



**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

July 08, 2026

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** June 10, 2026
- IV. **Rules and Procedure**
- V. **Continuance Requests**
- VI. **Old Business**

Non-Legislative Hearing Item(s)

- A. ADOPT ORDER FOR SPECIAL USE PERMIT CASE #26-04-PLBD-00017: REQUEST TO AMEND CURRENT SPECIAL USE PERMIT FOR LANDSCAPE AND HORTICULTURAL SERVICES (Ref. Case #17-05-GCPL-02276): 7930 BEE JAY ROAD (ZONED AG, AGRICULTURAL)**

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) to Amend a Special Use Permit (ref. Case #17-05-GCPL-02276) with re-spect to the application submitted by Nick Blackwood, Attorney, on behalf of the property owner Marcus Vinroot for the property at 7930 Bee Jay Road, Browns Summit, NC 27214 (Guilford County Tax Parcel #130235 in Monroe Township), as heard and decided by the Guilford County Planning Board on June 10, 2026.

- VII. **New Business**

Legislative Hearing Item(s)

- A. CONDITIONAL REZONING CASE #26-02-PLBD-00011: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 645 NC HIGHWAY 62 EAST**

The subject property is located at 645 NC Highway 62 East (Guilford County Tax Parcel #132505 in Fentress Township), approximately 7,240 feet east of the intersection of Branson Mill Road and NC Highway 62 East, and comprises approximately 26.09 acres.

This request is to conditionally rezone the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential with the following conditions:

Use Conditions: None

Development Conditions: The development shall be limited to a maximum of 14 residential lots.

The requested 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 rezoning of these parcels and may consider substantial changes to the proposed rezoning.

Information for **CONDITIONAL REZONING CASE #26-02-PLBD-00011** can be viewed by scrolling to the July 08, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>

VIII. Other Business

A. Draft Data Center Text Amendment for Review and Comment Only

B. Liberty Road/Woody Mill Small Area Plan Project 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.