



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

April 12, 2023

6:00 PM

- A. Roll Call**
- B. Agenda Amendments**
- C. Approval of Minutes:** January 11, 2023 and February 8, 2023
- D. Rules and Procedures**
- E. Continuance Requests**
- F. Old Business**

None
- G. New Business**

Legislative Hearing Item(s)

REZONING CASE #23-1-PLBD-00035: AG, AGRICULTURAL, TO LI, LIGHT INDUSTRIAL: 107 MARSHALL SMITH ROAD

Located at 107 Marshall Smith Road (Guilford County Tax Parcel #170647 in Deep River Township), the subject of this request is approximately 290 feet north of the intersection of Marshall Smith Road and W. Market Street and comprises approximately 7.37 acres.

This is a request to rezone the property from AG, Agricultural, to LI, Light Industrial.

The proposed rezoning is not consistent with the Guilford County Airport Area Plan recommendation of Mixed Use; therefore, if the request is approved, a plan amendment to Non-Residential will be required.

Information for **REZONING CASE #23-1-PLBD-00035** can be viewed by scrolling to the April 12, 2023, Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

Evidentiary Hearing Item(s)

SPECIAL USE PERMIT CASE #23-03-PLBD-00039: ENERGY SUBSTATION (MAJOR UTILITY); 1872 ANDREWS FARM RD

Located at 1872 Andrews Farm Road (Guilford County Tax Parcel #229086 in Jefferson Township) at the northwest intersection of McConnell Road and comprises approximately 12.53 acres. The subject parcel is zoned AG, Agricultural.

This is a request for approval of a Special Use Permit for an Energy Substation and the associated Sketch Site Plan. Energy substations are allowed as a Major Utility in the AG district pursuant to the Guilford County Unified Development Ordinance.

To view guidelines for Special Use Permit and quasi-judicial evidentiary proceedings please visit the following link: <https://www.guilfordcountync.gov/home/showpublisheddocument/11981/637588495341247655>

Information for **SPECIAL USE PERMIT CASE #23-03-PLBD-00039** can be viewed by scrolling to the April 12, 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

Rules and Procedures (to be presented at the meeting, no vote requested at this time)

Comprehensive Plan Update

I. Adjourn