



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Agenda

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

December 11, 2019

REVISED

Business Meeting **5:45 pm**

Regular Meeting **6:00 pm**

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: October 30, 2019

D. Rules and Procedures

E. Continuance Requests

- Request to Continue Conditional Rezoning Case #19-11-GCPL-08684 (Church St.) – See Enclosed Request Letter

F. Old Business

G. New Business

Public Hearing Items:

REZONING CASE #19-10-GCPL-08109: Light Industrial (LI) to Highway Business (HB)

941 Centercrest Drive (formerly 6507 Interstate Drive)

Located on the southwest side of the intersection of Burlington Road and Centercrest Drive, being Guilford County Tax Parcel #216863, approximately 1.41 Acres owned by Cockman Family Enterprises, LLC.

The proposed Rezoning from LI to HB is consistent with the Northeast Area Plan land use classification of Mixed Use, thus if approved, no plan amendment would be required.

REZONING CASE #19-10-GCPL-08138: Residential Single-Family (RS-30) to Highway Business (HB)

7554 US Highway 29 N

Located on the east side of US Highway 29 N, approximately 3,500 feet north from its intersection of NC Highway 150 E, being Guilford County Tax Parcel #114078, approximately 2.0 Acres owned by Sal Mella and Shaina Poitevin.

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The proposed Rezoning from RS-30 to HB is inconsistent with the Northern Lakes Area Plan land use classification of AG Rural Residential, thus if approved, a plan amendment to Moderate Commercial would be required.

CONDITIONAL ZONING CASE #19-11-GCPL-08684: Residential Single-Family (RS-40) & Agricultural (AG) to Conditional Zoning-Rural Preservation (CZ-RPD) Church Street

Located on the east side of Church Street, approximately 2,000 feet north from its intersection of Ariel Farm Road, being Guilford County Tax Parcel #129264, #129266 and #139425, approximately 282.9 Acres owned by Margaret Brande, Dorcas Broadway, William & Pong Nam Gregory, Gloria Mayo, Rebecca & William Johnson, Louise Billings and Nellie & Sidney Stone.

Proposed Conditional Zoning from RS-40 & AG to CZ-RPD and limited to the following Use Conditions: Only single-family and customary accessory uses shall be allowed.

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

Evidentiary Hearing Item:

SPECIAL USE PERMIT CASE #19-11-GCPL-08693: Landscape and Horticultural Services

8414 Norcross Road

Located on the north side of Norcross Road, approximately 700 feet west from its intersection of Sandy Ridge Road, being Guilford County Tax Parcel #170660, approximately 0.85 Acres owned by Mark A. Gibson.

The petitioners are seeking a Special Use Permit to operate Landscape and Horticultural Services along with the following proposed Development Conditions: 1) The property will not be open to the public. 2) The single-family residence on the property will be used as an office for staff during normal business hours.

Non-Public Hearing Items: None

H. Other Business

UDO Project Update

ELECTION OF OFFICERS FOR 2020

Chair

Vice Chair

I. Adjournment