



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

July 13, 2022

6:00 PM

(SEE ATTACHED VIRTUAL MEETING AND PUBLIC HEARING PROCEDURES)

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: June 8, 2022
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business

Public Hearing Item

CONDITIONAL ZONING CASE #22-04-GCPL-02623: 1731 ROCK CREEK DAIRY ROAD, WHITSETT. AGRICULTURAL (AG) TO CONDITIONAL ZONING-PLANNED DEVELOPMENT - RESIDENTIAL (CZ-PD-R)

Guilford County Parcel #107431, approximately 53.74 acres, is located on the east side of Rock Creek Dairy Road approximately 170 feet south of the intersection with Beechdale Court and located north of Mount Hope Church Road. This is a request to Conditionally Rezone the property from AG to CZ-PD-R. The applicant proposes the following Conditions: Single-Family Detached Dwellings (Use Condition) and Maximum 51 lots (Development Condition).

Following the May 11th Planning Board public hearing at which the item was tabled, the Applicant held a community meeting on May 26th, and as a result of input, added two further proposed Development Conditions:

Fifty (50)-foot buffer along Rock Creek Dairy Road to remain natural; and, the rule “No Parking on Any Subdivision Streets” to be included in Homeowners’ Association documents.

The application includes a Sketch Plan modified to show the two newly added conditions. The proposed Conditional Zoning is generally consistent with the Rock Creek Area Plan of Agricultural-Rural Residential (AGRR), thus if approved, no plan amendment would be required.

Information for **CONDITIONAL ZONING CASE #22-04-GCPL-02623** can be viewed by scrolling to the July 13, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

A copy of the original and revised sketch plan can be viewed at the following links:

<https://www.guilfordcountync.gov/home/showpublisheddocument/13058/637907954366909593>

<https://www.guilfordcountync.gov/home/showpublisheddocument/13052>

G. New Business

Non-Public Hearing Item(s)

RESOLUTION OF INTENT FOR EASEMENT CLOSING CASE #22-05-GCPL-03393:

Request adoption of a Resolution of Intent and to schedule a public hearing for August 10, 2022 as presented herein, to close all of four 10-foot utility easements and a 30-foot drainage maintenance utility easement, located on lots 6, 7, and 8 as shown on Plat Book 158, Page 122 and located in Monroe Township on Guilford County Tax Parcel #128107, north of Chickasha Drive and east of Shoshone Court.

Information for **RESOLUTION OF INTENT FOR EASEMENT CLOSING CASE #22-05-GCPL-03393** can be viewed by scrolling to the July 13, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

Public Hearing Item(s)

ROAD RENAMING CASE #22-06-GCPL-04250: RICHARDSONWOOD ROAD

Presently known as Richardsonwood Road located in Monroe Township and running 0.56 of a mile north from Fairgrove Church Road and terminating to the southern property line of Rockingham County Tax Parcel #138635. This is a road renaming case initiated by Government action to change the name of Richardsonwood Road to Maple Grove Drive.

Information for **ROAD RENAMING CASE #22-06-GCPL-04250: RICHARDSONWOOD ROAD** can be viewed by scrolling to the July 13, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

CONDITIONAL ZONING CASE #22-05-GCPL-03518: BRIGHTWOOD FARM (BWF) UNIFIED DEVELOPMENT PLAN (UDP) MODIFICATION, PLAT BOOK 193, PAGES 25-27; FROM CONDITIONAL ZONING-PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R) TO CONDITIONAL ZONING-PLANNED DEVELOPMENT-RESIDENTIAL (CZ-PD-R) AMENDED

This is a request to amend Conditional Zoning Case # 33-02 (approved on July 10, 2002), which established conditional zoning for the Brightwood Farm Planned Development located at the northwest intersection of Brightwood Church Road and Burlington Road and contained 512 acres. The Sketch Plan of the Brightwood Farm Unified Development Plan in Plat Book 193, Page 25 established the maximum number of dwelling units allowed in Section A at 2,034 units on 459.81 acres, of which no more than 535 may be attached dwellings, including multi-family (apartments), condominiums, townhouses, twin homes, and duplexes. The proposed amendment provides that the maximum number of total dwelling units will remain at 2,034; however, the maximum number of attached dwelling units would increase from 535 to 855 dwelling units. The additional 320 attached dwelling units would be reserved for Phases 3A, 3B, and 5A (shown on Sheet 2 of UDP Phasing Plan), which includes parcels located at 6440 and 6440 ZZ Piney Rd, 433 ZZ Gantwood Ln, 567, 581, 593 Brightwood Farm Pkwy, and a portion of 6818 Preakness Pkwy; being Guilford County Tax Parcels 107637, 105606, 107843, 105628, 106281, 106271, and part of 106272 respectively, totaling approximately 114 acres. All other conditions for the current UDP will remain unchanged.

The request is inconsistent with the Northeast Area Plan land classification of Residential Single-Family, thus if approved, a plan amendment to Mixed Use land classification to accommodate mixed-use PD-R developments with public water and sewer would be required.

Information for **CONDITIONAL ZONING CASE #22-05-GCPL-03518: BRIGHTWOOD FARM UNIFIED DEVELOPMENT PLAN MODIFICATION, PLAT BOOK 193, PAGES 25-27** can be viewed by scrolling to the July 13, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

A copy of the originally recorded and the modified Unified Development Plan can be viewed at the following links respectively:

<https://www.guilfordcountync.gov/home/showpublisheddocument/13054>

<https://www.guilfordcountync.gov/home/showpublisheddocument/13056>

H. Other Business

Comprehensive Plan Update status

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 July 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/1608330176?pwd=L1Z6MVhSMVdGeDhHUm1sVFI5cVU2QT09>

Meeting ID: 160 833 0176 and, if required, entering

Pass Code: 702601

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.