



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

**Regular Meeting Agenda**

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

**February 8, 2023**

6:00 PM

- A. Roll Call**
- B. Agenda Amendments**
- C. Approval of January 11, 2023 Minutes:** Forthcoming
- D. Rules and Procedures**
- E. Continuance Requests**
- F. Old Business**

**Legislative Hearing Item(s)**

**CONDITIONAL ZONING CASE #22-11-PLBD-00029: RS-40, RESIDENTIAL, SINGLE-FAMILY AND AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL [Request to Continue]**

Located along Methodist Road south of its intersection with Liberty Road (includes Guilford County Tax Parcels 122311, 122325, 124720, 124711, 122331, and 122310 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 REZONING CASE #22-11-PLBD-00029** can be viewed by scrolling to the February 8, 2023 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 #22-12-PLBD-00032: AG, AGRICULTURAL, TO RS-30, RESIDENTIAL: 8527 ZZ HUDSON-JAMES ROAD AND A 2.89-ACRE PORTION OF 8426 ZZ RUMBLEY ROAD**

Located at 8527 ZZ Hudson-James Road and 8426 ZZ Rumbley Road (Guilford County Tax Parcel #221302 and a portion of #147559 in Bruce Township), is approximately 1,660 feet south of the intersection of Rumbley Road and U.S. Highway 158 and comprises approximately 18.06 acres.

This is a request to rezone the entirety of Guilford County Tax Parcel #221302 and a 2.89-acre portion of Tax Parcel #147559 in Bruce Township, which in total comprises approximately 18.06 acres, from AG, Agricultural, to RS-30, Residential. The remaining 1.03 acres of property in the western portion of Tax Parcel #147559 are to remain zoned AG.

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

Information for **REZONING CASE #22-12-PLBD-00032** can be viewed by scrolling to the February 8, 2023, Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

**Evidentiary Hearing Item(s)**

**SPECIAL USE PERMIT CASE #22-12-PLBD-00033: Boarding House, 3-8 residents, 335 Knox Road**

Located at 335 Knox Road (Guilford County Tax Parcel #117317 in Jefferson Township), is approximately 130 feet north of the intersection of Lookout Place and comprises approximately 0.86 acres.

This is a request to consider granting a Special Use Permit for a Boarding House, 3 to 8 Residents on AG zoned property.

Information for **SPECIAL USE PERMIT CASE #22-12-PLBD-00033** can be viewed by scrolling to the February 8, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Sketch Site Plan also is included under the **MEETING CASE INFORMATION** section at the link above.

**H. Other Business**

Comprehensive Plan Update

**I. Adjourn**