



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

**Regular Meeting Agenda**

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

**January 11, 2023**

6:00 PM

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

**Legislative Hearing Item(s)**

**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 January 11, 2023 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 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 January 11, 2023 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 141336 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 January 11, 2023 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."

**G. New Business**

**Non-Legislative Hearing Item(s)**

None

**Legislative Hearing Item(s)**

None

**H. Other Business**

Comprehensive Plan Update

**I. Adjourn**