



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

February 10, 2021

6:00 PM

(SEE ATTACHED VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES)

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: January 13, 2021

D. Rules and Procedures

E. Continuance Requests

F. Old Business

G. New Business

Non-Public Hearing Item:

Public Hearing Items:

EASEMENT CLOSING CASE #20-12-GCPL-08615: **Request to table for a future date**

Being all three of the 20-foot easements located on Lot #s 3, 4, 9, 10, 12, & 13 as shown on Plat Book 36 Page 16 and located on Guilford County Tax Parcel # 126013.

CONDITIONAL ZONING CASE #21-01-GCPL-00324: RS-40 & CU-LI to CZ-LI 2918, 2920, 3000, 3002A, 3006, 3008, 3010, 3016 Sandy Ridge Road

Located on the east side of Sandy Ridge Road, approximately 1000 feet north from its intersection of Tyner Road, approximately 17.18 acres (Guilford County Tax Parcel #170675, #170667, #170659, #170666, #170679, #170676, #170674, #170672) owned by Tim Burnett.



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Proposed Conditional Zoning from RS-40 & CU-LI to CZ-LI limited to the following Use Conditions: See [Exhibit "A"](#) attached hereto and incorporated herein by reference. Development Conditions: See Exhibit "A" attached hereto and incorporated herein by reference along with the attached [Zoning Sketch Plan](#).

The proposed Conditional Zoning is consistent with the Airport Area Plan land use classification of Non-Residential, thus if approved, no plan amendment would be required.

CONDITIONAL ZONING CASE #21-01-GCPL-00370: LO to CZ-LB 1233 Guilford College Rd

Located on the northeast corner of Guilford College Road and Hilltop Road intersection, approximately .48 acres (Guilford County Tax Parcel #155100) owned by Jack & Cheryl Bailey, Jerry & Sheila Bailey, and Jimmy & Susan Bailey.

Proposed Conditional Zoning from LO to CZ-LB limited to the following Use Conditions: Professional Services: Kenneling and Pet Grooming plus all uses allowed in the LO district that are concurrently allowed in the LB district along with the attached Zoning Sketch Plan.

The proposed Conditional Zoning is inconsistent with the Southwest Area Plan land use classification of Office, thus if approved, an area plan amendment to the Southwest area plan would be required.

**UDO TEXT AMENDMENT ITEMS FOR HOUSEKEEPING, MAINTENANCE, AND ADJUSTMENTS
CASE #21-01-GCPL-00607:**

See enclosed Staff Report.

H. Other Business

**TEXT AMENDMENT CASE #21-02-GCPL-00830 UNIFIED DEVELOPMENT ORDINANCE TEXT
AMENDMENT SUPPLEMENT (See Enclosed Staff Report)**

Complimentary to the foregoing text amendment (TA Case # 21-01-GCPL-00607), amend/revise table of contents accordingly in Articles 3, 7, and 8 and all section references and titles, and all table references and titles to reconcile number formatting throughout document (i.e. change Section 3.01 to Section 3.1).

- I. **Recess meeting until Thursday February 11, 2021 at 6:30 pm (see attached Virtual Meeting & Public Hearing Procedures)**