



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Agenda

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

October 9, 2019

AMENDED

Business Meeting 5:45 pm

Regular Meeting 6:00 pm

A. Roll Call

B. Agenda Amendments: *Move REZONING CASE #19-09-GCPL-07282 and CONDITIONAL ZONING CASE #19-09-GCPL-07286 to October 30, 2019 meeting (approved rescheduling from November 13, 2019).*

C. Approval of Minutes: September 18, 2019

D. Rules and Procedures

E. Continuance Requests

F. Old Business

CONDITIONAL ZONING CASE #19-07-GCPL-05606: AG to CZ-RS-40

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.

Proposed Conditional Zoning from **AG** to **CZ-RS-40** limited to the following **Development Conditions:** The property will be subdivided



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into a maximum of 37 lots for construction of single-family detached residences.

The proposed Conditional Zoning is consistent with the Alamance Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be required.

G. New Business—

~~Public Hearing Item(s):~~

~~REZONING CASE #19-09-GCPL-07282: RS-40-MH & AG to RS-30~~

~~Located on the east side of Northwest School Road, approximately 200 feet north from its intersection of Sterlingshire Drive in Bruce Township. Being Guilford County Tax Parcel #149501 & #220681, approximately 40.73 Acres owned by Donald & Joyce Ellison and James Kellam.~~

~~The proposed Rezoning is consistent with the Airport Area Plan land use classification of Low-Density Residential, thus if approved, no plan amendment would be required.~~

~~CONDITIONAL ZONING CASE #19-09-GCPL-07286: RS-40 to CZ-LI~~

~~Located south of the intersection of Harvey Road and Riverdale Road, on the north side of Business Loop 85, in Jamestown Township. Being Guilford County Tax Parcel #161147 & the county portion of #161146, approximately 2.437 Acres owned by Ritch Face Veneer Co.~~

~~Proposed Conditional Zoning from **RS-40** to **CZ-LI** limited to the following **Use Conditions:** 1)Contractors, General Building (i.e. building, roofing, electrical); 2)Manufacturing or processing uses permitted in the LI zoning district; 3) Equipment rental and leasing (with outside storage); 4)Wholesale trade of machinery equipment and supplies; 5)Employment agency, personnel agency; 6)Educational research; 7)Warehouse (general storage, enclosed); 8)Communication and broadcasting facility and the following **Development Conditions:** 1)Headquarters and office uses to be concentrated near Interstate 85; indoor and outdoor storage and~~



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~~maintenance activities to be located away from Interstate
maintaining a well-kept appearance to passers-by.~~

~~The proposed Conditional Zoning is inconsistent with the Southwest
Area Plan land use classification of Residential Single-Family,
thus if approved, an area plan amendment to Light Industrial would
be required.~~

Non-Public Hearing Items:

RESOLUTION OF INTENT for ROAD CLOSING CASE #19-09-GCPL-07042:

Being the entirety of **Cardinal Circle** & the remaining 1,182 ft. of
Robin Road that currently ends at the intersection with Cardinal
Circle previously platted in PB 32 PG 20 in Monroe Township. The
road closure request is adjacent to Parcel # 125762.

H. Other Business

Proposed Planning Board 2020 Regular Meeting Calendar

UDO Project Update

I. Adjournment