



**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

**June 10, 2026**

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** May 13, 2026
- IV. **Rules and Procedure**
- V. **Continuance Requests**
- VI. **Old Business**
- VII. **New Business**

**Legislative Hearing Item(s)**

**A. CONDITIONAL REZONING CASE #26-04-PLBD-00018: RS-40, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 4046 RANDLEMAN ROAD**

The subject property is located at 4046 Randleman Road (Guilford County Tax Parcel #142793 in Sumner Township), approximately 615 feet north of the intersection of Randleman Road and South Elm-Eugene Street and comprises approximately 0.6 acres.

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

**Proposed Use Conditions:** (1) Motor Vehicles, Motorcycles, RV or Boat Sales (New and Used)

**Proposed Development Conditions:** (1) We will build a 6' opaque wooden fence at all three property sides, except the front side we will build a 6' high chain-link fence.

The requested rezoning is inconsistent with the subject property's Future Land Use Map (FLUM) classification of Residential. If approved, an amendment to the Office/Service 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 #26-04-PLBD-00018** can be viewed by scrolling to the June 10, 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 #26-05-PLBD-00019: RS-30, RESIDENTIAL TO CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS: 7544 US HIGHWAY 29 NORTH**

The subject property is located at 7544 US Highway 29 North (Guilford County Tax Parcel #114079 in Madison Township), approximately 1,625 feet south of the intersection of US Highway 29 North and Benaja Road and comprises approximately 8.59 acres.

This is a request to rezone the subject property from RS-30, Residential to CZ-HB, Conditional Zoning – Highway Business with the following conditions:

**Proposed Use Conditions:** All uses allowed in the HB, Highway Business District except: (1) Country Club with Golf Course; (2) Public Park or Public Recreation Facility (including batting cages); (3) Amusement Park, Water Parks, Fairgrounds; (4) Auditorium, Coliseum, or Stadium; (5) Hospital, (6) Hotel or Motel; (7) Cemetery or Mausoleum; (8) Truck Stop; (9) Railroad Terminal or Yard; (10) Construction or Demolition Debris Landfill, Minor; (11) Land Clearing & Inert Debris Landfill, Minor.

**Proposed Development Conditions:** None

The requested rezoning is inconsistent with the subject property's 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 rezoning of these parcels and may consider substantial changes to the proposed rezoning.

Information for **CONDITIONAL REZONING CASE #26-05-PLBD-00019** can be viewed by scrolling to the June 10, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

**Evidentiary Hearing Item(s)**

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

The subject property is located at 7930 Bee Jay Rd, Browns Summit, NC 27214 (Guilford County Tax Parcel #130235 in Monroe Township), approximately 1,000 feet southeast of the intersection of Bee Jay Road and NC Highway 150 East, and comprises 26.34 acres.

This is a request to consider an amendment to the current Special Use Permit (Ref. Case #17-05-GCPL-02276) for Landscape and Horticultural Services subject to the submitted site plan along with the following proposed conditions:

**Current Conditions:** (1) Not for retail or public traffic; (2) Hours limited to Monday-Saturday, 7:00 AM-6:00 PM; (3) Existing buffer to remain; (4) Uses limited to: Plant Installation (Landscaping), Irrigation System Installation, Hardscape Installation (pavers & stone), Outdoor low voltage night lightings.

**Proposed Conditions:** (1) Retail or public traffic shall not be permitted; (2) Hours of operation shall be limited to Monday through Saturday, 7:00 AM through 6:00 PM EST; (3) The subject property's existing mature tree canopy, as shown on the accompanying site plan, shall not be disturbed in connection with expansion of the Special Use Permit as provided on such site plan; provided, however, existing vegetation may be removed as reasonably required for installation, maintenance and/or repair of the proposed septic area shown on the site plan; (4) Lawn care, lawn fertilizing services, lawn spraying services, ornamental shrub and tree services with spraying shall not be permitted; (5) Uses under the Special Use Permit shall be limited to: Plant Installation (Landscaping); Irrigation System Installation; Hardscape Installation (i.e. pavers and stone); Outdoor low voltage night lightings; (6) There shall be no mixing, staging or storage of fertilizers or other harsh or hazardous chemicals associated with Landscape and Horticultural Services at the subject property; (7) The site plan submitted with this application is intended solely to provide a general illustration of the proposed area of Special Use Permit expansion. The site plan is not intended to limit the area of expansion to a specifically described outer boundary, or limit proposed improvements to certain dimensions. The expanded use area shall be located and configured in general conformity with that which is shown on the site plan; (8) Absent installation of a stormwater control measure, development shall not exceed twelve percent (12%) maximum built-upon area; (9) Washing of vehicles, equipment or containers used for the application or storage of fertilizers, pesticides or other harsh or hazardous chemicals associated with Landscape and Horticultural Services shall be prohibited at the subject property.

The Planning Board is not limited to the proposed Special Use Permit of this parcel and may consider substantial changes to the proposed Special Use Permit.

Information for **SPECIAL USE PERMIT CASE #26-04-PLBD-00017** can be viewed by scrolling to the June 10, 2026 Regular Meeting Agenda Packet at <https://www.quilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the included site plan is also included under the **MEETING CASE INFORMATION** section at the link above.

## VIII. Other Business

## 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.*

400 W Market Street, Greensboro, NC 27401  
PO Box 3427, Greensboro, NC 27402  
Telephone: 336-641-3334 | Fax: 336-641-6988