



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

December 14, 2022

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: November 9, 2022
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business

None
- G. New Business

Non-Legislative Hearing Item(s)

Planning Board Review and Comment (SL 2021-121 (HB489))

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #22-11-PLBD-00030

This Unified Development Ordinance (UDO) to Article 8., Section 8.5.B.2.g.1(b).iv Table referencing Development Type and Fire Apparatus Access Streets in accordance with SL 2021-121 (HB489) such that the UDO shall not require an automatic sprinkler system in one- or two-family dwelling residential developments where there are fewer than 100 dwelling units on a single public or private apparatus road with access from one direction.

As a result, Article 8, Section 8.5.B.2.g.1(b).iv Table that references Development Type, Fire Apparatus Access Streets...shall be amended accordingly.

Information for **TEXT AMENDMENT CASE #22-11-PLBD-00030** can be viewed by scrolling to the December 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

Legislative Hearing Item(s)

CONDITIONAL ZONING CASE #22-10-PLBD-00027: RS-40, RESIDENTIAL, SINGLE-FAMILY TO CZ-LB, CONDITIONAL ZONING-LIMITED BUSINESS: 5426 CHURCH STREET

Located at 5426 Church Street (Guilford County Tax Parcel #139647 in Center Grove Township), is approximately 580 feet from the southeast intersection of Archergate Road and comprises approximately 1.58 acres.

This is a request to Conditionally Zone the subject parcel from RS-40 to CZ-LB with the following:
Use Conditions: (1) Uses shall be limited to those permitted under the Business, Professional, and Personal Services Category listed as a) Office (General); b) Medical or Professional Office; c) Personal Service; d) Bank or Finance without Drive-through; and e) Insurance Agency (Carriers and On-Site Claims Inspections).

Development Conditions: 1) The existing residential structure located on the property shall remain in substantially the same form; and 2) No Drive-through use shall be permitted.

The proposed Conditional Zoning is inconsistent with the Northern Lakes Area Plan recommendation of AG, Rural Residential, thus if approved, an area plan amendment to Light Commercial (LC) is required.

Information for **CONDITIONAL REZONING CASE #22-10-PLBD-00027** can be viewed by scrolling to the December 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

CONDITIONAL ZONING CASE #22-11-PLBD-00029: RS-40, RESIDENTIAL, SINGLE-FAMILY AND AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL: METHODIST ROAD

Located along Methodist Road south of its intersection with Liberty Road (includes Guilford County Tax Parcel #s 122311, 122325, 124720, 124711, 122331, and 122310 which is split by US Highway 421 right-of-way in Clay Township) and comprises approximately 96.33 acres.

This is a request to Conditionally Zone property from RS-40 and AG to CZ-LI with the following conditions:

Use Condition: (1) The following uses shall not be permitted: a) Animal Services (Livestock); b) Animal Services (Other); c) Horticultural Specialties; d) Homeless Shelter; e) Outdoor Recreation; f) Amusement Park / Water Park/ Fairgrounds; g) Athletic Fields; h) Auditorium/ Coliseum / Stadium; i) Country Club with Golf Course; j) Go Cart Raceway; k) Golf Course; l) Shooting Range Indoor; m) Swim and Tennis Club; n) Place of Worship; o) Day Care In-Residence; p) Fraternity or Sorority; q) Boat Repair; r) Furniture Stripping or refinishing; s) Kennels or Pet Grooming; t) Landscape or Horticultural Services; u) Automobile Repair Services; v) Convenience Store with Fuel Pumps; w) Fuel Oil Sales; x) Garden Center / Nursery; y) Manufactured Home Sales; z) Motor Vehicle / Motorcycle/ RV / Boat Sales; aa) Service Station Gasoline; bb) Tire Sales cc. Cemetery / Mausoleum; dd) Truck Stop; ee) Heliport; ff) Taxi Terminal; gg) Construction or Demolition Debris Landfill, Minor; hh) Recycling Facility (Outdoor); ii) Septic Tank Services; jj) Laundry or Dry-Cleaning Plant; and kk) Welding Shop.

Development Condition: (1) All streetscape planting yards shall comply with the City of Greensboro standards for its Light Industrial (LI) zoning district (the City of Greensboro streetscape planting yard width is 10 ft. while Guilford County's streetscape planting yard width is 8 ft.).

The proposed Conditional Zoning is inconsistent with the Alamance Creek Area Plan recommendation of Mixed Use. The requested action also is inconsistent with the Liberty Road/Woody Mill Road Vicinity Small Area Plan future land use recommendations of Multi-family Residential, Multi-family Residential/Office/Institutional, and Single-family Residential. No provisions for industrial uses are shown on the Future Land Use Map of the Liberty Road/Woody Mill Road Vicinity Small Area Plan.

Information for **CONDITIONAL ZONING CASE #22-11-PLBD-00029** can be viewed by scrolling to the December 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. The City of Greensboro Streetscape Planting Yard standards also can be found in the Agenda Packet.

