



**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

February 12, 2025

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** December 11, 2024, and January 8, 2025
- IV. **Rules and Procedures**
- V. **Continuance Requests**
- VI. **Old Business**

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #24-02-PLBD-00073: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL: 209 E SHERATON PARK ROAD (CONTINUED FROM NOVEMBER 13, 2024)

Located at 209 E. Sheraton Park Road (Guilford County Tax Parcel #142734 in Sumner and Fentress Township) approximately 2,923 feet east of Randleman Road and comprises approximately 48.76 acres.

This proposed request is to conditionally rezone property from AG to CZ-LI with the following conditions:

Use Conditions - Permitted uses shall include all uses allowed in the LI, Light Industrial Zoning District, **except** for the following: (1) Homeless Shelter; (2) Country Club with Golf Course; (3) Golf Course; (4) Swim and Tennis Club; (5) Amusement or Water Park, Fairgrounds; (6) Auditorium, Coliseum or Stadium; (7) Go Cart Raceway; (8) Shooting Range, Indoor; (9) Daycare Center in Residence (In-Home) 12 or less; (10) Daycare Center (Not-In-Home); (11) Fraternity or Sorority (University or College Related); (12) Bank or Finance without Drive Through; (13) Bank or Finance with Drive Through; (14) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (15) Kennels or Pet Grooming; (16) Motion Picture Production; (17) Pest or Termite Control Services; (18) Research, Development, or Testing Service; (19) Studios Artist and Recording; (20) Garden Center or Retail Nursery; (21) Manufactured Home Sales; (22) Cemetery or Mausoleum; (23) Truck Stop; (24) Beneficial Fill Area; (25) Bus Terminal and Service Facilities; (26) Taxi Terminal; (27) Construction or

Demolition Debris Landfill, Minor; (28) Land Clearing & Inert Debris Landfill, Minor; (29) Recycling Facilities, Outdoor; (30) Laundry or Dry-Cleaning Plant Laundry; (31) Dry-Cleaning Substation

Development Conditions (Amended) – (1) A vehicular connection to the Grey Bridge Neighborhood shall not be permitted, unless gated access is required by the Fire Department for emergency access; (2) All non-emergency access to the site shall be limited to Sheraton Park Road; (3) A vegetative buffer shall be provided and maintained as generally depicted in the landscape buffer concept plan attached hereto and incorporated by reference; (4) Hours of operation shall be limited to the hours between 7:00 a.m. and 6:00 p.m.

The original application, dated February 13, 2024, was continued from the April 10, 2024 Planning Board regular meeting at the applicant's request. The original application was revised on October 8, 2024, to add the abovementioned development conditions. The proposed use conditions are unchanged. A Table of Permitted Uses showing uses proposed for exclusion is attached for reference.

The proposed rezoning is inconsistent with the recommendation of Rural Residential in the Southern Area Plan. If the request is denied, a plan amendment would not be required. If the request is approved, a plan amendment to Light Industrial would be required.

Information for **CONDITIONAL REZONING CASE #24-02-PLBD-00073** can be viewed by scrolling to the February 12, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Proposed Uses is also included under the **MEETING CASE INFORMATION** section at the link above.

VII. New Business

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #24-12-PLBD-00103: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL (REF. CASE #30-85) TO CZ-LI AMENDED, CONDITIONAL ZONING-LIGHT INDUSTRIAL AMENDED: 9620 W MARKET STREET

Located at 9620 W. Market Street (Guilford County Tax Parcel #168688 in Deep River Township) approximately 1,449 feet west of the intersection of Triad Business Park Drive and W Market Street and comprises approximately 16.08 acres.

All uses permitted under LI zoning except: (1) Animal Services (Livestock); (2) Animal Services (Other); (3) Horticultural Specialties; (4) Caretaker Dwelling (Accessory); (5) Athletic Fields; (6) Physical Fitness Center; (7) Auditorium, Coliseum or Stadium; (8) Place of Worship; (9) Vocational, Business or Secretarial School; (10) Emergency Services; (11) Government Office; (12) Post Office; (13) Bank or Finance with Drive-through; (14) Bank or Finance without Drive-through; (15) Boat Repair; (16) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (17) Kennels or Pet Grooming; (18) Automobile Rental or Leasing; (19) Automobile Repair Services; (20) Convenience Store (with Gasoline Pumps); (21) Equipment Rental and Repair, Light; (22) Fuel Oil Sales; (23) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (24) Service Station, Gasoline; (25) Restaurant (Without Drive-thru); (26) Equipment Repair, Light; (27) Bus Terminal and Service Facilities; (28) Taxi Terminal; (29) Septic Tank Services; and (30) Welding Shops.

Development Conditions: None offered.

The proposed rezoning is consistent with the Airport Area Plan recommendation of Non-Residential but inconsistent with the Heart of the Triad Area Plan recommendation of Activity Center. If the requested rezoning is approved, no amendment to the Airport Area Plan will be required, but an amendment to Business Support will be required within the Heart of the Triad Area Plan.

Information for **CONDITIONAL REZONING CASE #24-11-PLBD-00103** can be viewed by scrolling to the February 12, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

B. REZONING CASE #25-01-PLBD-00104: RS-30, RESIDENTIAL TO RS-20, RESIDENTIAL: 5520 JOHN WASHINGTON ROAD

Located at 5520 John Washington Road (Guilford County Tax Parcel #112386 in Madison Township) at the end of John Washington Road and approximately 270 feet east of the intersection of Womack Drive and Leighann Road and comprises approximately 31.19 acres.

This is a request to rezone the property from RS-30, Residential to RS-20, Residential.

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 #25-01-PLBD-00104** can be viewed by scrolling to the February 12, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Sketch Plan 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.