



GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD

**Regular Meeting Agenda**

NC Cooperative Extension-Agricultural Center  
3309 Burlington Road, Greensboro, NC

**October 14, 2020**

6:00 PM

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

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: Aug 12, 2020 and Aug 13, 2020

D. Rules and Procedures

E. Continuance Requests

F. Old Business

Re-approval of the July 9, 2020 corrected Minutes

G. New Business

Non-Public Hearing Item:

**RESOLUTION OF INTENT FOR EASEMENT CLOSING CASE # 20-09-GCPL-06467**

Being all of a 20-foot utility easement located on Lot # 1 as shown on Plat Book 93 Page 108, located on Guilford County Tax Parcel # 153576, in Friendship Township.

Public Hearing Items:

**ZONING CASE #20-09-GCPL-06287: Rezoning from RS-40 to LI 7962 National Service Road **WITHDRAWN****

Located south of Interstate-40 and north of National Service Road approximately 600 feet east from its intersection of Tyner Road. Being Guilford County Tax Parcel #169803, approximately 7.95 acres owned by Ruth and Mack Cannon. The proposed Rezoning is consistent with the Airport Area Plan land use classification of Non-Residential; thus if approved, no plan amendment would be required.



## GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

**LAND DEVELOPMENT CODE UPDATE CASE #20-09-GCPL-06321:** Update of Land Development Ordinance resulting in the adoption of a Unified Development Ordinance (UDO)

Guilford County is proposing an update to the Land Development Code, and the new ordinance will be referred to as a Unified Development Ordinance (UDO). The UDO would serve as the new regulatory document for zoning, land subdivision, environmental protection, and other development regulations for unincorporated Guilford County and outside municipal extraterritorial jurisdictions. The updates would provide more procedural efficiency, process predictability, consistency among jurisdictions, and acknowledgment of the distinctive rural development pattern in Guilford County and land use transition at the urban fringe.

As drafted, the UDO would become effective immediately upon adoption by the Board of County Commissioners; however, it is anticipated that the *existing* Land Development Ordinance will remain in effect concurrently with the UDO for approximately one year from the date of adoption. This period is to facilitate transition to the UDO, and to provide an opportunity to address unintended conflicts between the existing ordinance and the UDO.

**OFFICIAL ZONING MAP REVISIONS CASE #20-09-GCPL-06322:** Update of Land Development Ordinance resulting in revisions to the Official Zoning Map

The update to the Land Development Ordinance to create a Unified Development Ordinance (UDO) would require revisions to zoning designations on the Zoning Map for unincorporated Guilford County and outside municipal extraterritorial jurisdictions. More flexibility in the types of uses would be permitted within certain zones. In most cases, minimum lot size, lot width, building setbacks, and building height would either remain the same or be less restrictive. Additionally, if property is currently tagged with a CZ or CU designation, it would be converted to a CZ conditional zoning subject to the conditions under which it was originally approved.

Revisions to the Official Zoning Map will become effective immediately upon adoption of the UDO by the Board of County Commissioners; however, it is anticipated that the *existing* Land Development Ordinance will remain in effect concurrently with the UDO for approximately one year from the date of adoption. This period is to facilitate transition to the UDO and to address any unintended conflicts between the existing ordinance and the UDO.

### **H. Other Business**

**I. Recess meeting until Thursday, October 15, 2020 at 6:30 pm (see attached procedures)**

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

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.**

**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 masks and social distancing required.**

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>

**Virtual Regular Meeting & Public Hearing(s) Wednesday, October 14, 2020 @ 6:00 pm**

**Those wishing to participate virtually must register by October 14, 2020 5:30 PM EDT at:**

<https://attendee.gotowebinar.com/register/5259278985912558603>

Webinar ID 570-819-395

After registering, a confirmation email containing information about joining the webinar will be provided.

**Comments can be made in writing for up to 24 hours after the October 14<sup>th</sup> regular meeting via email to [thodgin@guilfordcountync.gov](mailto:thodgin@guilfordcountync.gov) and must be received by 6:00 PM on Thursday, October 15, 2020.**

**Virtual Reconvened Meeting (Planning Board Decision of Wednesday's Public Hearing for Thursday, October 15 @ 6:30 pm)**

**Those wishing to listen to the reconvened meeting must register by October 15 at 5:30 PM EDT at:**

<https://attendee.gotowebinar.com/register/4775142025972483856>

Webinar ID 404-312-803

After registering, you will receive a confirmation email containing information about joining the webinar.