



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda

NC Cooperative Extension-Agricultural Center
3309 Burlington Road, Greensboro, NC 27405

December 9, 2020

6:00 PM

(SEE ATTACHED VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES)

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: November 18, 2020

D. Rules and Procedures

E. Continuance Requests

F. Old Business

G. New Business

Non-Public Hearing Item:

Public Hearing Items:

REZONING CASE #20-11-GCPL-07721: RS-40 to AG 1608 Sharpe Road

Located on the east side of Sharpe Road, approximately 1000 feet north from its intersection of Alamance Church Road, approximately 5.49 acres (Guilford County Tax Parcel #114632) owned by Mel Knul Rlayang.

Proposed Rezoning from **RS-40** to **AG**.

The Proposed Rezoning is consistent with the Alamance Area Plan land use classification of Residential Single-family, thus if approved, no plan amendment would be required.



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CONDITIONAL ZONING CASE #20-10-GCPL-07186: AG, LB & PI to CZ-PD-R NC Hwy 150 E/Brooks Lake Road

Located on the east side of NC Hwy 150 E and the west side of Brooks Lake Road, approximately 2200 feet north of their intersection, approximately 248.9 acres (Guilford County Tax Parcel #128232, #128555, #128215, #128263, #128235 & #128236) owned by Summit Lakes II, LLC.

Proposed Conditional Zoning from **AG, LB & PI** to **CZ-PD-R** limited to the following Development Condition: Residential to be limited to a maximum density of 0.85 units per acre along with the proposed Zoning Sketch Plans located here <https://www.guilfordcountync.gov/planning-board>.

The proposed Conditional Zoning is consistent with the Northern Lakes Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be required.

REVIEW OF RULES AND PROCEDURES

H. Other Business

UDO PROJECT UPDATE

ELECTION OF OFFICERS FOR 2021

Chair

Vice Chair

I. Recess meeting until Thursday, December 10, 2020 at 6:30 pm (see attached Virtual Meeting & Public Hearing 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 SOCIAL DISTANCING GUIDELINES IN PLACE.

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, December 9, 2020 @ 6:00 pm

Those wishing to participate in the virtual meeting, must register by Dec 9, 2020 5:30 PM EDT at:

Registration URL

<https://attendee.gotowebinar.com/register/7063550080539830544>

Webinar ID 227-022-595

After registering, you will receive a confirmation email containing information about joining the webinar. **Comments can be made in writing for up to 24 hours after the regular meeting via email to thodgin@guilfordcountync.gov and must be received by 6:00 PM on Thursday, December 10, 2020.**

Virtual Reconvened Meeting (Planning Board Decision of Wed. Public Hearings) Thursday, December 10, 2020 @ 6:30 pm

Those wishing to listen to the reconvened meeting, must register by Dec 10, 2020 6:00 PM EDT at:

Registration URL

<https://attendee.gotowebinar.com/register/5703248588306576400>

Webinar ID 342-542-515

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