



**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

July 9, 2025

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** June 11, 2025
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**

None

- VII. New Business**

Non-Legislative Hearing Item(s)

- A. Adopt Order to Approve Special Use Permit #24-09-PLBD-00099: 2650 Jane Edwards Road, Landscape and Horticulture Services**

Information on **SPECIAL USE PERMIT CASE #24-09-PLBD-00099** heard at the June 11, 2025 Planning Board meeting can be viewed at the link below.

https://myguilford-my.sharepoint.com/:f:/g/personal/tmoss2_guilfordcountync_gov/EgVMv2Enu4JFuT8IDYZ9y_UBQrZLKldxP-0GkVOTi4hNjw?e=ocmect

Legislative Hearing Item(s)

- A. CONDITIONAL REZONING CASE #25-06-PLBD-00124: CZ-HB, HIGHWAY BUSINESS (Ref. Case #10-06-GCPL-02259) AND RS-40, RESIDENTIAL TO CZ-HB AMENDED, HIGHWAY BUSINESS AMENDED: 1119 STRICKLAND COURT**

Located at 1119 Strickland Court (Guilford County Tax Parcel #152186 in Friendship Township), approximately 170 feet east of the intersection of Guilford College Road and Strickland Court and comprises approximately 4.96 acres.

This request is to conditionally rezone the subject property from CZ-HB (Ref. Case #10-06-GCPL-02259) which includes an associated Sketch Plan to CZ-HB Amended (sketch plan not included in submittal) with the following conditions.

Current Use Condition(s):

All uses permitted in the HB zoning district, with the exclusion of the following uses: 1) junked motor vehicles; 2) recycle collections point; 3) go-cart raceway; 4) automobile repair service (major and minor); 5) automobile towing and storage services; 6) truck and utility trailer renting and leasing (light); 7) bar; 8) boat sales; 9) building supply sales (with storage yard); 10) manufactured home sales; 11) motor vehicles sales (new and used); 12) motorcycle sales; 13) truck stop; 14) construction demolition (C&D) landfill (minor); 15) land clearing and inert debris (LCID) landfill (minor); 16) radio/television/communications tower; 17) railroad terminal or yard; 18) billboards; and 19) temporary events.

Current Development Condition(s):

1. Along the northern, eastern and southern boundaries of the subject property, the developer shall establish a 65-foot wide buffer consisting of a double row of Leland Cypress trees, staggered, and planted 15 feet apart. Buffer shall allow for emergency vehicle access as required by Guilford County Fire Marshal, storm water devices, and septic fields.
2. Entrance to the subject property shall be controlled by an electronic gate with personal code access.
3. No sign on the subject property shall exceed 6 feet in height.
4. Storage units located on the northern, eastern and southern portions of the subject property shall be accessed from the interior of the site.
5. All roofs shall be colored as opposed to bare metal.

Proposed Use Conditions:

1. All Highway Business (HB) uses.

Proposed Development Conditions:

1. 30' Type B Landscape buffer along north and east property lines.

This request is inconsistent with the Southwest Area Plan recommendation of Residential Single-family and Residential Multi-family. Therefore, if the request is approved, an amendment to Moderate Commercial 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 # 25-06-PLBD-00124** can be viewed by scrolling to the July 9, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

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.