



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Agenda

Blue Room, First Floor
Old Guilford County Courthouse
301 W. Market Street
Greensboro, NC 27401
August 14, 2019

Business Meeting 5:45 pm

Regular Meeting 6:00 pm

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: July 10, 2019

D. Rules and Procedures

E. Continuance Requests

F. Old Business

G. New Business

Public Hearing Item(s):

ROAD CLOSING CASE #19-06-GCPL-04949:

BEING that 1.41-mile portion of Bryan Boulevard SR #4464/2085 that runs from the corporate limits of the City of Greensboro to the right-of-way of I-73 in Friendship Township.

CONDITIONAL ZONING CASE #19-07-GCPL-05606:

Proposed conditional zoning from AG to CZ-RS-40 limited to the following Development Conditions: The property will be subdivided into a maximum of 37 lots for construction of single family detached residences.

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Located on the north side of Alamance Church Road at its intersection of Cathcart Road, being Guilford County Tax Parcel #110903, approximately 43.51 Acres owned by Catherine Kirkpatrick Carson Davison and Park R Davidson.

The Alamance Area Plan land use classification of Agricultural-Rural Residential is consistent with the proposed use, thus no plan amendment is requested.

CONDITIONAL ZONING CASE #19-07-GCPL-05685:

Proposed conditional zoning from AG & RS-40 to CZ-PD-R limited to the following Development Conditions: Maximum number of lots shall be 92.

Located on the east side of Church Street, approximately 3,000 feet south from its intersection of Burton Farm Road, being Guilford County Tax Parcel #228123, approximately 92.4 Acres owned by DN Heritage Properties LLC.

The Northern Lakes Area Plan land use classification of Agricultural-Rural Residential is consistent with the proposed use, thus no plan amendment is requested.

CONDITIONAL ZONING CASE #19-07-GCPL-05789:

Proposed conditional zoning from RS-40 & AG to CZ-LI limited to the following Proposed Conditions: These conditions are those previously approved at the Guilford County Planning Board meeting held on July 13, 2011 for Conditional Zoning Case #11-06-GCPL-01897.

Use Conditions: Uses to be limited to offices for Self-Storage Facility, Self-Storage Building and accessory uses. Development Conditions: 1) Storage unit access will be limited to the hours of 6:00 a.m. to 11:00 p.m. 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) No caretaker dwelling units will be permitted. 4) The side of the buildings facing Pleasant Garden Road will be constructed of brick or stone materials. 5) 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



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and placed inside of planting yards. 6) No billboards will be permitted on the property. 7) Freestanding signage will be monument signs. 8) 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. 9) 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.

Located at the northeast corner of the intersection of Pleasant Garden Road and Blumenthal Road, being a portion of Guilford County Tax Parcel #135130, approximately 5.16 Acres owned by Randall & Paulette Clark.

The Southern Area Plan land use classification of Agricultural is consistent with the proposed use, thus no plan amendment is requested.

REZONING CASE #19-07-GCPL-05786:

Proposed rezoning from RS-30 to AG.

Located on the west side of Hines Chapel Road, approximately 400 feet north from its intersection of Streamside Drive, being a portion of Guilford County Tax Parcel #113776, approximately 2.40 Acres owned by Jimmy Oakley, Jr.

The Northeast Area Plan land use classification of Residential Single-Family is consistent with the proposed use, thus no plan amendment is requested.

H. Other Business

UDO Project Update

I. Adjournment