



**GUILFORD COUNTY**  
**PLANNING AND DEVELOPMENT**  
**PLANNING BOARD**

**Regular Meeting Agenda**

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

**November 9, 2022**

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: October 12, 2022
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business

**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 November 9, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

**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 November 9, 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)**

**REZONING CASE #22-10-PLBD-00022: FROM RS-40, SINGLE-FAMILY RESIDENTIAL, AND AG, AGRICULTURAL, TO AG: 335 KNOX ROAD**

Located at 335 Knox Road approximately 1670 feet northeast of the intersection of Knox Road and Burlington Road. This rezoning includes all of Guilford County Tax Parcel #117317 in Jefferson Township and comprises approximately 0.78 acres.

This is a request to rezone all of Guilford County Tax Parcel #117317 from RS-40 and AG to AG.

The proposed rezoning is consistent with the Northeast Area Plan recommendation of Residential Single-Family (RSF) and AG, Rural Residential; thus, if approved, an Area Plan amendment will not be required.

Information for **REZONING CASE #22-09-PLBD-00022** can be viewed by scrolling to the November 9, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

**UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #22-09-PLBD-00021 TO CLARIFY AG AS A RESIDENTIAL ZONING DISTRICT IN SECTION 4.2 ZONING DISTRICTS TRANSITION, SUBSECTION A, TRANSITION TABLE, AND TO DISTINGUISH AND DEFINE THE INTENSITY OF USES BY CREATING LIGHT AND HEAVY RECREATION AND ENTERTAINMENT USE CATEGORIES IN TABLE 4.3-1, PERMITTED USE SCHEDULE, ELIMINATE OUTDOOR RECREATION AND INDOOR RECREATION USE TYPES DUE TO REDUNDANCY WITH OTHER USES, ADD NEW, SEPARATE USES FOR PAINTBALL FIELD AND BATTING CAGES (WITH BOTH USES ALLOWED IN CERTAIN ZONING DISTRICTS AS INDICATED BELOW AND WITH DEVELOPMENT STANDARDS), AMEND SECTION 5.6 (L) RECREATION VEHICLE PARK (RVP) OR CAMPSITE (WHERE REQUIRED: HB) TO ADD THE WORD "CAMPSITE" TO CORRESPOND TO THE TITLE OF THAT SECTION AND TO CLARIFY THAT STANDARDS APPLY TO CAMPSITES, AND MAKE SUBSEQUENT CHANGES TO RELATED SECTIONS 4.3, USE MATRIX; 5.6, RECREATION AND ENTERTAINMENT; AND TABLE 6-1-1, PARKING REQUIREMENTS FOR LANGUAGE CONSISTENCY.**

Staff has identified the need to distinguish uses by intensity within the Recreation and Entertainment use category in Chapter 15, Article II, Section 15-56, Subsection 4, 4.3 (A): Use Matrix, Permitted Uses (4-3), Table 4.3-1: Permitted Use Schedule. Subsequently, the changes create a Light and Heavy classification within the former Recreation and Entertainment category with uses reorganized within these new categories. Additionally, uses for Outdoor Recreation and Indoor Recreation are to be eliminated due to redundancy with other uses, and new, separate uses for Paintball Field (proposed to be allowed in the AG, RS40, HB, CP, and LI zoning districts administratively with Development Standards) and Batting Cages (proposed to be allowed in the AG, HB, LI, HI zoning districts administratively with Development Standards) are to be added and classified within Section 5.6: Recreation and Entertainment as Subsections (B) and (C). Additionally, amend Subsection 5.6 (L): Recreation Vehicle Park (RVP) or Campsite (Where Required: HB) to add the word "campsite" to correspond to the title of that section and to clarify that standards apply to campsites as well.

In order to remain consistent throughout the Ordinance, subsequent changes were also made to Section 4.3: Permitted Uses, Section 5.6: Recreation and Entertainment, and Table 6-1-1: Parking Requirements.

In addition to the changes proposed for Recreation and Entertainment, staff has identified the need to clarify that the Agricultural (AG) zoning district is, in fact, a residential zoning district, so subsequent changes have been made to the Transition Table in Section 4.2(A) to identify which districts are residential.

Information for **UDO TEXT AMENDMENT CASE #22-09-PLBD-00021** can be viewed by scrolling to the November 9, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

Proposed new text is shown **highlighted** while text proposed to be deleted is shown with ~~strikethrough~~.

Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27402.

Per S.L. 2017-210 and Guilford County Ordinance Chapter 17: Electronic Notice section 17-1(a), Guilford County is permitted to publish its legal notices on the Guilford County Electronic Legal Notices website at <https://legalnotices.guilfordcountync.gov/Default.aspx>.

#### **H. Other Business**

Comprehensive Plan Update

#### **I. Adjourn**