REZONING CASE #22-11-PLBD-00028: AG, AGRICULTURAL, TO RS-30, RESIDENTIAL: 3199 ZZ STILLWELL ROAD AND 8325 ZZ WITTY ROAD

Located at 3199 ZZ Stillwell Road and 8325 ZZ Witty Road (Tax Parcel #138839 and a portion of #136449 in Center Grove Township), is approximately 3,950 feet northeast of the intersection of Lake Brandt Road and Stillwell Road, and comprises approximately 142.476 acres.

This is a request to rezone the entirety of Guilford County Tax Parcel #138839 and an 81.22-acre portion of Tax Parcel #136449 from AG, Agricultural, to RS-30, Residential. The remaining 12.51 acres of property in the southern portion of Tax Parcel #136449 are to remain zoned AG.

The proposed rezoning is consistent with the Northern Lakes Area Plan recommendation of AG, Rural Residential; therefore, if the request is approved, no plan amendment would be required.

Information for **REZONING CASE #22-10-PLBD-00028** can be viewed by scrolling to the December 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

**CONDITIONAL ZONING CASE #22-10-PLBD-00024: FROM CZ-HI (ref. CASE #18-08-GCPL-04979)
CONDITIONAL ZONING-HEAVY INDUSTRIAL TO CZ-HI AMENDED CONDITIONAL ZONING-HEAVY
INDUSTRIAL: 2103 BISHOP ROAD**

Located at 2103 Bishop Road (Guilford County Tax Parcel #141333 in Sumner Township), south of the intersection of Bishop Road with Vermont Drive and comprising approximately 7.05 acres.

The request is to Conditionally Zone the subject parcel from CZ-HI (ref. Case #20-09-GCPL-07186) to amend the current conditions. The current Development Condition of the property is: there shall be no landfill activities on the property for the adjacent LCID and C&D landfills. The applicant proposes to remove this current Development Condition and include the following Use Condition:

1. All uses allowed in the HI zoning district shall be prohibited except solid waste transfer station and recycling facilities.

The proposed rezoning is partially consistent with the Southern Area Plan recommendation of Heavy Industrial (HI) and Light Industrial (LI), thus if approved an Area Plan amendment for the LI portion to HI will be required.

Information for **CONDITIONAL REZONING CASE #22-10-PLBD-00024** can be viewed by scrolling to the December 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

**CONDITIONAL ZONING CASE #22-10-PLBD-00023: FROM AG, AGRICULTURAL TO CZ-HI,
CONDITIONAL ZONING-HEAVY INDUSTRIAL: 2075 ZZ BISHOP ROAD**

Located at 2075 ZZ Bishop Road (Guilford County Tax Parcel #234575 in Sumner Township), approximately 100 feet from the terminus of Concord Church Road and comprises approximately 14.73 acres.

This is a request to conditionally rezone property from AG to CZ-HI with the following:

Use Conditions: Use shall be limited to C & D (Construction and Demolition (C & D) Debris) Landfill, Major and accessory uses.

Development Conditions: 1) No access to Concord Church Road except for emergency purposes; and 2) Height of the facility shall not exceed 185 feet.

The proposed rezoning is inconsistent with the Southern Area Plan recommendation of Rural Residential and Agricultural; thus, if approved, an Area Plan amendment to Heavy Industrial (HI) is required.

Information for **CONDITIONAL REZONING CASE #22-10-PLBD-00023** can be viewed by scrolling to the December 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

Evidentiary Hearing Item(s)

SPECIAL USE PERMIT CASE #22-10-PLBD-00025: CONSTRUCTION AND DEMOLITION DEBRIS LANDFILL, MAJOR AND ACCESSORY USES ON CONDITIONAL ZONING-HEAVY INDUSTRIAL (CZ-HI) ZONED PROPERTY: 2111 BISHOP ROAD

Located at 2111 Bishop Road (Guilford County Tax Parcel #141332 and includes Tax Parcel #234575 located at 2075 ZZ Bishop Road in Sumner Township) and comprises approximately 86.7 acres.

Tax Parcel #141332 is currently under a Special Use Permit (Ref Case #31-01 SP and amendment Case 18-08-GCPL-04985 SP) for a Major Land Clearing and Inert Debris (LCID) Landfill, a Major Construction and Demolition Debris (C&D) Landfill, and Sandrock Mining Operation.

This request is for a Special Use Permit for a Major Construction and Demolition Debris Landfill with the following conditions: (1) 30-foot buffer along parcels 141335 and 141366 shall remain as undisturbed vegetative buffer; and (2) Access from Concord Church Road shall be for emergency access only (not for day-to-day operations) and this access will be gated and locked; Facility height (i.e. height of landfill) shall be limited to 185 feet. Subject properties are currently zoned CZ-HI (Ref Case #30-01) and pending zoning CZ-HI (Ref Case #22-10-PLBD-00023). The request would extend the C&D landfill operation to Parcel #234575. This request includes an associated Sketch Site Plan.

Information for **SPECIAL USE PERMIT CASE #22-10-PLBD-00025** can be viewed by scrolling to the December 14, 2022 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the associated Sketch Site Plan also can be found at the above address under "Meeting Case Information."

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.

H. Other Business

Comprehensive Plan Update
Election of Chair and Vice Chair

I. Adjourn