



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

**Agenda**

John H. McAdoo Conference Room  
Third Floor, BB&T Building  
201 W. Market Street  
Greensboro, NC 27401  
**October 30, 2019**

**REVISED**

**Business Meeting      5:45 pm**

**Regular Meeting      6:00 pm**

**A. Roll Call**

**B. Agenda Amendments**

**C. Approval of Minutes:** October 9, 2019

**D. Rules and Procedures**

**E. Continuance Requests**

**F. Old Business**

**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.



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

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 2.43 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 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.

**ROAD CLOSING CASE #19-09-GCPL-07042: (SEE REQUEST FOR WITHDRAWAL)**

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.

**H. Other Business**

**UDO Project Update**

**I. Adjournment**

400 W Market Street  
Post Office Box 3427, Greensboro, North Carolina 27402  
Telephone 336-641-3334 Fax 336-641-6988