



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Special Meeting Agenda

Board of Commissioners' Chambers, Old County Courthouse
301 W. Market Street, 2nd Floor, Greensboro, NC 27401

January 26, 2022

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: None
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business

Public Hearing Items:

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, 120447, 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, 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, 120447, and 120423 on Bloomfield Road, comprising approximately 178.67 acres.

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



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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 26, 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.

Non-Public Hearing Items:

None

H. Other Business

I. Adjourn