



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

August 9, 2023

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: July 12, 2023
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business

Non-Legislative Hearing Item(s)

REZONING CASE #23-05-PLBD-00047: LB, LIMITED BUSINESS TO GB, GENERAL BUSINESS: 5101 YANCEYVILLE ROAD [see withdrawal request enclosed]

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>.

G. New Business

Non-Legislative Hearing Item(s)

RECOMMENDATION ON THE GREENSBORO METROPOLITAN PLANNING ORGANIZATION (MPO) 2023 THOROUGHFARE & COLLECTOR STREET PLAN

This is a request for the Planning Board to consider a recommendation on adoption of the 2023 Thoroughfare & Collector Street Plan for the Greensboro Urban Area. After the Planning Board makes its recommendation, the Plan will be forwarded to the Guilford County Board of Commissioners for adoption. It would replace the current Collector Street Plan, which was adopted by the County Board of Commissioners on August 24, 2006.

The proposed 2023 Thoroughfare and Collector Street Plan is consistent with all adopted Guilford County Area Plans.

Information for the **RECOMMENDATION ON THE GREENSBORO MPO 2023 THOROUGHFARE & COLLECTOR STREET PLAN** can be viewed by scrolling to the August 09, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the proposed 2023 Thoroughfare & Collector Street Plan and summary of changes from the Collector Street Plan adopted by the Board of Commissioners in 2006 also are included under the **MEETING CASE INFORMATION** section at the link above.

Legislative Hearing Item(s)

CONDITIONAL REZONING CASE #23-06-PLBD-00052: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL, CASES #11-05-GCPL-01897 AND #19-07-GCPL-05789 TO CZ-LI AMENDED: 4165 PLEASANT GARDEN ROAD

Located at 4165 Pleasant Garden Road (a portion of Guilford County Tax Parcel #135130 in Fentress Township), the subject parcel is northwest of the intersection of Pleasant Garden Road and Blumenthal Road and comprises approximately 8.24 acres.

This is a request to conditionally rezone the property from CZ-LI, Conditional Zoning-Light Industrial, Case #11-05-GCPL-01897 and #19-07-GCPL-05789 To CZ-LI Amended with the following conditions:

Use Condition: (1) uses of the property shall be limited to: a) Caretaker Dwelling (Accessory); b) Warehouse (self-storage); c) Office (general); d) Truck and Utility Rental and Leasing, Light.

Development Conditions: 1) Storage unit access will be allowed access 24 hour access each day of the week. 2) All outdoor lighting will be directed downward and into the interior of the property and shall include diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties. 3) The side of the buildings facing Pleasant Garden Road will be constructed of brick or

stone materials. 4) An ornamental metal fence six (6) feet high with seven (7) feet high brick columns, approximately twelve (12) feet on center, shall be constructed along the front of the property between the building and the road and on the north side of the property to a point approximately two hundred (200) feet from the front property line. An opaque fence eight (8) feet in height will be constructed around the remaining property to be rezoned and placed inside of planting yards. 5) No billboards will be permitted on the property. 6) Freestanding signage will be monument signs. 7) The eight (8) foot Street Yard along Pleasant Garden Road, from the proposed rezoning line to the north property line, and the Type "A" Planting Yard along the entire north property line and along the eastern property line to the proposed rezoning line shall be installed during this project. The eight (8) foot Street Yard along Pleasant Garden Road from the proposed rezoning line south to Blumenthal Road, the eight (8) foot Street Yard along Blumenthal Road and the Type "A" Planting Yard along the east property line from Blumenthal Road to the proposed rezoning line will be installed at the time the future development area is constructed. 8) There will be an additional eight (8) foot Planting Yard added which will be planted along the decorative metal fence parallel with Pleasant Garden Road. It will consist of four (4) understory trees and seventeen (17) shrubs per one hundred (100) feet.

The proposed conditional rezoning is conditionally consistent with the Southern Area Plan recommendation of Light Industrial; therefore, if the request is approved, no plan amendment would be required.

Information for **REZONING CASE #23-06-PLBD-00052** can be viewed by scrolling to the August 09, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

CONDITIONAL REZONING CASE #23-06-PLBD-00056: 715 S CHIMNEY ROCK RD; AG, AGRICULTURAL TO CZ-LI CONDITIONAL ZONING-LIGHT INDUSTRIAL

Located at 715 S. Chimney Rock Road (Guilford County Tax Parcel #154712 in Friendship Township), the subject parcel is approximately 1,246 feet east of the intersection of Federal Drive, bordering the city limits of High Point and Greensboro, and comprises approximately 6.24 acres.

This proposed request is to conditionally rezone property from AG to CZ-LI with the following conditions:

Use Conditions- Uses of the property shall be limited to the following uses as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO): (1) Automobile Parking (Commercial); (2) Truck Stop; (3) Trucking or Freight Terminal.

Development Conditions-Development of the property shall be in accordance with the following standards and requirements in addition to those specified in the UDO: (1) A minimum 50-foot Type A Buffer shall be required along the eastern property line adjacent to the residential subdivision(s); and (2) Minimum street planting yard of 15 feet along Chimney Rock Road.

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

Information for **REZONING CASE #23-06-PLBD-00056** can be viewed by scrolling to the August 09, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

ROAD NAMING CASE #23-07-PLBD-00058 NAME THREE UNNAMED ROADWAY SEGMENTS OF THE JAMESTOWN BYPASS LOCATED WITHIN UNINCORPORATED GUILFORD COUNTY AS “JAMESTOWN PARKWAY” TO CREATE A CONTINUOUS AND CONSISTENT ROAD NAME

Located within unincorporated Guilford County, generally between Vickrey Chapel Road (SR 4228) and the eastern city limits of High Point, three (3) roadway segments of Jamestown bypass remain unnamed. These roadway segments are proposed to be named “Jamestown Parkway” for ongoing consistency of road name which will facilitate addressing, reduce congestion, and public wayfinding.

A segment passing through High Point from its eastern city limits to I-74, and two short segments passing through Jamestown in the vicinity of Dillon Road (SR 1334) and Oakdale Road (SR 1352) were named “Jamestown Parkway” by those jurisdictions, with the official name taking effect on April 26, 2023, and February 16, 2021, respectively.

The proposed request is to name the three (3) unnamed roadway segments within unincorporated Guilford County as “Jamestown Parkway” for ongoing continuity and consistency of the road name.

Information for the **ROAD NAMING CASE #23-07-PLBD-00058** can be viewed by scrolling to the August 09, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the three (3) roadway segments of Jamestown Parkway within unincorporated Guilford County also are included under the **MEETING CASE INFORMATION** section at the link above.

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

Comprehensive Plan Update

I. Adjourn