



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

August 13, 2025

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** July 9, 2025
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**

None
- VII. New Business**

Legislative Hearing Item(s)

A. REZONING CASE #25-06-PLBD-00125: AG, AGRICULTURAL TO RS-40, RESIDENTIAL: 6984, 6996, and 6998 SPENCER-DIXON ROAD

The subject properties are located at 6984, 6996 and 6998 Spencer-Dixon Road (Guilford County Tax Parcels #139545, #225681 and #239123 in Center Grove Township), approximately 3,800 feet south of the intersection of NC Highway 150 West and Spencer-Dixon Road, and comprise approximately 13.6 acres.

This is a request to rezone an approximate 11.6-acre portion of 6984 Spencer-Dixon Road and the remaining approximately 0.33 acres of 6996 Spencer-Dixon Road and approximately 0.23 acres of 6998 Spencer-Dixon Road from AG, Agricultural, to RS-40, Residential. The latter two parcels are currently split-zoned (two zoning designations) AG, Agricultural and RS-40, Residential.

The proposed rezoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required.

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

Information for **REZONING CASE #25-06-PLBD-00125** can be viewed by scrolling to the August 13, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Survey Map is also included under the **MEETING CASE INFORMATION** section at the link above.

B. REZONING CASE #25-07-PLBD-00126: GREENSBORO DE-ANNEXATION INITIAL ZONING OF RS-40, RESIDENTIAL: 9219 & 9223 W. MARKET STREET

Located at 9223 and 9219 W. Market Street (Guilford County Tax Parcels #100165 and #100181 in Morehead/Gilmer Township), approximately 300 feet southeast of the intersection of W. Market Street and S. Bunker Hill Road and comprises approximately 2.16 acres.

The subject properties were de-annexed from the City of Greensboro as a result of Session Law 2025-31 (House Bill 226), effective June 30, 2025. The subject properties were zoned R-3, Residential Single-Family, by the City of Greensboro and will become unzoned on August 29, 2025, 60 days from the effective date of de-annexation, if the County does not apply initial zoning to the property.

This is a request to apply an initial zoning of RS-40, Residential to the subject properties located at 9223 W. Market (Guilford County Tax Parcel #100165, PIN 7806008817) and 9219 W Market Street (Guilford County Tax Parcel #100181, PIN 7806009684). The property owner may initiate a rezoning request at any time after the County establishes initial zoning.

The proposed zoning is inconsistent with the Airport Area Plan Recommendation of Greensboro Proposed Annexation. Therefore, if the initial zoning recommendation is approved, a plan amendment to Mixed Density Residential will be required.

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

Information for **REZONING CASE #25-07-PLBD-00126** can be viewed by scrolling to the August 13, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

**C. REZONING CASE #25-07-PLBD-00127: GREENSBORO DE-ANNEXATION
INITIAL ZONING OF AG, AGRICULTURAL: 415 S. BUNKER HILL ROAD**

The subject property is located at 415 South Bunker Hill Road (Guilford County Tax Parcel #97660 in Morehead/Gilmer Township), approximately 900 feet north of the South Bunker Hill Road overpass at Interstate 40 Business, and comprises approximately 2.17 acres.

The subject property was de-annexed from the City of Greensboro as a result of Session Law 2025-31 (House Bill 226), effective June 30, 2025. The subject property was zoned R-3, Residential Single-Family, by the City of Greensboro and will become unzoned on August 29, 2025, 60 days from the effective date of de-annexation, if the County does not apply initial zoning to the property.

This is a request to apply an initial zoning of AG, Agricultural, to the subject property located at 415 (Guilford County Tax Parcel #97660, PIN 6895976475). The property owner may initiate a rezoning request at any time after the County establishes initial zoning.

The proposed zoning is inconsistent with the Airport Area Plan Recommendation of Greensboro Proposed Annexation. Therefore, if the initial zoning recommendation is approved, a plan amendment to Mixed Density Residential will be required.

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

Information for **REZONING CASE #25-07-PLBD-00127** can be viewed by scrolling to the August 13, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcounty.nc.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

**D. CONDITIONAL REZONING CASE #25-07-PLBD-00129: RS-40, RESIDENTIAL, TO
CZ-AG, CONDITIONAL ZONING – AGRICULTURAL: 5523 MURPHY ROAD**

The subject property is located at 5523 Murphy Road (Guilford County Tax Parcel #147498 in Bruce Township), approximately 1,100 feet northwest of the intersection of Murphy Road and US Highway 158, and comprises approximately 1.56 acres.

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

Proposed Use Conditions:

1. Single Family Detached Dwelling
2. Manufactured (HUD) Mobile Home Dwelling (Class A only)
3. Family Care Facility
4. Subdivision (minor) Residential

Proposed Development Conditions: None offered

This is a request to rezone the subject property from RS-40, Residential to CZ-AG, Agricultural.

This request to rezone the subject property from RS-40 to CZ-AG is consistent with the Northwest Area Plan land use designation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required.

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

Information for **CONDITIONAL REZONING CASE #25-07-PLBD-00129** can be viewed by scrolling to the August 13, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Permitted Use Table is also 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 27401.