



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda
Old Guilford County Courthouse
Carolyn Q. Coleman Conference Room
301 W. Market St., Greensboro NC 27401
April 10, 2024
6:00 PM

- A. Roll Call**
- B. Agenda Amendments**
- C. Approval of Minutes:** March 13, 2024
- D. Rules and Procedures**
- E. Continuance Requests**
- F. Old Business**

Legislative Hearing Item(s)

**REZONING CASE #24-01-PLBD-00072: AG, AGRICULTURAL TO RS-40, RESIDENTIAL:
7603 ROYSTER ROAD (CONTINUED FROM MARCH 13, 2024)**

Located at 7603 Royster Road (Guilford County Tax Parcel #138436 in Center Grove Township) approximately 2,208 feet southeast of NC Highway 150 W and comprises approximately 14.26 acres.

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

The proposed rezoning is consistent with the Northern Lakes Area Plan recommendation of AG, Rural Residential; therefore, if the request is approved, no plan amendment will be required.

Information for **REZONING CASE #24-01-PLBD-00072** can be viewed by scrolling to the April 10, 2024 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

G. New Business

Non-Legislative Hearing Item(s)

None

Legislative Hearing Item(s)

CONDITIONAL REZONING CASE #24-02-PLBD-00073: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL: 209 E SHERATON PARK ROAD

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 - None offered.

The proposed rezoning is inconsistent with the Southern Area Plan recommendation of Rural Residential. 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 **CONDITONAL REZONING CASE #24-02-PLBD-00073** can be viewed by scrolling to the April 10, 2024 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

CONDITIONAL ZONING CASE #24-02-PLBD-00074: LB, LIMITED BUSINESS TO CZ-GB, CONDITIONAL ZONING-GENERAL BUSINESS: 6000 OSCEOLA-OSSIPEE ROAD

Located at 6000 Osceola-Ossipee Road (Guilford County Tax Parcel #100966 in Washington Township) southeast of the intersection of High Rock Road and Osceola-Ossipee Road and comprises approximately 0.91 acres.

This is a request to conditionally rezone the property from LB, Limited Business to CZ-GB, Conditional Zoning - General Business, with the following conditions:

Use Condition – Uses of the property shall be limited to the following uses: (1) Automobile Repair Services; (2) Car Wash.

Development Condition – (1) The business will not operate past 8:00 PM on any day.

The proposed rezoning is inconsistent with the Guilford County Northeast Area Plan recommendation of Light Commercial. If the request is approved, a land use plan amendment to Moderate Commercial will be required.

Information for **CONDITIONAL REZONING CASE #24-02-PLBD-00074** can be viewed by scrolling to the April 10, 2024 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-06-PLBD-00053: AN AMENDMENT TO ARTICLE 3, SECTION 3.1.D, TABLE 3.1 (DEVELOPMENT REVIEW PROCEDURES), SECTION 3.2, TABLE 3.2 (PUBLIC NOTICE PROCEDURES), SECTION 3.2.A (NOTICE REQUIREMENTS), SECTION 3.2.B (LEVEL 1-PUBLISHED NOTICE), SECTION 3.2.C (LEVEL 2-MAILED NOTICE), SECTION 3.2.D (POSTED NOTICE), AND SECTION 3.2.E (ACTUAL NOTICE) TO ALIGN NOTICE REQUIREMENTS FOR TEXT AMENDMENTS WITH NCGS 160D AND LOCAL LEGISLATION SPECIFIC TO GUILFORD COUNTY

The Planning staff prepared amendments to adjust public notice requirements specified for Text Amendments under Article 3 of the County Unified Development Ordinance (Referenced as Subsection 3 in Chapter 15 of the County Code of Ordinances) consistent with G.S 160 and local legislation for Guilford County. The proposed amendments will revise Section 3.1.D, Table 3.1 to remove Level 2, Mailed Notice as required for Text Amendments, and make a technical correction to Footnote 1; revise Section 3.2, Table 3.2 to add Optional as a Type of Public Notification and change the Type of Published Notice required for the Planning Board for Text Amendments to “Optional”, change the Type of Mailed Notice and Posted Noted required for the Planning Board and Board of Commissioners to “Optional”, and make a technical correction to Footnote 2; and revise Sections 3.2.A through 3.2.D align with the statutory requirements of GS 160D and local legislation specific to Guilford County.

Text underlined indicates text to be added to the current ordinance. Text to be deleted is shown with ~~strikethrough~~.

Information for **UDO TEXT AMENDMENT CASE #23-06-PLBD-00053** can be viewed by scrolling to the April 10, 2024 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the proposed text amendment also is included under the **MEETING CASE INFORMATION** section at the link above.

Evidentiary Hearing Item(s)

None

H. Other Business

Comprehensive Plan Update

- May 2, 2024, 2PM - 5PM – Joint Steering Committee/Planning Board Meeting
- May 22, 2024, 5:30PM - 8:30PM – Planning Board Special

Both meetings will be in person and available via Zoom

I. 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 27402.