



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

July 12, 2023

6:00 PM

- A. Roll Call**
- B. Agenda Amendments**
- C. Approval of Minutes:** June 14, 2023
- D. Rules and Procedures**
- E. Continuance Requests**
- F. Old Business**

Non - 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 [see withdrawal request enclosed]

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 July 12, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

G. New Business

Legislative Hearing Item(s)

REZONING CASE #23-05-PLBD-00047: LB, LIMITED BUSINESS TO GB, GENERAL BUSINESS: 5101 YANCEYVILLE ROAD

Located at 5101 Yanceyville Road (Guilford County Tax Parcel #125339 in Monroe Township), the subject parcel is north of the intersection of Thacker Road and Yanceyville Road and comprises approximately one (1) acre.

This is a request to rezone the property from LB, Limited Business to GB, General Business.

The proposed rezoning is not consistent with the Guilford County Northern Lakes Area Plan recommendation of Light Commercial. If the request is denied, a plan amendment is not required. If the request is approved, a land use plan amendment to Moderate Commercial will be required.

Information for **REZONING CASE #23-05-PLBD-00047** can be viewed by scrolling to the July 12, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-06-PLBD-00053: AN AMENDMENT TO ARTICLE 3, SECTION 3.1.D, TABLE 3.1 DEVELOPMENT REVIEW PROCEDURES AND SECTION 3.2 PUBLIC NOTICE PROCEDURES TO MORE CLOSELY ALIGN WITH THE PUBLIC NOTICE REQUIREMENTS OF NC GENERAL STATUTES 160D FOR LEGISLATIVE AND QUASI-JUDICIAL DECISIONS

Staff has identified the need to remove unnecessary or misaligned notice requirements pursuant to NC General Statutes Chapter 160D relative to legislative and quasi-judicial decisions. **Amendments to Section 3.1.D,**

Development Review Procedures will revise Public Notice Levels required for legislative (e.g., Text Amendments and Rezoning) and quasi-judicial decisions (e.g., Special Use Permits, Variances, and Certificate of Appropriateness (COA)-Major Work); and **Amendments to Section 3.2**, Public Notice Procedures, Table 3.2 will change Electronic Notice requirement for quasi-judicial decisions (e.g., COA-Major Work, Special Use Permits, and Variances) from “Required” to “Not Required”; change the Mailed Notice requirements for Text Amendments for the Planning Board and County Board of Commissioners from “Required” to “Not Required”, change the Electronic Notice for the Planning Board for Text Amendments from “Required” to “Not Required”; and rename Level 1 Notice from “Published Notice” to “Electronic Notice”. Additionally, amend Section 3.2.C-Level 2-Mailed Notice to add “...shall certify to the Board of Commissioners or other Reviewing Authority, as applicable, that fact...” [adding “Reviewing Authority, as applicable,” text] and add text “twenty-five” that will accompany numerical 25 [days] and add parentheses. The proposed amendments are intended to mimic the notice requirements under the NC General Statutes 160D but still provide effective notice to parties directly impacted by specific development decisions and remove notice requirements that are unwarranted for specific procedures.

Proposed new text is shown **highlighted** while text proposed to be deleted is shown with ~~strikethrough~~.

Information for **UDO TEXT AMENDMENT CASE #23-05-PLBD-00053** can be viewed by scrolling to the July 12, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

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

Interest in Scheduling a Planning Board Orientation Follow-up Review Session(s)?

- Making Motions (Legislative Decisions)
- Special Use Permits (Quasi-judicial Decisions)
- Other?

Comprehensive Plan Update

I. Adjourn