



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

NC Cooperative Extension – Agricultural Center
3309 Burlington Road, Greensboro, NC 27405

July 10, 2024

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** June 12, 2024
- IV. Rules and Procedures**
- V. Continuance Requests**
- VI. Old Business**

Adopt Order Approving Special Use Permit Case #23-07-PLBD-00057:

Pursuant to N.C.G.S. 160D-406(j), adopt Order Approving a Special Use Permit for a Major Utility (Electric Substations) under Case #23-07-PLBD-00057 for property at 1813 Youngs Mill Road, heard by the Planning Board on November 8, 2023.

Legislative Hearing Item(s)

None

VII. New Business

Non-Legislative Hearing Item(s)

None

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #24-06-PLBD-00085: AG, AGRICULTURAL AND RS-40, RESIDENTIAL TO CZ-MXU, CONDITIONAL ZONING-MIXED USE: 5618 LIBERTY ROAD AND 5805 METHODIST ROAD

Located at 5618 Liberty Road and 5805 Methodist Road (Guilford County Tax Parcels #122310 and #122325 in Clay Township) immediately south of the Liberty Road–Methodist Road intersection. The two subject parcels comprise approximately 61.54 acres in total

This is a request to conditionally rezone the subject properties from AG, Agricultural and RS-40, Residential to CZ-MXU, Conditional Zoning-Mixed Use, with the following conditions:

Use Conditions – (1) The following uses shall NOT be permitted: (a) Animal Services (Other); (b) Temporary Family Healthcare Structures; (c) Boarding House, 3-8 residents; (d) Rooming House, 9 or more residents; (e) Congregate Care Facility; (f) Group Care Facility; (g) Single Room Occupancy Residence; (h) Nursing and Convalescent Home; (i) Homeless Shelter; (j) Athletic Fields; (k) Club or Lodge; (l) Country Club with Golf Course; (m) Place of Worship; (n) Vocational, Business or Secretarial School; (o) Daycare Centers in Residence (In-Home) (12 or Less); (p) Community or Social Service Agencies; (q) Fraternity or Sorority (University or College Related); (r) Hospital; (s) Bed and Breakfast Home for 8 or Less Guest Rooms; (t) Cemetery or Mausoleum; (u) Funeral Home or Crematorium; (v) Beneficial Fill Area; (w) Courier Service Substation; (x) Heliport; (y) Communication or Broadcasting Facility; (z) Wireless Communication Tower – Non-Stealth Design; (aa) Radio or TV Station; (bb) Utility Company Office; (cc) Construction or Demolition Debris Landfill, Minor; (dd) Land Clearing & Inert Debris Landfill, Minor.

Development Conditions – (1) A minimum of 40% of the total developable land area (i.e., excluding required setbacks, buffers, open space, etc., and outside of any regulated floodplain or wetlands) shall be of residential use.

The proposed rezoning is conditionally consistent with the recommendation of Mixed Use and generally consistent with the recommendation of Moderate Commercial Node within the Alamance Creek Area Plan, and is consistent with the following goals and objectives and policies of the Liberty Road / Woody Mill Road Vicinity Small Area Plan:

- Goal C: The Liberty Road / Woody Mill Road Vicinity will develop with an integrated mix of uses, including commercial (retail and services), office/employment, institutional, and residential.
- Objective C.2: Encourage new residential units at appropriate locations and densities.
- Objective D.1: Spur redevelopment of vacant and underutilized sites.

Therefore, if the requested rezoning is approved, no amendment to the Alamance Creek Area Plan or the Liberty Road / Woody Mill Vicinity Small Area Plan will be required.

