



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda

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

October 12, 2022

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: September 14, 2022
- D. Rules and Procedures
- E. Continuance Requests

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 proposed zoning is inconsistent with the recommendation of the Airport Area Plan. The subject parcel is within the Greensboro Proposed Annexation boundary 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 October 12, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

F. Old Business

ROAD RENAMING CASE #22-06-GCPL-04250: RICHARDSONWOOD ROAD (Request to Withdraw)
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 request to withdraw the 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 October 12, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

G. New Business

Non-Legislative Hearing Item(s)

None

Legislative Hearing Item(s)

RESOLUTION TO CLOSE A PUBLIC ROAD, CASE #22-07-GCPL-05144: WATER OAK ROAD
Adoption of a resolution 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 TO CLOSE WATER OAK RD, CASE #22-07-GCPL-05144** can be viewed by scrolling to the October 12, 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 the above address under "Meeting Case Information."

REZONING CASE #22-09-PLBD-00018: FROM CZ-PD-R, CONDITIONAL ZONING-PLANNED DEVELOPMENT RESIDENTIAL (ref. CASE #22-09-GCPL-07186) TO RS-30, RESIDENTIAL SINGLE-FAMILY: 8001 BROOKS LAKE ROAD

Located at 8001 Brooks Lake Rd, on the west side of Brooks Lake Rd, approximately 3000 feet from the northwest intersection of NC Highway 150 E. This rezoning includes a portion of Guilford County Tax Parcel 128555 in Monroe Township and comprises approximately 32.18 acres
This is a request to rezone a portion of Guilford County Tax Parcel #128555 from CZ-PDR (ref. Case #20-09-GCPL-07186) to RS-30.

The proposed rezoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential (AGRR), thus if approved an Area Plan amendment will not be required.

Information for **REZONING CASE #22-09-PLBD-00018** can be viewed by scrolling to the October 12, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

CONDITIONAL ZONING CASE #22-09-PLBD-00019: FROM CZ-PD-R (ref. CASE #20-09-GCPL-07186) CONDITIONAL ZONING-PLANNED DEVELOPMENT RESIDENTIAL AND AG, AGRICULTURAL TO CZ-PD-R, PLANNED DEVELOPMENT-RESIDENTIAL, NEAR INTERSECTION OF NC HIGHWAY 150 & BROOKS LAKE ROAD

Located at 4223 NC Highway 150 E, on the north side of NC Highway 150 E, approximately 1600 feet west of its intersection with Brooks Lake Road, and includes Guilford County Tax Parcel Numbers 128232, 128263, 128236, 128235, and a portion of parcel of 128555 in Monroe Township, having an area of approximately 238.4 acres.

The request is to rezone subject parcel from CZ-PD-R (ref. Case #20-09-GCPL-07186) and AG to CZ-PD-R with the following Use Conditions: Uses shall be limited to Agricultural Maintenance Barn, Agri-tourism, Animal Services (Livestock), Animal Services (Other), Horticultural Specialties, and Single-family Detached Dwelling and the following Development Conditions: 1) Maximum number of lots will be 13; and 2) Maximum number of residential lots will be 7. The application includes a Zoning Sketch Plan for a proposed subdivision.

The proposed rezoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential (AGRR), thus if approved an Area Plan amendment will not be required.

Information for **CONDITIONAL REZONING CASE #22-09-PLBD-00019** can be viewed by scrolling to the October 12, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the associated Sketch Plan also can be found at the above address under "Meeting Case Information."

UDO TEXT AMENDMENT CASE #22-09-PLBD-00020: MAXIMUM PARKING SPACE SIZE

This Unified Development Ordinance (UDO) text amendment to Article 6, Section 6.1.1.4a(8), Table 6-1-2: Design and Dimensional Requirements, and Figure 6-1-3 Parking Stall Measurements sets the perpendicular parking (90 degree) size to a minimum and maximum width of 9 ft. wide and a minimum and maximum depth to 20 ft.

SL 2022-11 SB 372 rewrites NCGS 160D 702 (c) to add item (2) which indicates that "(c) A zoning or other development regulation shall not do any of the following...:

(2) Set a maximum parking space size larger than 9 feet wide by 20 feet long unless the parking space is designated for handicap, parallel, or diagonal parking"

This Unified Development Ordinance (UDO) text amendment to Article 6, Section 6.1.1.4a(8), Table 6-1-2: Design and Dimensional Requirements, and Figure 6-1-3 Parking Stall Measurements sets the perpendicular parking (90 degree) size to a minimum and maximum width of 9 ft. wide and a minimum and maximum depth to 20 ft.

Information for **UDO TEXT AMENDMENT CASE #22-09-PLBD-00020: MAXIMUM PARKING SPACE SIZE** can be viewed by scrolling to the October 12, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

H. Other Business

2023 Proposed Planning Board Meeting Schedule

Comprehensive Plan Update

I. Adjourn