



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

June 14, 2023

6:00 PM

- A. Roll Call**
- B. Agenda Amendments**
- C. Approval of Minutes: May 10, 2023**
- D. Rules and Procedures**
- E. Continuance Requests**
- F. Old Business**

Proposed Revised Rules & Procedures

Legislative Hearing Item(s)

REZONING CASE #23-01-PLBD-00035: AG, AGRICULTURAL, TO LI, LIGHT INDUSTRIAL: 107 MARSHALL SMITH ROAD (REQUEST TO CONTINUE UNTIL JUNE 14, 2023 REGULAR MEETING)

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 #23-01-PLBD-00035** can be viewed by scrolling to the June 14, 2023, Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

G. New Business

Legislative Hearing Item(s)

ROAD RENAMING CASE #23-05-PLBD-00045: LITTLE CHUTE LANE, GREENSBORO, 27409

Presently known as Little Chute Lane located in Bruce Township and running approximately 0.33 miles east from Northwest School Road and terminating at the northern property line of Guilford County Tax Parcel #232914.

This is a road renaming case initiated by voluntary petition of greater than 51% of the adjoining property owners to change the name of Little Chute Lane to Joseph Creek Lane.

Information for **ROAD RENAMING CASE #23-05-PLBD-00045** can be viewed by scrolling to the June 14, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-05-PLBD-00048 TO ADD SECTION 4.10, SPECIAL PURPOSE LOTS, AS REFERENCED FROM THE GUILFORD COUNTY DEVELOPMENT ORDINANCE, ARTICLE 4, SECTION 4-9: SPECIAL PURPOSE LOTS, AND TO AMEND SUBSECTION 5.14.A.2.C WITH THE CORRECT CORRESPONDING REFERENCE

Staff has identified the need to add text (Item 1) within the Unified Development Ordinance (UDO) addressing the unique development challenges with respect to street frontage, minimum lot area, internal setbacks for single projects comprised of multiple parcels, and minimum lot dimensions for lots that site family or church cemeteries, sewer lift stations, radio, television, and communication towers, and other utility uses (there is a trend toward relatively larger solar farms as the market develops) that are supportive and ancillary to the surrounding development. As demonstrated in previous iterations of Guilford County's development ordinances, such aforementioned uses (adding internal setbacks for single projects comprised of multiple parcels) will benefit from particular exceptions to Ordinance development standards. Such uses also rarely require relatively high volume of on-site traffic for maintenance. Further, these uses do not warrant the same degree of scrutiny in plan review as a heavy or light commercial or industrial use which often can be high traffic generators that necessitate greater minimum access availability.

The proposed language for Special Purpose Lots, carried from previous iterations of Guilford County's ordinance, defines what uses may be subject to Special Purpose Lots, provides a pathway for the Technical Review Committee (TRC) to determine if the proposed lot and access is sufficient. Item 2 will update the reference (change from UDO Section 4-9 to current 4.10) for Special Purpose Lots

found in Section 5.14.A.2.c. for Individual Development Standards for wireless communication towers.

Information for **UDO TEXT AMENDMENT CASE #23-05-PLBD-00048** can be viewed by scrolling to the June 14, 2023 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~~.

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-05-PLBD-00050 TO AMEND SECTION 6.1, PARKING STANDARDS, SUBSECTION D, MAXIMUM NUMBER OF SPACES PERMITTED, SUCH THAT REFERENCES TO PARKING CREDITS, COMBINED PARKING, AND LOW-IMPACT DESIGN STORMWATER POLICIES ARE REMOVED AND ARE REPLACED WITH CLEAR CRITERIA FOR AN ALTERNATIVE PARKING PLAN DERIVED FROM A PARKING ANALYSIS BY AN ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA, AS WELL AS SPECIFYING STORMWATER PROTECTION MEASURES ASSOCIATED WITH EXPANDED PARKING PER THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY STORMWATER DESIGN MANUAL

Staff has identified the need to remove one subsection entirely that is redundant in plan review, 6.1.D.1, as well as eliminate references to Section 6.1.F Parking Credits, Section 6.1.L Combined Parking Credits, and Section 9.1.F Low-Impact Design for the approval of an alternative parking plan required by Section 6.1.D to exceed one hundred seventy-five percent (175%) of the minimum number of parking spaces required in Table 6-1-1: Parking Requirements. The language within the UDO for parking credits and shared parking refer to reduction of the minimum parking requirements and are, therefore, not pertinent in plan review for instances where developers wish to exceed the maximum requirement. Also, the UDO does not enumerate standards for Low-Impact Design which can be objectively measured against submitted plans. The UDO sites a Low-Impact Design process established by in the North Carolina Stormwater Design Manual. However, the process which is sited is not finalized and marked for distribution by the North Carolina Department of Environmental Quality (NCDEQ).

The proposed language introduces three (3) exemptions from maximum parking calculations: small developments with twenty (20) or fewer spaces, parking lots which directly serve government facilities, and parking within a structure (regulated by built upon area standards). Furthermore, the language proposed for this amendment will require a parking analysis on the proposed use based on data from relevant journals or a primary study of comparable uses within the market area, Greensboro – High Point Metropolitan Statistical Area. Finally, this amendment will require appropriate stormwater controls for all additional spaces above the maximum allowable spaces.

Information for **UDO TEXT AMENDMENT CASE #23-05-PLBD-00050** can be viewed by scrolling to the June 14, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

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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

Commentaries (2) for informational purposes only

Major Subdivision Workflow – Preliminary plat may be submitted in lieu of a sketch plan

Planned Unit Development (PUD) Workflow - Unified Development Plan step incorporates the rezoning and sketch plan review

Comprehensive Plan Update

I. Adjourn