



**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

May 13, 2026

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** March 25, 2026 (Special Meeting) & April 8, 2026
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #25-11-PLBD-00142: RS-30, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 2701 LEES CHAPEL ROAD

The subject property is located at 2701 Lees Chapel Road (Guilford County Tax Parcel #126119 in Monroe Township), approximately 330 feet south of the intersection of Lees Chapel Road and Scott Road, and comprises approximately 3.71 acres.

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

Proposed Use Conditions:

- 1) Special Event Venue
- 2) Retail (General)

Proposed Development Conditions: None offered.

Staff Recommended Development Conditions:

- 1) Noise generated by any commercial use that is audible from any property line of the subject parcel shall cease by 11:00 p.m. and resume no earlier than 7 a.m. the following day.
- 2) Any proposed development of the property shall be in compliance with the Scenic Corridor Overlay requirements listed in the Guilford County UDO.

The proposed rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Residential. Therefore, if the request is 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 #25-11-PLBD-00142** can be viewed by scrolling to the May 13, 2026 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. RESOLUTION TO CLOSE A PUBLIC ROAD CASE #26-02-PLBD-00012: A 0.2 MILE SECTION OF HOMEDALE DRIVE

Request adoption of Resolution to Close, and remove from dedication, a 0.2-mile (approximately 1,000 ft.) section of Homedale Drive that begins at the eastern margin of Guilford County Tax Parcel #144346 in Sumner Township and runs west for 0.2 miles, terminating at the end of the Homedale Drive right-of-way. In total, Homedale Drive runs west for a length of 0.4 mi (approximately 2,000 ft.) from its intersection with Coltrane Mill Road (SR 1103).

Information for **ROAD CLOSING CASE #26-02-PLBD-00012** can be viewed by scrolling to the May 13, 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 #25-11-PLBD-00140: AG, AGRICULTURAL AND HI, HEAVY INDUSTRIAL TO AG, AGRICULTURAL AND CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL: 5143 RANDLEMAN ROAD

The subject property is located at 5143 Randleman Road (Guilford County Tax Parcel #144107 in Sumner Township), approximately 2,760 feet north of the intersection of NC Highway 62 E and Randleman Road and comprises approximately 4.64 acres.

This request is to rezone approximately 4.64 acres from AG, Agricultural & HI, Heavy Industrial (Reference Case 104-70) to AG, Agricultural & CZ-HI, Conditional – Zoned Heavy Industrial. Per the submitted Sketch Plan, 0.92 acres are to remain AG, and approximately 3.72 acres rezoned to CZ-HI. The applicant has provided the following conditions:

Proposed Use Conditions: (1) Automobile Repair Services; (2) Equipment Repair, Light; (3) Truck Washing.

Proposed Development Conditions: None offered

The requested rezoning is inconsistent with the subject property's current Future Land Use Map classifications of Rural Living (AG portion) and Residential (HI portion). Therefore, if the request is approved, an amendment to the Industrial/Innovation Center Classification will be required for the CZ-HI portion of the property.

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-00140** can be viewed by scrolling to the May 13, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the included Sketch Plan is also included under the **MEETING CASE INFORMATION** section at the link above.

C. CONDITIONAL REZONING CASE #26-02-PLBD-00013: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 5602 CHURCH STREET

The subject property is located at 5602 Church Street (Guilford County Tax Parcel #243534) in Monroe Township, approximately 8,500 feet south of the intersection of NC Highway 150 West and Church Street and comprises approximately 4.96 acres.

This request is to rezone an approximate 0.59-acre portion of the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential. The applicant has provided 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; and (18) Temporary Events/Uses

Proposed Development Conditions: None offered

The proposed rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Rural Living. If the request is approved, an amendment to the Residential classification will be required for the subject 0.59-acre portion.

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-00013** can be viewed by scrolling to the May 13, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

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.