



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

December 13, 2023

6:00 PM

- A. Roll Call**
- B. Agenda Amendments**
- C. Approval of Minutes: November 8, 2023**
- D. Rules and Procedures**
- E. Continuance Requests**
- F. Old Business**

Legislative Hearing Item(s)

ROAD RENAMING CASE #23-09-PLBD-00062: WHITEROCK ROAD (TABLED AT THE OCTOBER 11, 2023 PLANNING BOARD MEETING)

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 December 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 #23-10-PLBD-00067: CZ-PD-M, CONDITIONAL ZONING PLANNED UNIT DEVELOPMENT-MIXED (REF. CASE #12-05-GCPL-02033) TO CZ-PD-M, CONDITIONAL ZONING PLANNED UNIT DEVELOPMENT-MIXED AMENDED: 1458 NC HIGHWAY 61

Located at 1458 NC Highway 61 (Guilford County Tax Parcel #220600 and a portion of #106945 in Rock Creek Township) approximately 1.52 miles southwest of Interstate 85 and comprises approximately 36.41 acres. The subject properties are within the Peacehaven Farm Planned Community.

This is a request to conditionally rezone the subject property from CZ-PD-M (Ref. Case #12-05-GCPL-02033) to CZ-PD-M Amended. This request would amend the current zoning conditions and the Peacehaven Farm Sketch Unified Development Plan approved June 13, 2012, and recorded in Plat Book 182, Page 117 of the Guilford County Register of Deeds.

The current CZ-PD-M zoning includes the following conditions:

USE(S): Care facility for physically and developmentally delayed handicapped residences and agricultural production of crops, livestock, and goods for onsite and offsite retail sales and solar facility.

CONDITION(S):

1. Permanent residents will have care provided 24 hours a day, 7 days a week.
2. Retail sales will be limited to 2,500 square feet of space.
3. Retail sales of non-agricultural products not grown or produced on-site shall not exceed forty (40) percent of the total retail sales floor area.
4. Guest residential facilities will be limited to on-site operations.

The recorded Unified Development Plan (UDP) (PB 182-117) allows up to 8 residential units and 92 beds within the Peacehaven Farm community. Other uses allowed included commercial and agricultural production. Agricultural production is not permitted in the PD-M district under the current UDO.

This requested CZ-PD-M zoning proposes the following conditions:

Use Conditions: All allowable uses within the PD-M Zoning District except Rooming House (9 or more residents), Nursing and Convalescent Home, Temporary shelter, Homeless Shelter, Country Club with Golf course, Adult Oriented Establishments, Amusement or Water parks, Fairgrounds, Auditorium, Coliseum or Stadium, Go Cart Raceway, Shooting Range (Indoor or Outdoor), Fraternity or Sorority, Hospital, Bank or Finance with or without drive-through, Insurance Agencies, Payday Loan services, Hotel, Motel, Restaurant (with drive-thru), Funeral Home, Cremation or Airport.

Care facility for physically and developmentally delayed handicapped residents, goods for onsite and offsite retail sales and solar facility will continue to be allowed. Agricultural production of crops and livestock will no longer be allowed, if approved.

Development Conditions: Permanently disabled residents requiring care 24 hours a day for 7 days a week may have care provided.

The submitted Sketch UDP Plan was reviewed by the TRC on September 5, 2023. The Sketch UDP removes the maximum number of dwelling units and commercial square footage allowed under the recorded UDP. Density requirements for single-family residential dwellings are subject to the RS-5 zoning district dimensional requirements. Density for multi-family units is limited by the minimum density requirements established under Section 4.4.D.1 of the Guilford County Unified Development Ordinance (UDO). For Density/Use, a minimum 20-foot separation shall be maintained between multi-family buildings and a minimum ten-foot building separation shall be maintained between single-family detached structures. Accessory structure separations from principal structures associated with either multi-family or single-family structures shall be as determined by appropriate building codes.

Section 4.4.D.1 of the UDO establishes no maximum to the area of commercial acreage that is allowed in the PD-M Zoning District.

While the proposed conditional rezoning is inconsistent with the Rock Creek Area Plan recommendation of AG Rural Residential updated in 2016, the County is updating its Comprehensive Plan including Area Plans and will consider feasible land use policies and/or classifications that promote housing options and existing development patterns.

Information for **CONDITIONAL REZONING CASE #23-10-PLBD-00067** can be viewed by scrolling to the December 13, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the recorded Unified Development Plan and the submitted Sketch Unified Development Plan also is included under the MEETING CASE INFORMATION section at the link above.

