



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

**Regular Meeting Agenda**

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

**JUNE 9, 2021**

6:00 PM

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

**A. Roll Call**

**B. Agenda Amendments**

**C. Approval of Minutes: April 14, 2021 and April 15, 2021**

**D. Rules and Procedures**

**E. Continuance Requests**

**F. Old Business**

**G. New Business**

**Non-Public Hearing Item:**

**RESOLUTION OF INTENT FOR EASEMENT CLOSING CASE #21-05-GCPL-04166:**

Being all of a 20-foot utility easement located on Lot #'s 31 (part of), 32, 33, 35, 36, 37, 38, 39, & 40 as shown on Plat Book 32 Page 20 and located on Guilford County Tax Parcel #125757.

**Public Hearing Items:**

**REZONING CASE #21-05-GCPL-04164: CZ-GB to GB 7200 Brown Summit Rd**

Located on the east side of Brown Summit Rd, approximately 50 feet east from its intersection of Autumn Forest Dr, approximately 3.95 acres, Guilford County Tax Parcel #128141 owned by RGW Self Storage LLC.



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The proposed Rezoning is inconsistent with the Northern Lakes Area Plan land use classification of Mixed-Use, thus if approved, an area plan amendment to General Business would be required.

**CONDITIONAL ZONING CASE #21-05-GCPL-04259: CZ-LI to CZ-LI 1450 Creek Rd**

Located on the south side of Creek Rd, approximately 1500 feet east from its intersection of AT&T Dr, approximately 16.9 acres, Guilford County Tax Parcel #120658 owned by Beverly McComb.

Proposed Conditional Zoning from CZ-LI to CZ-LI limited to the following Use Conditions: (All uses allowed in the LI district except the following uses shall not be permitted: Junked motor vehicles; Beneficial fill area; Construction or demolition debris landfill, minor; Land clearing and inert debris landfill, minor; Heliport; Amusement or Water Parks, Fairgrounds; Athletic Fields; Auditorium, Coliseum or Stadium; Country Club with Golf Course; Golf Course; Cemetery or Mausoleum; Automobile Parking (Commercial); Bus Terminal and Service Facilities; Railroad Terminal or Yard; Wireless Communication Tower, Stealth Camouflage Design; Wireless Communication Tower, Non-Stealth Design; Small Cell Wireless Tower, Solar Collectors Principal; Utility Equipment and Storage Yards; Recycling Facilities, Outdoors; Trucking or Freight Terminal.

Development Conditions: All businesses located on property shall be oriented towards I-85/I-40. Any structured improvements shall be constructed to the north of the 100-year flood zone area as shown on current flood zone maps of Guilford County, North Carolina; provided that such area may be used to construct necessary utilities provided that any disturbed areas will be replanted with similar vegetation to the extent reasonably possible, along with the attached Zoning Sketch Plan.

The proposed Conditional Zoning is consistent with the Rock Creek Area Plan land use classification of Light Industrial, thus if approved, no plan amendment would be required

**Evidentiary Hearing Item(s):**

**SPECIAL USE PERMIT CASE #21-05-GCPL-04192: Solar Collector (Principal)**

Located on the west side of Mt Hope Church Rd, approximately 1500 feet northwest from its intersection of McConnell Rd, approximately 880 acres, Guilford County Tax Parcel #116807, #116805, #116804, #116799, #120643, and #120662 zoned AG-SP, and owned by Stewart JH Family Limited Partnership.



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The petitioners are seeking a Special Use Permit to operate a Solar Collectors (Principal), subject to the submitted Site Plan along with the following proposed conditions: 1.) Along the western and southern boundaries of Parcel #120643, West River Solar will observe minimum setbacks of 125' from the nearest panel to adjoining property lines as shown on the SUP site plan submitted May 12, 2021, 2.) Along the western and southern boundaries of Parcel #120643, West River Solar will plant or preserve a minimum of 50' of vegetation for screening purposes as shown on the SUP site plan submitted May 12, 2021 and 3.) To the extent practicable, West River Solar will plant native grasses or pollinator plant species within the project footprint and install wildlife friendly fencing that meets or exceeds the standards of the National Electrical Code.

**H. Other Business**

**ELECTION OF OFFICERS FOR 2021**

Vice Chair

- I. **Recess meeting until Thursday, June 10, 2021 at 6:30 pm (see attached Virtual Meeting & Public Hearing Procedures)**