



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda

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

January 12, 2022

6:00 PM

- A. Roll Call**
- B. Agenda Amendments**
- C. Approval of Minutes: December 8, 2021**
- D. Rules and Procedures**
- E. Continuance Requests**
- F. Old Business**

Public Hearing Items:

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

Located at 1103, 1007-ZZ, 927, and 929 Bales Chapel Road, Guilford County. Corresponding Tax Parcels are 160148, 233434, 160180, and 160156, respectively, located in Jamestown Township, comprising approximately 5.42 acres. All parcels are owned by Brian Timothy Small. Owned jointly by Brian Timothy Smalls and Karen Small Spangler.

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 January 12, 2022 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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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 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 January 12, 2022 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.



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G. New Business

Public Hearing Items:

CONDITIONAL ZONING CASE 21-12-GCPL-10300: AGRICULTURAL (AG) AND LIMITED BUSINESS (LB) To CONDITIONAL ZONING -LIMITED BUSINESS (CZ-LB) 5904 & 5908 Church Street

Located at 5904 and 5908 Church Street, Guilford Tax Parcel Numbers 230989 and 230990 (part) respectively, approximately 208 feet north of NC Highway 150 E intersection, in Center Grove Township, comprising 1.926 acres. Owned by Buster C. Glosson.

The proposed Conditional Zoning from Agricultural (AG) and Limited Business (LB) to Conditional Zoning-Limited Business (CZ-LB) includes the following **Use Conditions**: Permitted uses shall include all uses allowed in the LB District, except for the following: (a) Cemetery or Mausoleum; and (b) Land Clearing & Inert Debris Landfill, Minor. **Proposed Development Conditions** include: Remaining portion of Lot 2 (parcel 230990) will remain zoned AG and will be combined with Lot 3 (parcel 138940 and owned by applicant) to ensure compliance with dimensional requirements of UDO. This is illustrated on the survey provided by applicant to the Guilford County Planning and Development Department.

The proposed zoning is consistent with the Northern Lakes Area Plan recommendation, which designates the intersection of Church Street and Highway 150 as a Moderate Commercial Node, thus if approved, a plan amendment would not be required.

Information for **CONDITIONAL ZONING CASE #21-12-GCPL-10300** can be viewed by scrolling to the January 12, 2022 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.

Non-Public Hearing Items:

None

H. Other Business

I. Adjourn