



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

**Regular Meeting Agenda**

Old County Courthouse – Carolyn Q. Coleman Conference Room  
301 W. Market Street, Greensboro, NC 27401

**April 09, 2025**

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** October 2, 2024 Special Meeting & March 12, 2025 Regular Meeting
- IV. **Rules and Procedures**
- V. **Continuance Requests**
- VI. **Old Business**  
  
None
- VII. **New Business**

**Non-Legislative Hearing Item(s)**

**A. RESOLUTION OF INTENT TO CLOSE A PUBLIC ROAD CASE #25-03-PLBD-00115:**

Request adoption of Resolution of Intent and to schedule a public hearing for May 14, 2025, as presented herein, to close a .11-mile section of Bishop Road, located in Sumner Township, and that runs east from its intersection with S. Holden Road fronting Guilford County Tax Parcels #141884, #141874, and #141896 and terminating at the western margin of the US Highway 220 S right-of-way.

Information for **ROAD CLOSING CASE #25-03-PLBD-00115** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

**Legislative Hearing Item(s)**

**A. RESOLUTION TO CLOSE A PUBLIC ROAD CASE #25-02-PLBD-00109: UNNAMED ROAD (OLD EXTENSION OF BETHEL CHURCH ROAD)**

Request adoption of Resolution to close and remove from dedication a portion of an unnamed road (old extension of Bethel Church Road) which fronts Guilford County Tax Parcels #117327 and #117329 in Jefferson Township and runs approximately 175 feet northwest from the intersection of Knox Road and Bethel Church Road.

Information for **ROAD CLOSING CASE #25-02-PLBD-00109** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

**B. ROAD RENAMING CASE #25-01-PLBD-00106: BAYNES FOREST LANE (PRIVATE ROAD)**

Presently known as Baynes Forest Lane, this private road is located in Fentress Township, running south of Wiley Lewis Road, along Guilford County Tax Parcels #131099, #131107, #131104, #131094, #131098 and terminating at Guilford County Tax Parcel #131078, and recorded in Plat Book 208, Page 49. This request to rename the road to Little Miss Muffin Lane is in response to a voluntary petition filed and signed by more than 51% of the property owners along the road.

Information for **ROAD RENAMING CASE #25-01-PLBD-00106** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

**C. ROAD RENAMING CASE #25-03-PLBD-00113: MCGINNIS DRIVE (PRIVATE ROAD)**

Presently known as McGinnis Drive, this private road is located in Monroe Township, running north of Scott Road, along Guilford County Tax Parcels #125619, #125608, #125627, #125638, #125639, #125625, and terminating at Guilford County Tax Parcel #125607 and recorded in Plat Book 58, Page 119. This request to rename the road to Lewis Farm Lane is in response to a voluntary petition filed and signed by more than 51% of the property owners along the road.

Information for **ROAD RENAMING CASE #25-03-PLBD-00113** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

**D. REZONING CASE #25-02-PLBD-00108: RS-40, RESIDENTIAL TO AG, AGRICULTURAL: 6178 BELLFLOWER ROAD**

Located at 6178 Bellflower Road (Guilford County Tax Parcel #101108 in Washington Township), approximately 1,007 feet south of the intersection of NC Highway 61 N and Bellflower Road and comprises approximately 7 acres.

This is a request to rezone the property from RS-40, Residential to AG, Agricultural.

The proposed rezoning is conditionally consistent with the Guilford County Northeast Area Plan recommendation of AG Rural Residential. If the request is approved, an amendment to the Northeast Area Plan will not be required.

Information for **REZONING CASE #25-02-PLBD-00108** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

**E. CONDITIONAL REZONING CASE #25-03-PLBD-00116: LO, LIMITED OFFICE AND RS-40, RESIDENTIAL TO CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL: 1008 AND 1016 NC HIGHWAY 62 E**

Located at 1008 and 1016 NC Highway 62 E (Guilford County Tax Parcels #132843 and #132892 in Fentress Township) at the corner of the intersection of NC Highway 62 E and Mason Road and comprises approximately 4.69 acres.

This proposed request is to conditionally rezone property from LO, Limited Office and RS-40, Residential to CZ-LI, Conditional Zoning-Light Industrial with the following conditions:

Use Conditions – (1) Utility Company Office, and (2) Utility Equipment & Storage Yard.

The proposed rezoning is inconsistent with the Guilford County Southern Area Plan recommendation of Agricultural and Rural Residential. If the request is approved, an amendment to Light Industrial will be required. If the rezoning is denied, an amendment to Light Commercial will be required for Parcel #132843 based on the current LO zoning.

Information for **CONDITIONAL REZONING CASE #25-03-PLBD-00116** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Proposed Permitted Uses is also included under the **MEETING CASE INFORMATION** section at the link above.

**F. CONDITIONAL REZONING CASE #25-03-PBLD-00114: AG, AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING-RESIDENTIAL: 5475 YANCEYVILLE ROAD**

Located at 5475 Yanceyville Road (Guilford County Tax Parcel #129849 in Monroe Township), approximately 2,990 feet south of the intersection of NC Highway 150 E and Yanceyville Road and comprises a portion of approximately 37.66 acres. The portion subject to rezoning fronts Oldsquaw Drive and comprises approximately 21.29 acres.

This is a request to rezone the property from AG, Agricultural to CZ-RS-40, Conditional-Zoning Residential.

The proposed conditional rezoning is generally consistent with the Guilford County Northern Lakes Area Plan recommendation of AG Rural Residential. If the request is approved, an amendment to the Northern Lakes Area Plan will not be required.

Use Conditions: Permitted uses shall include all uses allowed in RS-40 Residential Zoning District except the following, (1) Cemetery or Mausoleum.

Information for **CONDITIONAL REZONING CASE #25-03-PBLD-00114** can be viewed by scrolling to the April 09, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Proposed Permitted Uses is also included under the **MEETING CASE INFORMATION** section at the link above.

**Evidentiary Hearing Item(s)**

None

**VIII. Other Business**

**A. Comprehensive Plan Update**

**IX. Adjourn**

*Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27401.*