



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

December 8, 2021

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: November 10, 2021
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business

Public Hearing Items:

REZONING CASE #21-09-GCPL-08288: AGRICULTURAL (AG) To RS-30 SINGLE-FAMILY RESIDENTIAL 5800-ZZ CRUTCHFIELD FARM ROAD

Guilford County Tax Parcel #162786 is located near Crutchfield Farm Road between Oak Ridge town limits to the west, I-73 to the east, and approximately 1930 feet north of Alcorn Road right-of-way. The parcel is in the Oak Ridge Township, comprises approximately 38.18 acres, and is owned by Mark Quinn.

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

Information for **REZONING CASE #21-09-GCPL-08288** can be viewed by scrolling to the December 8, 2021 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board> or you may contact the Guilford County Planning & Development Department at 336.641.3334.



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G. New Business

Public Hearing Items:

REZONING CASE #21-10-GCPL-09132: RS-40 SINGLE-FAMILY RESIDENTIAL To AGRICULTURAL (AG) 1103, 1013, 1007-ZZ, 927, AND 929 BALES CHAPEL ROAD

Located at 1103, 1013, 1007-ZZ, 927, and 929 Bales Chapel Road, Guilford County. Corresponding Tax Parcels are 160148, 160147, 233434, 160180, and 160156, respectively, located in Jamestown Township, comprising approximately 20.45 acres. All parcels are owned by Brian Timothy Small. Brian Timothy Smalls owns the following jointly with Karen Small Spangler (Parcels 160148, 233434, 160180, and 160156); with Christopher Douglas Small (Parcel 160147).

The proposed Rezoning is from RS-40 Single-family Residential to Agricultural (AG).

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

Information for **REZONING CASE #21-10-GCPL-09132** can be viewed by scrolling to the December 8, 2021 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board> or you may contact the Guilford County Planning & Development Department at 336.641.3334.

CONDITIONAL ZONING CASE #21-10-GCPL-09584: CONDITIONAL ZONING – PLANNED UNIT DEVELOPMENT - MIXED (CZ-PDM) FOR CASE #30-05, AND AGRICULTURAL (AG) To CONDITIONAL ZONING – LIGHT INDUSTRIAL (CZ-LI) TAX PARCELS 116790, 116782, 116778, AND 116787 (NON-CONTIGUOUS) ON KNOX ROAD; TAX PARCELS 116784 AND 116789 ON MARLEY DRIVE; AND, TAX PARCELS 116776, 116783, AND 120423 ON BLOOMFIELD ROAD.

Located on 749, 725, 729 and 709 (non-contiguous) Knox Road; 5441 and 5437 Marley Drive; and 1074, 1076-1080, and 1036 Bloomfield Road, Guilford County Tax Parcels 116790, 116782, 116778, and 116787 (non-contiguous) on Knox Road; 116784 and 116789 on Marley Drive, and 116776, 116783, and 120423 on Bloomfield Road, comprising approximately 165.95 acres. Owned by Land Port Investments, LLC and Carroll Industrial Development US, LLC

The proposed Conditional Zoning from Planned Unit Development-Mixed Use (CZ-PDM) and Agricultural (AG), to Conditional Zoning - Light Industrial (CZ-LI), includes the following Use Condition: All uses permitted within the LI zoning district, with the exception of: (1) Go-Cart



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Raceway; (2) Cemetery or Mausoleum; and (3) Construction or Demolition Debris Landfill, Minor. No Development Conditions were proposed in the application.

The proposed Conditional Zoning is inconsistent with the Northeast Area Plan land use classification of AG Rural Residential, thus if approved a plan amendment to Light Industrial land use classification would be required.

Information for **CONDITIONAL REZONING CASE #21-10-GCPL-09584** can be viewed by scrolling to the December 8, 2021 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. The Transportation Impact Analyses can be viewed at <https://www.guilfordcountync.gov/home/showpublisheddocument/12510/637728396501800000> and <https://www.guilfordcountync.gov/home/showpublisheddocument/12512/637728396525230000> for Bloomfield Road and Knox Road, respectively, or you may contact the Guilford County Planning & Development Department at 336.641.3334.

Non-Public Hearing Items:

UDO TEXT AMENDMENT (TA) TO ARTICLE 9.3 FLOOD DAMAGE PREVENTION TA CASE #21-10-GCPL-09184

Please see Attachment for proposed text amendment to Article 9.3 Flood Damage Prevention which would allow for minor filling where needed to protect or restore natural floodplain functions, such as part of a stream channel restoration project. Other clarifications related to the prohibition of fill in the regulated floodplain, and formatting revisions to ordinance section numbering also are included in the proposed text amendment.

Information for **TEXT AMENDMENT CASE #21-10-GCPL-09184** can be viewed by scrolling to the December 8, 2021 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board> or you may contact the Guilford County Planning & Development Department at 336.641.3334.

H. Other Business

I. Adjourn