



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

September 13, 2023

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: August 9, 2023
- D. Rules and Procedures
- E. Continuance Requests
- F. Old 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 unincorporated areas within 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 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 on the **RECOMMENDATION ON THE GREENSBORO MPO 2023 THOROUGHFARE & COLLECTOR STREET PLAN** can be viewed by scrolling to the September 13, 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 Map and a list and

reference map of proposed 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 northeast 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 24 hours 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 September 13, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

G. New Business

Legislative Hearing Item(s)

CONDITIONAL REZONING CASE #23-07-PLBD-00059: LB, LIMITED BUSINESS TO CZ-GB, CONDITIONALLY ZONING-GENERAL BUSINESS: 5101 YANCEYVILLE ROAD

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

This is a request to conditionally rezone the property from LB, Limited Business to CZ-GB, Conditional Zoning-General Business with the following condition:

Use Condition: (1) Uses of the property shall be limited to: a) Club or Lodge; b) Physical Fitness Center; c) Vocational, Business or Secretarial School; d) Daycare Center (Not In-Home); e) Emergency Services; f) Government Office; g) Office (General); h) Medical or Professional Office; i) Personal Service; j) Bank or Finance without Drive-through; k) Bank or Finance with Drive-through; l) Building Maintenance Services; m) Insurance Agency (Carriers and On-Site Claims Inspections); n) Laundromat or Dry Cleaner; o) Motion Picture Production; p) Pest or Termite Control Services; q) Studios-Artists and Recording; r) Retail (General); s) Convenience Store (With Gasoline Pumps); t) Equipment Rental and Repair, Light; u) Garden Center or Retail Nursery; v) Pawnshop or Used Merchandise Store; w) Bakery; x) Restaurant (With Drive-thru); y) Restaurant (Without Drive-thru); z) Equipment Rental and Leasing (No Outside Storage); aa) Equipment Repair, Light; bb) Communication or Broadcasting Facility; cc) Utility Company Office.

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

Information for **REZONING CASE #23-07-PLBD-00059** can be viewed by scrolling to the September 13, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

Evidentiary Hearing Item(s)

None

H. Other Business

Comprehensive Plan Update

I. Adjourn

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.