

GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda

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

October 13, 2021

6:00 PM

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: September 8, 2021

D. Rules and Procedures

E. Continuance Requests

F. Old Business

G. New Business

Non-Public Hearing Item:

Public Hearing Items:

CONDITIONAL ZONING CASE #21-07-GCPL-06159: RS-40 & RS-40 MH to CZ-LI 8708 Sherfield Rd

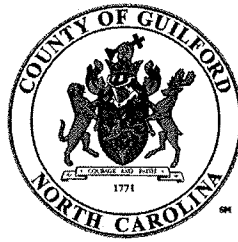
Located on the south side of W Market St, approximately 150 feet west from its intersection of S Bunker Hill Rd, Guilford County Tax Parcel #168713 is approximately 4.67 acres and is owned by Bernice Donathan.

Proposed Conditional Zoning from RS-40 & RS-40 MH to CZ-LI limited to the following **Use Conditions**: Specific uses allowed as shown in table attached to the application: (1) Homeless Shelter, (2) Place of Worship; (3) Vocational, Business or Secretarial School; (4) Daycare Centers in Residence (In-Home) (12 or Less); (5) Daycare Center (Not In-Home); (6) Emergency Services; (7) Government Office; (8) Post Office; (9) Office (General); (10) Medical or Professional Office; (11) Personal Service; (12) Advertising, Outdoor Services; (13) Bank or Finance without Drive-through; (14) Bank or Finance with Drive-through; (15) Boat Repair; (16) Building Maintenance

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Services; (17) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (18) Insurance Agency (Carriers and On-Site Claims Inspections); (19) Landscape and Horticultural Services; (20) Motion Picture Production; (21) Pest or Termite Control Services; (22) Research, Development or Testing Services; (23) Studios-Artists and Recording; (24) Automobile Rental or Leasing; (25) Automobile Repair Services; (26) Car Wash; (27) Building Supply Sales (with Storage Yard); (28) Equipment Rental and Repair, Light; (29) Garden Center or Retail Nursery; (30) Manufactured Home Sales; (31) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (32) Tire Sales; (33) Wholesale Trade-Heavy; (34) Wholesale Trade-Light; (35) Automobile Parking (Commercial); (36) Automotive Towing and Storage Services; (37) Equipment Rental and Leasing (No Outside Storage); (38) Equipment Rental and Leasing (with Outside Storage); (39) Equipment Repair, Light; (40) Truck and Utility Trailer Rental and Leasing, Light; (41) Truck Tractor and Semi-Rental and Leasing, Heavy; (42) Bus Terminal and Service Facilities; (43) Courier Service, Central Facility; (44) Courier Service Substation; (45) Moving and Storage Service; (46) Railroad Terminal or Yard; (47) Communication or Broadcasting Facility; (48) Wireless Communication Tower – Stealth Camouflage Design; (49) Wireless Communication Tower – Non-Stealth Design; (50) Small Cell Wireless Tower; (51) Radio or TV Station; (52) Utilities, Major; (53) Utilities, Minor; (54) Solar Collectors Principal; (55) Taxi Terminal; (56) Utility Company Office; (57) Utility Equipment and Storage Yards; (58) Warehouse (General Storage, Enclosed); (59) Warehouse (Self-Storage); (60) Welding Shops; and (61) Manufacturing Light, and **Development Conditions:** (1) A consistent 50-foot Type A Planting Yard adjacent to residential zoned properties; (2) Maximum building area as shown on the submitted sketch plan; (3) Setbacks from front property line and along Sherfield Road and railroad ROW as shown on submitted sketch plan attached.

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.

The Conditional Zoning sketch plan for **CASE #21-07-GCPL-06159** can be viewed at <https://www.guilfordcountync.gov/home/showpublisheddocument/12392/637681087381562785>.

UDO TEXT AMENDMENTS FOR HOUSEKEEPING, MAINTENANCE, AND ADJUSTMENTS
Case #21-09-GCPL-08327

Please see Attachment 1 for specific information for additional UDO Text Amendments to those presented on Sep. 8, 2021 for housekeeping, maintenance, and adjustments to the UDO adopted Nov. 19, 2020.



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**UDO TEXT AMENDMENTS TO ARTICLE 4 PLANNED UNIT DEVELOPMENTS TO ALLOW GREATER DESIGN FLEXIBILITY INCLUDING MORE HOUSING CHOICES
Case #21-09-GCPL-08340**

Please see Attachment 2 for UDO Text Amendments to Article 4 Planned Unit Developments to allow greater design flexibility including more housing choices.

Evidentiary Hearing Item(s):

SPECIAL USE PERMIT CASE #21-08-GCPL-07160: Special Event Venue 5471 NC Hwy 150 E

Located on the north side of NC Hwy 150 E, approximately 2000 feet west from its intersection of Osceola-Ossipee Rd., this is a portion of Guilford County Tax Parcel #112749 which is approximately 16.37 ac owned by C&R Moseley.

The petitioners are seeking a Special Use Permit to operate a **Special Event Venue** subject to the associated Site Plan.

The associated site plan for **CASE #21-08-GCPL-07160** can be viewed at <https://www.guilfordcountync.gov/home/showpublisheddocument/12390/637681087374687235>.

H. Other Business

- Planning Board's DRAFT 2022 Regular Meeting Schedule

I. Adjourn