



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Agenda

Blue Room, First Floor
Old Guilford County Courthouse
301 W. Market Street
Greensboro, NC 27401
June 14, 2017

Business Meeting **5:45 PM**

Regular Meeting **6:00 PM**

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: April 12, 2017

D. Rules and Procedures

E. Continuance Requests

F. Old Business

G. New Business

Non-Public Hearing Items

RESOLUTION OF INTENT ROAD CLOSING CASE #17-05-GCPL-02520

Beginning at the terminus of Short Farm Road, running approximately 375 feet east between Guilford County tax parcels #0142394 and #0142393, in Sumner Township.

RESOLUTION OF INTENT ROAD CLOSING CASE #17-05-GCPL-02522

Being approximately 125 feet of the Rockbury Road cul-de-sac as shown on Plat Book 59 Page 106, in Monroe Township.



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Public Hearing Items

REZONING CASE #17-05-GCPL-02249: RS-40 to CZ-GO-M

Located approximately 2,010 feet northeast of the intersection of Yanceyville Road & Burton Farm Road in Monroe Township. Being Guilford County Tax Parcel #0129751. Approximately 2.36 acres owned by Hannah's Haven Inc. If this case is approved, the land use specified for the subject property in the Northern Lakes Area Plan will require updating.

SPECIAL USE PERMIT CASE #17-05-GCPL-02276 Landscape/Horticultural Services

Located approximately 1,410 feet southeast of the intersection of NC Hwy 150 East & Bee Jay Road in Monroe Township. Being Guilford County Tax Parcel #0130235. Approximately 26.34 acres owned by Doris B. Fisher heirs. The petitioner is seeking a special use permit to operate a landscaping contractor business.

GUILFORD COUNTY AREA PLAN TEXT AND MAP UPDATES: CASE # 17-02-GCPL-00646

The Guilford County Planning Department is proposing text changes and map updates to the Northeast, Northwest, Northern Lakes, Southern, Southwest, Rock Creek, and Alamance Creek Area Plans. The text changes include adjustments due to updated corresponding Area Plan Land Use Map adopted in September, 2015; an Executive Summary of the plan update process; revised Land Use Definitions; and, a proposed Future Land Use Compatibility Matrix to guide land development and zoning decisions. The map updates will be presented to reflect public school locations within Guilford County.

Additionally, the Planning Department is recommending updates to the Southwest, Northeast, and Northwest, Area Plan Maps to reflect land use designation changes due to rezoning approvals throughout 2016 as described below:



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Southwest Plan

Amendment April 13, 2016; (Case#16-03-GCPL-01266) Zone change, Residential 40,000 square feet lots to Conditional Limited Office; Area Plan land use designation change, Residential to Office.

Northeast Plan

Amendment June 8, 2016; (Case#16-05-GCPL-02335) Zone change Conditional Light Industrial to Conditional Heavy Industrial; Area Plan land use designation change, Light Industrial to Heavy Industrial.

Northwest Plan

Amendment December 14, 2016; (Case#16-11-GCPL-06183) Zone change, Agricultural to Conditional Highway Business; Area Plan land use designation change, Agricultural to Moderate Commercial

These text and map amendments will be presented to the Guilford County Planning Board for recommendations to the County Board of Commissioners for final adoption.

H. Adjournment