



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

Regular Meeting Agenda

Old County Courthouse – Carolyn Q. Coleman Conference Room
First Floor, 301 W Market St, Greensboro, NC 27401

August 12, 2026

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes: July 8, 2026**
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**
- VII. New Business**

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE # 26-06-PLBD-00021: RS-40, RESIDENTIAL TO CZ-LB, CONDITIONAL ZONING - LIMITED BUSINESS: 5100 OLD RANDLEMAN ROAD

The subject property is located at 5100 Old Randleman Road (Guilford County Tax Parcel #141754 in Sumner Township), located at the intersection of Old Randleman Road and Kivett Drive, and comprises approximately 1.5 acres.

This request is to conditionally rezone the subject property from RS-40, Residential to CZ-LB, Conditional Zoning - Limited Business.

Proposed Use Conditions:

Uses of the property shall be limited to the following as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO): (1) Kennels or pet grooming (2) Convenience store (with gas pumps) (3) Service station, gasoline (4) Office (5) Medical or professional office (6) Museum or art gallery (7) Bank with drive-through (8) Insurance agency (9) Retail (General) (10) Bakery (11) Bank without drive-through.

Proposed Development Conditions:

None

400 W Market St, Greensboro, NC 27401
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Telephone: 336-641-3334 | Fax: 336-641-6988

The proposed conditional rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Residential. If approved, an amendment to the Retail/Restaurant classification will be required.

The Planning Board is not limited to the proposed conditional rezoning and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-06-PLBD-00021** can be viewed by scrolling to the August 12, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

B. CONDITIONAL REZONING CASE # 26-06-PLBD-00023: AG, AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING RESIDENTIAL: 5731 COBLE CHURCH ROAD

The subject property is located at 5731 Coble Church Road (Guilford County Tax Parcel #125161 in Clay Township), approximately 4,400 feet north of the intersection of Coble Church Road and NC Highway 62 East and comprises approximately 4.43 acres.

This is a request to conditionally rezone the subject property from AG, Agricultural to CZ-RS-40, Conditional Zoning – Residential, subject to the following conditions:

Proposed Use Conditions:

Uses of the property shall be limited to the following as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO): (1) Single Family Detached Dwelling. (2) Subdivision (Major) – Residential (6 or More Lots)

Proposed Development Conditions:

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Unified Development Ordinance (UDO): (1) Not to exceed (4) lots.

The proposed conditional rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Rural Living. If approved, an amendment to the Residential classification will be required.

The Planning Board is not limited to the proposed conditional rezoning and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-06-PLBD-00023** can be viewed by scrolling to the August 12, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

C. CONDITIONAL REZONING CASE # 26-07-PLBD-00028: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING RESIDENTIAL: 568 NC HWY 62 E

The subject property is located at 568 NC Hwy 62 E (Guilford County Tax Parcel #241960 in Fentress Township), approximately 1755 feet southwest of the intersection of Hunt Road and NC Hwy 62 E, comprising a total of approximately 48.31 acres.

This is a request to conditionally rezone an approximate 32.96 acre portion of the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning - Residential, subject to the following conditions:

Proposed Use Conditions:

Uses of the property shall be limited to the following as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO): (1) Single Family Detached Dwellings. (2) Subdivision (Major) – Residential (6 or more lots). (3) Subdivision (Minor) – Residential. (4) Accessory Apartments/Dwelling Units.

Proposed Development Conditions:

None

The requested conditional rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Working Farm/Agriculture. If approved, an amendment to the Residential classification will be required.

