



GUILFORD COUNTY PLANNING AND DEVELOPMENT

TECHNICAL REVIEW COMMITTEE AGENDA

Truist Building – John H. McAdoo Conference Room
201 W. Market Street, 3rd Floor, Greensboro, NC 27401
October 22, 2024

Regular Meeting

1:30 PM

A. Roll Call

B. Agenda Amendments

C. Rules and Procedures

D. Old Business

E. New Business

SPECIAL USE PERMIT CASE #24-09-PLBD-00099 (2650 JANE EDWARDS ROAD) LANDSCAPE AND HORTICULTURAL SERVICES

Located at 2650 Jane Edwards Road, Guilford County Tax Parcel #143728, approximately 1,100 feet southeast of the intersection of Drake Road and Jane Edwards Road. This is a sketch plan review related to a Special Use Permit (SUP) application for Landscape and Horticultural Services. A sketch plan associated with the SUP application must be reviewed for compliance with the standards and requirements of the Unified Development Ordinance. The property is zoned AG, Agricultural. Contact: La-Deidre Matthews, Fox Rothschild.

MAJOR SUBDIVISION CASE #24-08-SUB-00331 (6440 PINEY RD GIBSONVILLE, NC 27249) BRIGHTWOOD FARM, PHASE 3A/3B

Located at 6440 Piney Road, Guilford County Tax Parcel #107637, at the terminus of Piney Road. This is a sketch plan for a proposed 404-unit subdivision with townhomes and single-family dwellings as part of the Brightwood Farm Planned Unit Development and subject to the Unified Development Plan recorded in the Guilford County Register of Deeds Plat Book 212, Page 123. The property is zoned CZ-PDR (Case # 22-05-GCPL-03518). Contact: Tyler Wilson, BGE, Inc.

Evidentiary Hearing Item(s)

Swearing in of staff and those speaking on the case

Waiver/Variance Case #24-07-BOA-00011 (4630 Woody Mill Road)

Stephen A. Walker of Mangrove Investments, LLC (owner), for Justin Schmidt of Schmidt Family Restaurant Group, Inc. (applicant), is requesting a waiver/variance from Section 4.9.F.5, which requires sidewalks to be built along all public and private streets as part of any major subdivision of land or project proposing new non-residential, attached single-family, or multi-family development, as well as along private driveways that provide access to one or more lots or uses in the Liberty Road / Woody Mill Road Vicinity Overlay District. The property is located in Clay Township at 4630 Woody Mill Road, Guilford County Tax Parcel #124732, comprising approximately 1.4 acres and is zoned CZ-HB, Conditional Zoning–Highway Business. The applicant is requesting a waiver/variance in order to refrain from constructing a sidewalk along Woody Mill Road.

G. Other Business

H. Adjournment