REZONING CASE #23-10-PLBD-00068: CZ-PD-M CONDITONAL ZONING (REF. CASE #12-05-GCPL-02033) TO AG, AGRICULTURAL: 1458 NC HIGHWAY 61

Located at 1458 NC Highway 61 (Guilford County Tax Parcel #220601 and a portion of #106945 in Rock Creek Township) approximately 1.52 miles southwest of Interstate 85 and comprises approximately 52.64 acres. The subject parcels are within the Peacehaven Farm Planned Community.

This is a request to rezone property from CZ-PD-M to AG. The current CZ-PD-M zoning includes the following conditions which will be eliminated if the AG zoning is approved:

USE(S): Care facility for physically and developmentally delayed handicapped residences and agricultural production of crops, livestock and goods for onsite and offsite retail sales and solar facility.

CONDITION(S):

1. Permanent residents will have care provided 24 hours a day, 7 days a week.
2. Retail sales will be limited to 2,500 square feet of space.
3. Retail sales of non-agricultural products not grown or produced on site shall not exceed forty (40) percent of the total retail sales floor area.
4. Guest residential facilities will be limited to on-site operations.

The proposed rezoning is consistent with the Rock Creek Area Plan recommendation of AG Rural Residential; therefore, if the request is approved, a plan amendment would not be required.

Information for **REZONING CASE #23-10-PLBD-00068** can be viewed by scrolling to the December 13, 2023, Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the submitted Sketch Plan also is included under the MEETING CASE INFORMATION section at the link above.

CONDITIONAL REZONING CASE #23-11-PLBD-00069: CZ-GB, CONDITIONAL ZONING-GENERAL BUSINESS (REF. CASE #22-05-GCPL-03277) TO CZ-GB, CONDITIONAL ZONING-GENERAL BUSINESS AMENDED: 413 NC HIGHWAY 150 W

Located at 413 NC Highway 150 W (a portion of Guilford County Tax Parcel #139158 in Center Grove Township) southwest of the intersection with NC Highway 150 W and Spencer Dixon Road and comprises approximately 4.063 acres.

This is a request to conditionally rezone a portion of the property from CZ-GB, Conditional Zoning-General Business (Ref. Case #22-05-GCPL-03277) to CZ-GB Amended by adding one (1) permitted use, Convenience Store (with Gasoline Pumps) item I to the Use Condition, and two (2) additional development conditions, items 1 and 2. The existing signage condition which allows only one sign per frontage of the whole parcel is modified by Development Condition 4. See proposed conditions below.

Use Condition: (1) Only the following uses shall be permitted: a) Medical or Professional Office; b) Personal Service; c) Bank or Finance with Drive-Through; d) Insurance Agency; e) Laundromat or Dry Cleaner; f) Pest or Termite Control Services; g) Studio/Artist/Recording; h) Retail (General); i) Auto Supply Sales; j) Auto Rental or Leasing; k) Car Wash; **l) Convenience Store (with Gasoline Pumps);** m) Garden Center or Retail Nursery; n) Used Merchandise Store; o) Bakery; p) Restaurant with Drive-Through; q) Restaurant without Drive-Through; r) Wireless Communications Tower-Stealth Camouflage Design or Non-Stealth Design; s) Small Cell Wireless Tower.

Development Conditions: 1) Required street yard plantings for the single, northeasternmost outparcel located at the corner of Spencer Dixon Road and NC Highway 150 W shall be doubled. 2) Any drive-through component located on this future single, northeasternmost outparcel located

at the corner of Spencer Dixon Rd. and NC Hwy 150 W shall be oriented away from Spencer Dixon Road. 3) All building façade materials shall consist of masonry, EIFS or similar construction, with no exposed metal. **4) The single, northeasternmost outparcel at the corner of Spencer Dixon Road and NC Hwy 150 W shall have one, singular ground sign to be located on the NC Hwy 150 W frontage.** 5) The applicant shall include an easement for sidewalk along its frontage of Spencer Dixon Road and shall pursue the possibility of a sidewalk with NCDOT on NC Hwy 150 W.

The proposed conditional rezoning is not consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential, but it is consistent with the Moderate Commercial Node; therefore, if the request is approved, a plan amendment would be required to replace the AG Rural Residential land use classification with the Moderate Commercial land use classification for Guilford County Tax Parcel #139158.

Information for **CONDITIONAL REZONING CASE #23-11-PLBD-00069** can be viewed by scrolling to the December 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.