The Planning Board is not limited to the proposed conditional rezoning and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-07-PLBD-00028** can be viewed by scrolling to the August 12, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

D. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-06-PLBD-00022: AN AMENDMENT TO ARTICLE 3 (PERMITS AND PROCEDURES) SUBSECTION 3.5.M (PROCEDURES FOR SPECIFIC APPLICATIONS - REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT) TO ADD TEXT TO ALIGN WITH NCGS 160D-601 AND CURRENT PRACTICE REGARDING REQUIRING OWNER CONSENT FOR DOWNZONING

This proposed Text Amendment amends Article 3 Permits and Procedures, Subsection 3.5.M Procedures for Specific Applications – Rezoning (Conventional & Conditional) / Map Amendment to add clarifying language to the Guilford County Unified Development Ordinance (UDO) regarding written consent being required of all affected property owners when downzoning any property consistent with NCGS 160D-601, and current departmental practice.

The underlined text is to be added.

The following amendment is proposed:

3.5 PROCEDURES FOR SPECIFIC APPLICATIONS...

M. REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT...

4. Procedure...

e. Planning Board Review and Decision

- (1) The Planning Board, after conducting a legislative hearing, shall review and provide a decision on the request.
- (2) The decision shall be one of the following:
 - (i) Adoption of the rezoning as proposed
 - (ii) Adoption of the rezoning to a zoning district designation of lesser intensity with written consent of all affected property owners.
 - (iii) Denial of the rezoning
 - (iv) Remand of the rezoning application to staff for further consideration.

Information for **TEXT AMENDMENT CASE #26-06-PLBD-00022** can be viewed by scrolling to the August 12, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

E. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-07-PLBD-00024: AN AMENDMENT TO ARTICLE 4 (ZONING DISTRICTS); SUBSECTION 4.2.1 (AG-AGRICULTURAL DISTRICT); SUBSECTION, 4.2.17 (MXU- MIXED USE DISTRICT); AND SUBSECTION 4.3 (USE MATRIX) TO ADJUST DIMENSIONAL REQUIREMENTS FOR SINGLE- AND TWO-FAMILY-DWELLINGS IN THE AG, AGRICULTURAL AND MXU, MIXED USE ZONING DISTRICTS AND ADD TWO-FAMILY DWELLINGS AS A PERMITTED USE IN THE RS-40, RESIDENTIAL DISTRICT

This proposed Text Amendment to the Guilford County Unified Development Ordinance (UDO) amends Article 4 Zoning Districts, Subsection 4.2.1 AG-Agricultural District; Subsection, 4.2.17-MXU Mixed Use District; and Subsection 4.3 Use Matrix. If approved, the amendment will align the dimensional requirements for two-family dwellings with single-family, detached dwellings in the AG district, reduce dimensional requirements for minimum lot width at the building line requirements for single-family, detached dwellings in the MXU district, and add two-family dwellings (twin homes and duplexes) as a permitted use by right in the RS-40 district.

A summary of the proposed Text Amendment is below:

- Subsection 4.2.1 (AG) – (1) Reduces the minimum lot size from 60,000 sf to 40,000 sf and minimum lot width from 200 ft to 150 ft for Two-Family Dwellings to align with the lot dimensional requirements for Single-Family, Detached Dwellings in the AG District.
- Subsection 4.2.17 (MXU) – (1) Clarifies that dimensional standards for Single-Family, Detached dwellings also apply to Two-Family dwellings in the MXU district.

Reduces Single-Family, Detached and Two-Family Dwelling minimum lot width at the building line from 50 ft to 40 ft for interior lots and reduces the minimum lot width at the building line for Single-Family, Detached and Two-Family Dwellings on corner lots from 70 ft to 50 ft in the MXU District.

- Subsection 4.3 (Use Matrix) – (1) Amends Table 4.3-1 Permitted Use Schedule to add Two-Family Dwelling (Twin Home or Duplex) as a permitted use by right in the RS-40 zoning district.

Information for **TEXT AMENDMENT CASE #26-07-PLBD-00024** can be viewed by scrolling to the August 12, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

A. ELECTION OF VICE-CHAIR

B. RECOGNITION OF BOARD MEMBER SERVICE: DAVID CRAFT

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 27401.