



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Special Meeting Agenda

Board of Commissioners Chambers
Old Guilford County Courthouse
301 W. Market Street
Greensboro, NC 27401

August 21, 2024

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Rules and Procedures**
- IV. Continuance Requests**
- V. New Business**

Legislative Hearing Item(s)

A. REZONING CASE 24-07-PLBD-00088: Summerfield De-Annexation Original Zoning

This is a County-initiated rezoning due to de-annexation from the Town of Summerfield under Session Law 2024-20, House Bill 909, effective June 30, 2024. The parcels affected by the de-annexation are Guilford County Tax Parcel #149612, 218953, 146198, 146128, 146205, 146160, 219823, 228628, 146200, 146052, 146207, 146127, 146119, 146149, 146126, 146327, 146325, 146324, 146321, 145496, 145413, 145583, 145568, 150103, 149659, 217566, 149658, 150130, 149642, 149643, 149688, 146919, 146880, 149645, 149651, 149653, 149662, 146952, 146311, 146129, and 146323. The parcels are located within Summerfield Township and comprise approximately 971.87 acres. The parcels are generally located between US I-73 and US 220, centered on Pleasant Ridge Road, Oak Ridge Road, and Brookbank Road.

This is a County-initiated rezoning due to de-annexation from the Town of Summerfield under Session Law 2024-20, House Bill 909 effective June 30, 2024. The parcels were zoned AG, Agricultural; RS, Residential; OSR, Open Space

Residential; OI, Office/Institutional; and BN, Business by the Town of Summerfield. The parcels will become unzoned, per **NCGS 160D-202(h)** and **UDO Sec 1.4.B**, after 60 days from the effective date of de-annexation if the County fails to assign an original zoning. This request proposes original zonings of:

- **RS-3, Residential** for parcel 146325;
- **RS-20, Residential** for parcels 146880, 146919, 146323 and 146327;
- **RS-30, Residential** for parcels 150103, 218953, 146321, 146129, and a portion of parcel 149612 as shown on the proposed Guilford County zoning map;
- **RS-40, Residential** for parcels 145413, 145496, 145568, 145583, 146205, 146207, and 146952;
- **GB, General Business** for parcels 149642, 149643, 149645, 149651, 149653 149688, 149658, 150130, 217566, 149659, and 149662; and
- **AG, Agricultural** for all other de-annexed parcels, including the remaining portion of parcel 149612.

The property owners may initiate a zoning map amendment (rezoning) at any time after the County establishes the original zoning.

The properties are not currently subject to any of Guilford County's area plans. If the request is approved, a land use plan amendment to the Northwest Area Plan will be required to extend the AG Rural Residential (AGRR), Single Family Residential, and Moderate Commercial (MC) land use classifications to the subject parcels. The consistency designation of the Residential Single Family land use classification would need to be updated to recognize the RS-20 and RS-3 zoning districts as generally consistent or conditionally consistent.

Information for **REZONING CASE #24-07-PLBD-00088** can be viewed by scrolling to the August 21, 2024, Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Proposed Zoning Map, Summerfield Zoning Map (before de-annexation), Comparative Zoning and Future Land Use Table and Map ID, and Table of Permitted Uses also are included under the **MEETING CASE INFORMATION** section at the link above.

VI. Other Business

None

VII. 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.



For Immediate Release: August 9, 2024

Contact: J. Leslie Bell, Planning & Development Director (336) 641-4409

VIRTUAL VIEWING OPTION
GUILFORD COUNTY PLANNING BOARD SPECIAL MEETING

AUGUST 21, 2024 @ 6 PM



The Guilford County Planning Board has scheduled a special meeting for Wednesday, August 21, 2024 at 6:00PM in the Board of Commissioners' Chambers located on the 2nd floor of the Old County Courthouse, 301 W. Market St., Greensboro, NC. The purpose of this meeting is to assign zoning to the approximately 971.87 acres of de-annexed properties previously within the Town Limits of Summerfield.

WHILE THE MEETING ROOM WILL BE OPEN FOR IN-PERSON CITIZEN AND MEDIA PARTICIPATION, CITIZENS & MEMBERS OF THE MEDIA WHO CHOOSE NOT TO ATTEND THE MEETING IN-PERSON MAY WATCH AND/OR LISTEN BY:

Visiting the Zoom platform via computer, tablet or smartphone at <https://www.zoomgov.com/j/1609200250?pwd=OapkvPSskYDx1lWydtdfOhxKIZutM6.1>, completing the webinar registration, selecting the option to join from the confirmation email prior to meeting start and choosing one of the following audio options:

- a. Use your computer, tablet or smartphone's speaker (a headset/headphones are recommended); or
- b. Select "Use Telephone" after joining the webinar, call (646) 828-7666 and enter webinar ID 160 920 0250, if required.

Please contact Aaron Calloway at acalloway@guilfordcountync.gov or (336) 641-2489 with any questions.

###