Information for **CONDITIONAL REZONING CASE #24-06-PLBD-00085** can be viewed by scrolling to the July 10, 2024 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

B. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #24-05-PLBD-00078 TO AMEND CHAPTER 15, ARTICLE 3 (PERMITS AND PROCEDURES), SUBSECTION 3.5 (B) PROCEDURES FOR SPECIFIC APPLICATIONS, ADMINISTRATIVE ADJUSTMENT, SUBSECTION 3.5 (M) REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT, AND SUBSECTION 3.5 (Q) SPECIAL USE PERMIT. THE REQUEST IS TO RENAME SUBSECTION 3.5 (B) FROM ADMINISTRATIVE ADJUSTMENT TO ADMINISTRATIVE MINOR MODIFICATION AND TO MAKE VARIOUS CHANGES TO THE LANGUAGE TO ADD SPECIFICITY AND REMOVE DISCRETIONARY DECISIONS TO BE COMPLIANT WITH N.C.G.S. 160D-703(b), ZONING DISTRICTS

Rename Unified Development Ordinance (UDO), Article 3 (referenced as Subsection 3 in the Code of Ordinances), Subsection 3.5 (B), PROCEDURES FOR SPECIFIC APPLICATIONS, ADMINISTRATIVE ADJUSTMENT, to ADMINISTRATIVE MINOR MODIFICATION to better reflect the language of N.C.G.S. 160D-703(b), Zoning Districts. Additionally, this revision reflects language in NCGS 160D-703(b) by listing Administrative Minor Modifications and associated requirements/criteria for specific development types.

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

Information for **UDO TEXT AMENDMENT CASE #24-05-PLBD-00078** can be viewed by scrolling to the July 10, 2024 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the proposed text amendment is attached and included under the **MEETING CASE INFORMATION** section at the link above.

C. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-09-PLBD-00064: AN AMENDMENT TO ARTICLE 2 (ADMINISTRATION), ARTICLE 3 (PERMITS AND PROCEDURES), AND ARTICLE 8 (SUBDIVISIONS AND INFRASTRUCTURE STANDARDS) OF THE UDO TO ADJUST ASSIGNED ADMINISTRATIVE DUTIES AND PROCEDURES FOR DEVELOPMENT REVIEW CONSISTENT WITH NC GENERAL STATUES 160D FOR LEGISLATIVE, QUASI-JUDICIAL, AND ADMINISTRATIVE DECISIONS

Staff prepared text amendments to the Guilford County Unified Development Ordinance (UDO) to Article 2, Article 3, and Article 8 (Referenced as Subsection 2, Subsection 3, and Subsection 8, respectively, in the County Code of Ordinances) that adjusts the administrative duties of the Planning Board and Technical Review Committee (TRC) in accordance with current practice and NCGS 160D. These revisions maintain and support the multi-disciplinary TRC review process supporting thoroughness of development reviews while improving efficiency and adding clarity in the development review process. Additionally, the amendment includes correction(s)

to terminology (e.g., changing public hearing to legislative hearing) for consistency with NCGS 160D.

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

Information for **UDO TEXT AMENDMENT CASE #23-09-PLBD-00064** can be viewed by scrolling to the July 10, 2024 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the proposed text amendment is attached and included under the **MEETING CASE INFORMATION** section at the link above.

D. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE # 24-06-PLBD-00087: AN AMENDMENT TO ARTICLE 12 (DEFINITION) OF THE UDO TO ESTABLISH A DEFINITION OF “PRIVATE CLUB” TO PROVIDE GUIDANCE AND CLARITY IN APPLYING USE AND DEVELOPMENT STANDARDS FOR ADMINISTERING DEVELOPMENT REVIEW

Staff prepared a text amendment to the Guilford County Unified Development Ordinance (UDO), Article 12.4, Definition that defines the term “Private Club” per A Planners Dictionary, APA 2004.

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

Information for **UDO TEXT AMENDMENT CASE #24-06-PLBD-00087** can be viewed by scrolling to the July 10, 2024 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the proposed text amendment is attached and included under the **MEETING CASE INFORMATION** section at the link above.

Evidentiary Hearing Item(s)

None

VIII. Other Business

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 27402.