



**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

June 11, 2025

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** April 23, 2025 and May 14, 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 Case #24-09-PLBD-00094: 4327 S. Elm Eugene Street, Special Events Center**

Information on **SPECIAL USE PERMIT CASE #24-09-PLBD-0094** heard at the November 13, 2024 Planning Board meeting can be viewed at the link below.

https://myguilford-my.sharepoint.com/:f:/g/personal/jbaptis_guilfordcountync_gov/EsKcNZ_FKT5Pp-eRrjXdh0BenWXzyrWjPAIdeUN-aRWOQ?e=uKZF4B

- B. Comprehensive Plan Recommendation**

- Guilford Comprehensive Plan
<https://designworkshop.box.com/s/qry63rwu9dqw17fs2o167st1hqp5lo4z>

- Guilford Planning Themes Summary
<https://designworkshop.box.com/s/3mfgvwwwjb7sbivu2ivvfocncgsj44g0>
- Planning Board Update Presentation
<https://designworkshop.box.com/s/sqrt0ip0niyzzm8ra9mzdvd0nf0eq6jma>

Legislative Hearing Item(s)

A. RESOLUTION TO CLOSE A PUBLIC ROAD CASE #25-02-PLBD-00110: AT&T DRIVE

Request adoption of Resolution to Close and remove from dedication AT&T Drive which fronts Guilford County Tax Parcels #84848, #84849, #84845 in Morehead/Gilmer Township and #116800 in Jefferson Township and runs south from Millstream Road approximately 0.59 miles, terminating at Mt. Hope Church Road right-of-way.

Information for **ROAD CLOSING CASE #25-02-PLBD-00110** can be viewed by scrolling to the June 11, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

B. REZONING CASE #25-05-PLBD-00121: AG, AGRICULTURAL TO RS-30 RESIDENTIAL: 8415 FAIRGROVE CHURCH ROAD

Located at 8415 Fairgrove Church Road (Guilford County Tax Parcel #128430 in Monroe Township), approximately 1,800 feet southwest of the intersection of Brooks Lake Road and Fairgrove Church Road, and comprises approximately 1.7 acres.

This is a request to rezone the subject property from AG, Agricultural to RS-30, 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 #25-05-PLBD-00121** can be viewed by scrolling to the June 11, 2025 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 #24-09-PLBD-00099: LANDSCAPE AND HORTICULTURE SERVICES, 2650 JANE EDWARDS ROAD, ZONED AG, AGRICULTURAL

Located at 2650 Jane Edwards Road (Guilford County Tax Parcel #143728 in Sumner Township) approximately 1,100 feet east of the intersection of Drake Road and Jane Edwards Road and comprises approximately 22.3 acres. The subject property is zoned AG, Agricultural.

This is a request to consider granting a Special Use Permit for Landscape and Horticultural Services subject to the submitted Sketch Plan along with the following proposed condition: 1) The Landscape and Horticultural Services Business will only operate between 7:00 AM and 7:00 PM.

Information for **SPECIAL USE PERMIT CASE #24-09-PLBD-00099** can be viewed by scrolling to the June 11, 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 Sketch 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.