



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda

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

SEPTEMBER 14, 2022

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: August 10, 2022
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business
- None
- G. New Business

Non-Legislative Hearing Item(s)

RESOLUTION OF INTENT FOR ROAD CLOSING CASE #22-07-GCPL-05144:

Request adoption of Resolution of Intent and to schedule a legislative hearing for October 12, 2022 as presented herein, to close all of Water Oak Road which fronts Guilford County Tax Parcels 164922 and 164925, in Oak Ridge Township, running north of the intersection with Goodwill Church Road and terminating south of the intersection with Happy Hill Road. Information for **RESOLUTION OF INTENT FOR ROAD CLOSING CASE #22-07-GCPL-05144** can be viewed by scrolling to the September 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

Legislative Hearing Item(s)

REZONING CASE #22-07-GCPL-05652: R-3, RESIDENTIAL SINGLE-FAMILY (Greensboro)/ UNZONED AS OF AUGUST 29, 2022 to AG, AGRICULTURAL (Guilford County), 407 S. BUNKER HILL ROAD

Located at 407 S. Bunker Hill Road, on the east side of S. Bunker Hill Road approximately 1400 feet north of the overpass from Business I-40, Guilford County Tax Parcel #227941 (located in Morehead and Gilmer Townships) is 6.99 acres. This is a County-initiated rezoning due to de-annexation from the City of Greensboro under Session Law 2022-33, House Bill 995 effective June 30, 2022. The parcel was zoned R-3 by the City of Greensboro and will become unzoned on August 29, 2022, 60 days from the effective date of de-annexation. This request proposes an original zoning of AG under the Guilford County Unified Development Ordinance. The property owner may initiate a zoning map amendment (rezoning) at any time after the County establishes the original zoning. The property owners are Brian P. Dooley and Kris Dooley.

The proposed zoning is inconsistent with the recommendation of the Airport Area Plan. The subject parcel is within the Greensboro Proposed Annexation boundaries under the Airport Area Plan (revised in 2008). No land use designation was assigned to the area in the plan. The parcel is no longer located in the municipal boundary of Greensboro; therefore, if the proposed zoning is approved an amendment to Mixed Use Residential would be required. Information for **REZONING CASE #22-07-GCPL-05652** can be viewed by scrolling to the September 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

CONDITIONAL ZONING CASE #22-07-GCPL-05592 (EPL #22-08-PLBD-00014): 4321 S. ELM-EUGENE STREET; CONDITIONAL ZONING-LIGHT INDUSTRIAL (CZ-LI), CASE #90-85 TO CZ-LI AMENDED

Located at 4321 S. Elm-Eugene Street, Guilford County Parcel #135517 is on the east side of S. Elm-Eugene Street approximately 850 feet south of the intersection with Ritters Lake Road, in Fentress Township, with the rezoning request being approximately 1.45 acres of 8.926 total acres. The remaining acreage is within the town limits of Pleasant Garden. This Conditional Zoning request is to amend the use conditions from case #90-85 within the established CZ-LI district. The current allowed uses of the property are furniture manufacturing, related accessory activities, and furniture retail sales. The applicant proposes the inclusion of the following uses to be permitted within the CZ-LI district: Office-General, Building Maintenance Services, Landscape and Horticultural Services, Building Supply Sales (with Storage Yard), Equipment Rental and Repair-Light, Wholesale Trade-Light, Equipment Rental and Leasing (with Outside Storage), Warehouse (General Storage, Enclosed), Manufacturing-Light (Use Condition).

The proposed Conditional Zoning is conditionally consistent with the Southern Area Plan of Light Industrial (LI), thus if approved, no plan amendment would be required. Information for

CONDITIONAL ZONING CASE #22-07-GCPL-05592 (EPL #22-08-PLBD-00014) can be viewed by scrolling to the September 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the survey also is included under the **MEETING CASE INFORMATION** section at the link above.

REZONING CASE #22-08-GCPL-06007 (EPL #22-08-PLBD-00010): 4856 WOODY MILL ROAD; RS-40, RESIDENTIAL SINGLE-FAMILY, AND AG, AGRICULTURAL, TO RS-30, RESIDENTIAL SINGLE-FAMILY

Located at 4856 Woody Mill Road, on the south side of Woody Mill Road approximately 600 feet east of the intersection with Southstone Drive, in Clay Township, Guilford County Parcel #122264 is approximately 154.66 acres. The applicant requests to rezone said property from RS-40 and AG to RS-30. The property owner is The 2007 Mary McFarland Pegram Living Trust.

The proposed zoning is generally consistent with the Alamance Creek Area Plan of Conditional Residential Single-Family (CRSF), thus if approved, no plan amendment would be required. Information for **REZONING CASE #22-08-GCPL-06007 (EPL #22-08-PLBD-00010)** can be viewed by scrolling to the September 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

H. Other Business

COMPREHENSIVE PLAN UPDATE

I. Adjourn