



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

October 9, 2024

6:00 PM

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

REZONING CASE #24-08-PLBD-00093: RECONSIDER THE PLANNING BOARD MOTION ON SEPTEMBER 11, 2024, TO REMAND SUMMERFIELD DE-ANNEXATION INITIAL ZONING

This is for the Planning Board to reconsider its motion on September 11, 2024, to remand the initial zoning on the Summerfield De-annexation to staff.

VII. New Business

Legislative Hearing Item(s)

A. EASEMENT CLOSING CASE #24-08-PLBD-00090: 1458 NC HWY 61 S (PEACEHAVEN FARM)

This is a request to adopt a resolution to close approximately 0.67 acres of a Water Quality Control Easement (WQCE), located on Lot 2 as shown on Plat Book 185, Page 85 and located in Rock Creek Township on Guilford County Tax Parcel #106945, approximately 1.5 miles south-southwest of the overpass of NC Highway 61 South over Interstate 85 North / 40 East.

Information for **EASEMENT CLOSING CASE #24-08-PLBD-00090** can be viewed by scrolling to the October 9, 2024 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards->

[commissions/planning-board](#). Copies of the Easement Removal Site Plan and Easement Removal Coordinates Map are also included under the **MEETING CASE INFORMATION** section at the link above.

B. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #24-09-PLBD-00097: AN AMENDMENT TO ARTICLE 4 (ZONING DISTRICTS), SECTION 4.9.F.5.c TO REQUIRE A VARIANCE BEFORE AN EXEMPTION CAN BE GRANTED TO THE SIDEWALK REQUIREMENTS UNDER THE LIBERTY ROAD/WOODY MILL ROAD VICINITY OVERLAY DISTRICT REGULATIONS

The Planning staff prepared an amendment to Article 4 (Zoning Districts) of the Guilford County Unified Development Ordinance (Referenced as Subsection 4 in Chapter 15 of the County Code of Ordinances). The amendment will modify Section 4.9.F.5.c. to remove the authority of the Technical Review Committee (TRC) to waive sidewalk requirements under the Liberty Road/Woody Mill Vicinity Overlay District Requirements and provide that any request to exempt the sidewalk requirements will be considered an application for a Variance from the Board of Adjustment pursuant to Section 3.5.W (Variance).

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

Information for **UDO TEXT AMENDMENT CASE #24-09-PLBD-00097** can be viewed by scrolling to the October 9, 2024 Regular Meeting 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.

C. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #24-09-PLBD-00098: AN AMENDMENT TO ARTICLE 3 (PERMITS AND PROCEDURES), SECTION 3.5.M AND 3.5.V TO ADJUST REQUIREMENTS TO ADOPT STATEMENTS OF PLAN CONSISTENCY, REASONABLENESS, AND PUBLIC INTEREST BY THE PLANNING BOARD AND BOARD OF COMMISSIONERS TO ALIGN WITH THE STATUTORY REQUIREMENTS OF NCGS 160D-604 AND 160D-605.

The Planning staff prepared a text to amend Section 3.5.M.4 and Section 3.5.V to adjust the requirements for the Planning Board and Board of Commissioners to adopt a statement of plan consistency and a statement of reasonableness and public interest when adopting or rejecting any zoning text or map amendment consistent with the requirements of NCGS 160D-604 and 160D-605.

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

Information for **UDO TEXT AMENDMENT CASE #24-09-PLBD-00098** can be viewed by scrolling to the October 9, 2024 Regular Meeting 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.

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 27402.