



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda

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

April 13, 2022

6:00 PM

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

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

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.

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

can be viewed by scrolling to the April 13, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

- G. New Business

Public Hearing Item(s):

REZONING CASE #22-03-GCPL-01515: 2116 MCKNIGHT MILL ROAD, PI, PUBLIC AND INSTITUTIONAL TO RS-30, RESIDENTIAL SINGLE-FAMILY

Located at 2116 McKnight Mill Road, Guilford County Tax Parcel 126566 (part), Monroe Township, is approximately 650 feet west of the southwest intersection of Minorwood Road.



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

This is a request to rezone approximately 6.953 of 12.38 total acres from PI to RS-30 which is owned by Memorial Presbyterian Church.

The proposed Rezoning is consistent with the Northeast Area Plan recommendation of AG, Rural Residential land use classification, thus if approved, no plan amendment would be required.

Information for **REZONING CASE #22-03-GCPL-01515** can be viewed by scrolling to the April 13, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

CONDITIONAL ZONING CASE #22-03-GCPL-01476: 3214 NC Highway 62 E, RS 40 MH, RESIDENTIAL SINGLE FAMILY WITH A MANUFACTURED HOME OVERLAY & AG, AGRICULTURAL TO CZ-NB, CONDITIONAL ZONING-NEIGHBORHOOD BUSINESS

Located at 3214 NC Highway 62 E, Guilford County Tax Parcel 110130, Greene Township, is approximately 3,980 feet east of the southeast intersection of Alamance Church Road comprising a total of 1.66 acres. This is a request to Conditionally Rezone said parcel from RS-40 MH and AG to CZ-NB with the following Use and Development Conditions: 1) Approve all uses consistent with Permitted Uses for the NB zoning district excluding *Athletic Fields* and *Club or Lodge*; and 2) The accessory structure is to be located no less than 35 feet from the western property line. The property is owned by Clapp Enterprises, LLC.

The proposed Conditional Zoning is in an area that is not covered by an adopted Area Plan, thus, if approved no plan amendment will be required.

Information for **CONDITIONAL ZONING CASE #22-03-GCPL-01476** can be viewed by scrolling to the April 13, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

H. Other Business

I. Adjourn



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

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 April 13, 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/1617943364?pwd=YjdkQU1kQWJUVDhNTkY3Z0RDQT09>

Meeting ID: 161 794 3364 and, if required, entering

Pass Code: 970876

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 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.