



**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

December 10, 2025

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** November 12, 2025
- IV. **Rules and Procedure**
- V. **Continuance Requests**
- VI. **Old Business**

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #25-10-PLBD-00134: CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL (REF. CASE #78-88) AND RS-40, RESIDENTIAL TO CZ-LI AMENDED, CONDITIONAL ZONING – LIGHT INDUSTRIAL AMENDED: 6504 BURLINGTON ROAD (CONTINUED FROM NOVEMBER 12, 2025 MEETING)

The subject property is located at 6504 Burlington Road (Guilford County Tax Parcel #106303) in Rock Creek Township, approximately 1,000 feet southwest of the intersection of Burlington Road and Brightwood Church Road, and comprises approximately 29 acres.

This is a request to rezone the subject property from split-zoned CZ-LI, Conditional Zoning – Light Industrial (Ref. Case #78-88) and RS-40, Residential, to CZ-LI Amended, Conditional Zoning – Light Industrial Amended.

Existing Use Conditions: Restricted to fabricated metal products without outside storage for sheet metal work (SIC 3444) and offices.

Existing Development Conditions: None.

Proposed Use Conditions: All uses permitted in the LI Zoning District except: (1) Homeless Shelter; (2) Paintball Field; (3) Go-Cart Raceway; (4) Shooting Range, Indoor; (5) Fraternity or Sorority (University or College Related); (6) Motion Picture Production; (7) Cemetery or Mausoleum; (8) Beneficial Fill Area; (9) Bus Terminal and Service Facilities; (10) Heliport; (11) Railroad Terminal or Yard; (12) Taxi Terminal; (13) Communication or Broadcasting Facility; (14) Wireless Communication Tower – Stealth Camouflage Design; (15) Wireless Communication Tower – Non-Stealth Design; (16) Small Cell Wireless Tower; (17) Radio or TV Station; (18) Construction or Demolition Debris Landfill, Minor; (19) Land Clearing & Inert Debris Landfill, Minor; (20) Recycling Facilities, Outdoors; (21) Laundry or Dry Cleaning Plant; (22) Laundry or Dry Cleaning Substation.

Staff Recommended Use Conditions:

Additional Uses To Be Excluded

- Amusement or Water Parks, Fairgrounds
- Auditorium, Coliseum or Stadium
- Other Outdoor Uses Not Listed
- Automobile Parking (Commercial)

Proposed Development Conditions: None offered.

Because the subject property is located in a Watershed Critical Area (WCA), the following uses permitted in the general LI district are also prohibited: (1) Boat Repair; (2) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (3) Landscape and Horticultural Services; (4) Pest or Termite Control Services; (5) Automobile Rental or Leasing; (6) Automobile Repair Services; (7) Car Wash; (8) Convenience Store (with Gasoline Pumps); (9) Fuel Oil Sales; (10) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (11) Service Station, Gasoline; (12) Automotive Towing and Storage Services; (13) Truck Stop; (14) Truck and Utility Trailer Rental and Leasing, Light; (15) Truck Tractor and Semi Rental and Leasing, Heavy; (16) Trucking or Freight Terminal; (17) Septic Tank Services; and (18) Welding Shops.

The requested rezoning is consistent with the Future Land Use Map (FLUM) classification of Industrial/Innovation Center and with the Regional Employment Center Activity Center/Node because the uses permitted under the proposed zoning district would be compatible with the light industrial development envisioned within these designations. If the request is approved, a FLUM amendment will not 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 #25-10-PLBD-00134** can be viewed by scrolling to the December 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

B. CONDITIONAL REZONING CASE #25-10-PLBD-00135: RS-40, RESIDENTIAL AND AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 5584, 5590, AND A PORTION OF 5602 CHURCH STREET (CONTINUED FROM NOVEMBER 12, 2025 MEETING)

The subject property is located at 5584, 5590, and a portion of 5602 Church Street (Guilford County Tax Parcel #129267, 129262, and a portion of 129263) in Monroe Township, approximately 8,500 feet south of the intersection of NC Highway 150 West and Church Street, comprising approximately 40.05 acres.

