **listen** to the Reconvened Meeting by:

Joining the GoToWebinar platform via computer, tablet or smartphone at

**1. Click to start and join at the specified time and date:**

<https://global.gotowebinar.com/ojoin/1028654009336659215/4347057054683672588>

Note: This link should not be shared with others; it is unique to you.

**2. Choose one of the following audio options:**

TO USE YOUR COMPUTER'S AUDIO:

When the Webinar begins, you will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended.

-- OR --

TO USE YOUR TELEPHONE:

If you prefer to use your phone, you must select "Use Telephone" after joining the webinar and call in using the numbers below.

United States: +1 (415) 655-0052

Access Code: 652-532-020

Audio PIN: Shown after joining the webinar

The public hearing agenda will be available for review prior to the start of the meeting at

<https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.