



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Special Meeting Agenda

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

July 15, 2021

6:00 PM

A. Roll Call

B. Agenda Amendments

C. Rules and Procedures

D. Old Business: Voting on the following cases for which the Public Hearings were held on July 14, 2021

REZONING CASE #21-06-GCPL-05007: AG to RS-40 622 Plainfield Rd

Located on the north side of Plainfield Rd, approximately 3000 feet east from its intersection of Lake Brandt Rd, approximately 130.36 acres, Guilford County Tax Parcel #137606 owned by First Acres LLC.

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

CONDITIONAL ZONING CASE #21-06-GCPL-05096: RS-30 to CZ-LI 4118 and 4116 US Hwy 29 N

Located on the east side of US Hwy 29 N, approximately 100 feet east from its intersection of Pine Cone Dr, approximately .92 acres, Guilford County Tax Parcel #126059, and #126068 owned by Highway 29 North Properties LLC.

Proposed Conditional Zoning from RS-30 to CZ-LI limited to the following uses: Includes all uses allowed in the LI District, except for the following; 1. Animal Services (Livestock) 2. Animal Services (Other) 3. Go-cart Raceway, and 4. Taxi Terminal. Conditions: N/A along with the attached Zoning Sketch Plan. No development conditions were offered by the applicant.

The proposed Conditional Zoning is inconsistent with the Northern Lakes Area Plan land use classification of Residential Single-Family, thus if approved, an area plan amendment to Light Industrial would be required.



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The parcels are in the US Highway 29 N Scenic Corridor established under Section 4.9.B of the Guilford County Unified Development Ordinance. Standards of the General requirements B.3.a (2) and (3) shall apply to the US-29 North Scenic Corridor.

E. New Business

Evidentiary Hearing Item(s):

SPECIAL USE PERMIT CASE #21-06-GCPL-05148: Special Event Venue

Located on the west side of Church St, approximately 2500 feet south from its intersection of Prima Dr, approximately 10.53 acres, Guilford County Tax Parcel #139372 zoned AG, and owned by Eddie McLaurin.

The petitioners are seeking a Special Use Permit to operate a **Special Event Venue** with associated Site Plan and subject to any conditions of approval.

F. Adjourn