This is a request to rezone approximately 40.05 acres of the subject property from RS-40, Residential and AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential with the following conditions:

Proposed Use Conditions:

All uses permitted under RS-30 except: (1) Athletic Fields; (2) Club or Lodge; (3) Country Club with Golf Course; (4) Golf Course; (5) Public Park or Public Recreation Facility (incl. Indoor Batting Cages); (6) Swim and Tennis Club; (7) Place of Worship; (8) Elementary School; (9) Secondary School; (10) Emergency Services; (11) Cemetery or Mausoleum; (12) Beneficial Fill Area; (13) Wireless Communication Tower – Stealth Camouflage Design; (14) Utilities, Major; (15) Utilities, Minor; (16) Construction or Demolition Debris Landfill, Minor; (17) Land Clearing & Inert Debris Landfill, Minor; (18) Temporary Events/Uses.

Proposed Development Conditions: None offered.

The proposed rezoning is not consistent with the current Future Land Use Map (FLUM) classification of Rural Living designated to the subject parcel(s) located in the Northeast Quadrant. If the request is approved, a FLUM amendment to the Residential classification 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 #25-10-PLBD-00135** can be viewed by scrolling to the December 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

VII. New Business

Legislative Hearing Item(s)

A. REZONING CASE #25-10-PLBD-00136: AG, AGRICULTURAL TO RS-40, RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY DISTRICT (RS-40-MH): 5478 TIMBERMILL ROAD

The subject property is located at 5478 Timbermill Road (Guilford County Tax Parcel #222399 in Jefferson Township), approximately 3,500 feet northeast of the intersection of McLeansville Road and Timbermill Road, and comprises approximately 7.43 acres.

This is a request to rezone the subject property from AG, Agricultural to RS-40, Residential with a Manufactured Housing (HUD) Overlay District (RS-40-MH).

The requested rezoning is not consistent with the current Future Land Use Map (FLUM) classification of Working Farm/Agriculture. If the request is approved, a FLUM amendment to the Residential classification 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 #25-10-PLBD-00136** can be viewed by scrolling to the December 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

B. CONDITIONAL REZONING CASE #25-11-PLBD-00141: CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL (REF. CASE #74-01) AND AG, AGRICULTURAL TO CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL AMENDED: 2136 BISHOP ROAD

The subject property is located at 2136 Bishop Road (Guilford County Tax Parcel #141463 in Sumner Township), approximately 3,500 feet east of the intersection of Bishop Road and Groometown Road, and comprises approximately 10.6 acres.

This is a request to rezone the subject property from split-zoned CZ-HI, Conditional Zoning – Heavy Industrial (Ref. Case #74-01) and AG, Agricultural to CZ-HI Amended, Conditional Zoning – Heavy Industrial Amended.

Existing Use Conditions (CZ-HI Portion): The following uses shall be permitted:

- (1) Recycling Processing Center for Scrap Tires and White Goods
- (2) Municipal Solid Waste Transfer Station and Recycling Center
- (3) Beneficial Fill Area
- (4) Warehouse.

Existing Development Conditions (CZ-HI Portion):

- (1) To be developed with submitted zoning sketch plan.
- (2) Hours of Operation: M-F 8:00 am to 5:00 pm
Sat. 8:00 am to 12:00 pm.
- (3) All major haul roads and driveways to be paved.

Proposed Use Conditions: Permitted uses shall include all uses allowed in the HI, Heavy Industrial zoning district, except for the following:
(1) Cemetery or Mausoleum

Proposed Development Conditions: None offered

The requested rezoning is consistent with the Future Land Use Map (FLUM) classification of Industrial/Innovation Center and the Regional Employment Center Activity Center/Node. Therefore, if the request is approved, no FLUM 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 #25-11-PLBD-00141** can be viewed by scrolling to the December 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

VIII. Other Business

Election of 2026 Officers

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.