



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

August 14, 2024

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** July 10, 2024
- IV. Rules and Procedures**
- V. Continuance Requests**
- VI. Old Business**

Legislative Hearing Item(s)

- A. CONDITIONAL REZONING CASE #24-04-PLBD-00077: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING–LIGHT INDUSTRIAL: 5541 MACY GROVE ROAD AND 423 FARLEY DRIVE**

This is a request to conditionally rezone the portions of Guilford County Tax Parcels #169155 and #227088 identified by the North Carolina Geodetic Survey as being within Guilford County's jurisdiction, the acreage of which is currently unknown but estimated to be approximately 15.13 acres, from AG, Agricultural to CZ-LI, Conditional Zoning-Light Industrial, with the following conditions:

Use Conditions – Uses of the property shall be limited to the following: (1) Automotive Towing and Storage Services; (2) Caretaker Dwelling.

Development Conditions – (1) To the extent that such land is in Guilford County's jurisdiction, property owner will develop a 24-36 inch berm alongside: 5529 Macy Grove Road; 465 Farley Drive; Farley Drive, between 465 Farley Drive and 417 Farley Drive; 417 Farley Drive; and 411 Farley Drive. (2) For traffic related to the use of the property as Automotive Towing and Storage Services: no more than twelve vehicles per day will enter the property, and ingress and egress will be exclusively through Macy Grove Road.

The subject parcels are located in both the Guilford County Airport Area Plan and the Heart of the Triad Area Plan. 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 Business Center. If the requested rezoning is approved, amendments to the applicable area plans will be required as follows:

Address / Parcel #	Rezone To	Airport Area Plan Consistency / Required Amendment	Heart of the Triad Consistency / Required Amendment
5541 Macy Grove Rd / 169155	CZ-LI	Consistent / No amendment required	Inconsistent / Amendment to Business Support required
423 Farley Rd / 227088	CZ-LI	Consistent / No amendment required	Inconsistent / Amendment to Business Support required

Information for **CONDITIONAL REZONING CASE #24-04-PLBD-00077** can be viewed by scrolling to the August 14, 2024 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

VII. New Business

Legislative Hearing Item(s)

A. ROAD RENAMING CASE #24-06-PLBD-00086: CLEGGSMITH ROAD

Presently known as Cleggsmith Road, this road is located in Fentress Township running approximately 0.16 miles north from Wiley Lewis Road and terminating at the northern property line of Guilford County Tax Parcel #222993. This renaming request to rename the road to Richmond Jones Lane is in response to a voluntary petition filed and signed by greater than 51% of the property owners along the road.

Information for **ROAD RENAMING CASE #24-06-PLBD-00086** can be viewed by scrolling to the August 14, 2024, Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

Evidentiary Hearing Item(s)

B. SPECIAL USE PERMIT CASE #24-05-PLBD-00084: ENERGY SUBSTATION (MAJOR UTILITY): 1872 ANDREWS FARM RD

Located at 1872 Andrews Farm Road (Guilford County Tax Parcel #229086 in Jefferson Township) at the northwest intersection of McConnell Road, this parcel comprises approximately 12.53 acres and is zoned AG, Agricultural.

This is a request for approval of a Special Use Permit for an Energy Substation and the associated sketch site plan. Energy substations are allowed as a Major Utility in the AG zoning district pursuant to the Guilford County Unified Development Ordinance.

To view guidelines for Special Use Permit and quasi-judicial evidentiary proceedings please visit the following link:

<https://www.guilfordcountync.gov/home/showpublisheddocument/11981/637588495341247655>

Information for **SPECIAL USE PERMIT CASE #24-05-PLBD-00084** can be viewed by scrolling to the August 14, 2024, Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Sketch Site Plan is also included under the MEETING CASE INFORMATION section at the link above.

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.