



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

**Regular Meeting Agenda**

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

**October 11, 2023**

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: September 13, 2023
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business  
  
None
- G. New Business

**Non-Legislative Hearing Item(s)**

**RESOLUTION OF INTENT FOR ROAD CLOSING CASE #23-09-PLBD-00061: MARION ELSIE DRIVE**

Request adoption of Resolution of Intent and to schedule a public hearing for November 8, 2023, as presented herein, to close a portion of Marion Elsie Drive which fronts Guilford County Tax Parcels 232721, 156284, 156247, 156253, 156288, and 156287, in Jamestown Township, running approximately 440 feet southeast from the intersection of Queen Alice Road and Marion Elsie Drive.

Information for **RESOLUTION OF INTENT FOR ROAD CLOSING #23-09-PLBD-00061** can be viewed by scrolling to the October 11, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

**Legislative Hearing Item(s)**

**ROAD RENAMING CASE # 23-09-PLBD-00062: WHITEROCK ROAD**

Presently known as Whiterock Road, located in Monroe Township and running 0.21 miles west and 0.05 miles east from Arvid Drive, Non-State-Owned Road #NS-99778 and terminating at the western property line of Guilford County Tax Parcel #126957. This is a road renaming case initiated by Government action to change the name of Whiterock Road to Dunstan Road.

Information for **ROAD RENAMING CASE #23-09-PLBD-00062** can be viewed by scrolling to the October 11, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

**REZONING CASE #23-08-PLBD-00060: CZ-AG (Ref. Case #5-91), CONDITIONAL ZONING-AGRICULTURAL TO AG, AGRICULTURAL: 1235 WILEY LEWIS ROAD**

Located at 1235 Wiley Lewis Road (Guilford County Tax Parcel #130940 in Fentress Township) approximately 1,581 feet west of the Oliver Hills Rd intersection and comprises approximately 6.22 acres.

This is a request to rezone CZ-AG (Ref. Case #5-91), Conditional Zoning-Agricultural to AG, Agricultural which would remove the following two conditions.

1. Uses limited to landscape and horticultural services and storage of equipment and vehicles in connection therewith (this condition while being requested to be removed also is included as one of the conditions for Special Use Permit Case #6-91 SP).
2. Voluntary compliance with requirements for landscaping and horticultural services as set forth in the Guilford County Development Ordinance in the AG zone (this condition while being requested to be removed also is included as one of the conditions for Special Use Permit Case #6-91 SP).

The Special Use Permit was approved for a landscape and horticultural service and storage of equipment and vehicles in connection therewith, with the following conditions:

1. Voluntary compliance with applicable provisions of the Guilford County Development Ordinance.
2. No lighting.
3. Hours of operation: 8:00 a.m. — 6:30 p.m., every day except Sundays.
4. All parking areas and drives must be constructed so as not to allow dust or dirt to settle on adjoining property.
5. A security gate conforming to the demolition debris landfill requirements must be installed at the entrance to the property on Wiley Lewis Road.
6. There will be no garbage brought to the site,
7. No below-ground storage of fuel. All above-ground fuel storage will comply with all applicable

storage requirements and health regulations.

8. No pesticides, herbicides, or other related chemicals to be used or stored on the property.
9. All landscape screening to be completed and approved by March 1, 1992.

A list of conditions for SUP Case #6-91 SP is attached (see letter).

The proposed rezoning is consistent with the Alamance Creek Area Plan recommendation of Residential Single-family; therefore, if the request is approved, no plan amendment would be required.

Information for **REZONING CASE #23-08-PLBD-00060** can be viewed by scrolling to the October 11, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

### **Evidentiary Hearing Item(s)**

#### **SPECIAL USE PERMIT CASE #23-02-PLBD-00038: MAJOR LAND CLEARING INERT DEBRIS (LCID) LANDFILL: 5233 MCLEANSVILLE ROAD**

Located at 5233 McLeansville Road (Guilford County Tax Parcel #119692 in Jefferson Township), approximately 3,200 feet northeast of the intersection of Burlington Road and comprises approximately 121.91 acres. Subject parcel is zoned AG, Agricultural.

This is a request to approve a Special Use Permit (SUP) for a Major LCID with the proposed development conditions listed below. The proposed SUP site plan amends the current SUP site plan to expand the limits of the LCID Active Area. A maximum of 10 acres will be disturbed at any time for LCID operations. Proposed SUP conditions for this request include the following:

1. A copy of the construction and operating permit from NCDEQ and a copy of the recorded notice with deed book and page number will be provided.
2. A watering method will be used to keep haul road dust from leaving property.
3. Hours of operation for the Major LCID: Monday-Friday 7:30 a.m. - 5:00 p.m., closed Saturday and Sunday during summer and spring and Monday – Friday 8:00 a.m. – 4:30 p.m., closed Saturday and Sunday during the winter and fall.

This request includes a new SUP site plan which if approved, would replace the existing SUP Case #29-98-SP site plan, approved on May 13, 1998 including replacing the following conditions (an asterisk "\*" after a listed condition under SUP Case #29-98-SP indicates a revision or omission under this request):

1. A copy of the construction and operating permit from NCDENR and a copy of the recorded notice with deed book and page number will be provided.
2. A watering method will be used to keep haul road dust from leaving the property.

3. Technical Review Committee (TRC) site plan approval or conditional approval will be obtained. \*
4. Hours of operation: Monday - Friday 7:30 a.m. to 5:30 p.m.; Saturday 7:30 a.m. to 12:00 p.m.\*

Information for **SPECIAL USE PERMIT CASE #23-02-PLBD-00038** can be viewed by scrolling to the October 11, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the submitted Site Plan also is included under the **MEETING CASE INFORMATION** section at the link above.

## H. Other Business

2024 Proposed Planning Board Meeting Schedule

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.*

*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>.*