



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

June 8, 2022

6:00 PM

(SEE ATTACHED VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES)

- A. Roll Call**
- B. Agenda Amendments**
- C. Approval of Minutes: May 11, 2022**
- D. Rules and Procedures**
- E. Continuance Requests**
- F. Old Business**
- G. New Business**

Non-Public Hearing Item(s)

None

Public Hearing Item(s)

**RESOLUTION TO CLOSE A PUBLIC ROAD CASE #22-04-GCPL-02477:
CAHILL DRIVE AND KING STREET (previously referred to as Lambert Lane)**

Request adoption of resolution to close and remove from dedication a portion of Cahill Drive and all of King Street (previously referred to as Lambert Lane) which fronts Lots 22, 23-24, 25-26, 26-28, 29, 31-32, 100-101, 102, 103-105, 106-108, 109, 110, 124, 125 & PT of 124, and 126, all as shown on Plat Book 11, Page 73 in Fentress Township as recorded in the Register of Deeds of Guilford County, and located on Guilford County Tax Parcels 135258, 135259, 135263, 135265, 135266, 135267, 135268, 135269, 135270, 135271, 135272, and 135275, running south from the intersection of S. Elm-Eugene Street and Highway I-85 N and terminating approximately 700 feet north of Creston Street.

Information for **RESOLUTION TO CLOSE A PUBLIC ROAD CASE #22-04-GCPL-02477: CAHILL DRIVE AND KING STREET (previously referred to as Lambert Lane)** can be viewed by scrolling to the June 8, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board> A copy of the proposed road closing also can be found at <https://www.guilfordcountync.gov/home/showpublisheddocument/12980>

CONDITIONAL ZONING CASE CZ 22-05-GCPL-03277:

413 NC HIGHWAY 150 W; AGRICULTURAL (AG) AND RESIDENTIAL SINGLE-FAMILY (RS-40) TO CONDITIONAL ZONING-GENERAL BUSINESS (CZ-GB)

Guilford County Tax Parcel #139158, approximately 30.31 acres; located at 413 NC Highway 150 W; southwest of the intersection with NC Highway 150 W and Spencer-Dixon Road. This is a request to conditionally rezone the property from AG and RS-40 to CZ-GB. The applicant proposes the following Use Conditions: Office (General); Medical or Professional Office; Personal Service; Bank or Finance with Drive-Through; Insurance Agency; Laundromat or Dry Cleaner; Pest or Termite Control Services; Studio/Artist/Recording; Retail (General); ABC Store; Auto Supply Sales; Auto Rental or Leasing; Car Wash; Garden Center; Garden Center or Retail Nursery; Pawn Shop or Used Merchandise Store; Bakery; Bar/Private Club/Tavern; Restaurant with Drive-Through; Restaurant without Drive-Through; Wireless Communications Tower-Stealth Camouflage Design or Non-Stealth Design; Small Cell Wireless Tower. Development Conditions: 1) All buffers along the western and southern property lines of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque vegetative screen, and 2) ground signage shall be limited to one freestanding sign along any (each of two) public right-of-way frontages and such signage shall not exceed eight (8) feet in height. Property is owned by First Acres, LLC.

The proposed Conditional Zoning is generally inconsistent with the Northern Lakes Area Plan recommendation for Voluntary Agricultural District and the Light Commercial Node, thus if approved, a plan amendment to Moderate Commercial Node would be required.

Information for **CONDITIONAL ZONING CASE CZ 22-05-GCPL-03277: 413 NC HIGHWAY 150 W; AGRICULTURAL (AG) AND RESIDENTIAL SINGLE-FAMILY (RS-40) TO CONDITIONAL ZONING-GENERAL BUSINESS (CZ-GB)** can be viewed by scrolling to the June 8, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

H. Other Business

Update on Comprehensive Plan process

I. Adjourn

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 June 8, 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/1611866239?pwd=ejlzSHdZc1BhVVc3SIRqN3FXQkRKZz09>

Meeting ID: 161 186 6239 and, if required, entering

Pass Code: 765001

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.