



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

**Regular Meeting Agenda**

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

**March 9, 2022**

6:00 PM

**(SEE ATTACHED VIRTUAL MEETING AND IN-PERSON MEETING PROCEDURES)**

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: January 26, 2022 Special Meeting and February 9, 2022
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business

None

- G. New Business

**Non-Public Hearing Item(s):**

None

**Public Hearing Item(s):**

**EASEMENT CLOSING CASE # 21-05-GCPL-04166 Amended**

Request approval of Resolution of Intent as presented herein to close all 20-foot utility easement(s) located on Lot #s 31 (part of), 32, 33, 35, 36, 37, 39, & 40 as shown on Plat Book 32 Page 20 in Monroe Township, and located on Guilford County Tax Parcel #125757.



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**ROAD CLOSING CASE # 22-01-GCPL-00150: Groundhog Trace**

Request approval of Resolution of Intent as presented herein to close that portion of Groundhog Trace which fronts Lots 73, 74, 75, and 76, all as shown on Plat Book 148, Page 55 in Rock Creek and Greene Townships as recorded in the Register of Deeds of Guilford County, and located on Guilford County Tax Parcels 109496, 109492, 109493 and 109484, running southwest from Raccoon Run and terminating at the cul-de-sac of Groundhog Trace.

**REZONING CASE # 22-02-GCPL-00857: 5754 & 5818 LIBERTY ROAD, AG, AGRICULTURAL TO PI, PUBLIC AND INSTITUTIONAL**

Located on the west side of Liberty Road approximately 950 feet south of intersection with Cade Road, Guilford County Tax Parcels 122667 and 122825, approximately 26.95 acres. This is a request to rezone two parcels from AG to PI. Applicant: Anthony Vogt

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

**REZONING CASE # 22-02-GCPL-00876: 105 NC HIGHWAY 62 E, HB, HIGHWAY BUSINESS AND RS-40, RESIDENTIAL SINGLE-FAMILY TO RS-40, RESIDENTIAL SINGLE-FAMILY**

Located on the north side of NC Highway 62 E approximately 214 feet east of intersection of Randleman Road, Guilford County Tax Parcel 143378, approximately 1.53 acres. This is a request to Rezone a parcel from HB and RS-40 to RS-40. Applicant: Larry R. Shackelford.

The proposed Rezoning is inconsistent with the Southern Area Plan land use classification of Moderate Commercial, thus if approved, a plan amendment to extend the Agricultural land use classification to the entire parcel would be required.

**CONDITIONAL ZONING CASE # 22-02-GCPL-00917: 1766 & 1768 SCALESVILLE ROAD, AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING-RESIDENTIAL, SINGLE-FAMILY**

Located on the north side of Scalesville Road near intersection of Lake Brandt Road, Guilford County Tax Parcels 136454 and 136461, approximately 39.14 acres. This is a request to Conditionally Zone property from AG to CZ-RS-30. The applicant proposes the following Use Condition: (1) Single-family detached dwelling; and Development Conditions: (Density of properties to be limited to one unit per acre (1du/ac). Application includes an attached Sketch Plan. Applicant, Russell A. Ball for Phoenix Farms, LLC.



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

**CONDITIONAL ZONING CASE # 22-02-GCPL-00845: 8424 FAIRGROVE CHURCH ROAD, AG, AGRICULTURAL; PI, PUBLIC AND INSTITUTIONAL, RS-40, SINGLE-FAMILY RESIDENTIAL AND UN-ZONED TO CZ-RS-30, CONDITIONAL ZONING-RESIDENTIAL, SINGLE-FAMILY**

Located on the south side of Fairgrove Church Road at the southwest intersection Brooks Lake Road, part of Guilford County Tax Parcel 128427, approximately 66.76 acres. This is a request to Conditionally Zone property from partially zoned AG, PI, RS-40 and Un-zoned (approx. 11.2 acres) to CZ-RS-30. The applicant proposes the following Development Conditions: (1) 1 du/acre. No use condition is proposed, and no sketch plan was submitted with the application. Applicants: Cynthia A. Bowman Martin, Jason W. Busick, and Darwin E. Bowman.

The proposed Conditional Zoning is consistent with the Northern Lakes Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be required. The Northern Lakes Area Plan boundary and AG Rural Residential land use classification should be extended to the un-zoned portion.

**H. ELECTION OF OFFICERS FOR REMAINDER OF 2022**

Chair

Vice Chair

**I. Other Business**

**J. Adjourn**



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**VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES**

Guilford County remains committed to providing an open and transparent public process during the COVID-19 pandemic. To ensure the safety of our community and staff, this public hearing will be **open through the virtual platform, Zoom.**

THE MEETING ROOM WILL BE OPEN FOR THOSE WISHING TO APPEAR IN PERSON. **LIMITED SEATING WILL BE AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS**, WITH SOCIAL DISTANCING GUIDELINES IN PLACE.

The meeting agenda will be available for review by scrolling to the March 9, 2022 meeting date prior to the start of the meeting at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

**Virtual Regular Meeting Instructions**

Those wishing to attend the virtual meeting, may join the Zoom platform via computer, tablet or smartphone at

<https://www.zoomgov.com/j/1613056748?pwd=V1lickV3Rk92Wi90UmoxR0dtYjBoQT09>

**Meeting ID: 161 305 6748**, and, if required, entering

**Pass Code: 470766**

Login will be accessible beginning at 5:45 PM.

**Comments can be made in writing for up to 24 hours prior** to the scheduled time for the beginning of any public hearing via email to [jbaptis@guilfordcountync.gov](mailto:jbaptis@guilfordcountync.gov) or mail to Guilford County Planning & Development, Attn: Jessie Baptist, 400 W. Market Street, Greensboro, NC 27401. Your statement will be provided to the Planning Board and archived in the meeting files.