



**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

May 14, 2025

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** April 09, 2025
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**

None
- VII. New Business**

Non-Legislative Hearing Item(s)

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

Request adoption of Resolution of Intent and to schedule a public hearing for June 11, 2025, as presented herein, to close 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 May 14, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

Legislative Hearing Item(s)

A. RESOLUTION TO CLOSE A PUBLIC ROAD CASE #25-03-PLBD-00115: BISHOP ROAD

Request adoption of Resolution to Close and remove from dedication a portion of Bishop Road which fronts Guilford County Tax Parcels #141884, #141874, and #141896 in Sumner Township and runs 0.11 miles east from the S. Holden Road intersection, terminating at the western margin of the US Highway 220 S right-of-way.

Information for **ROAD CLOSING CASE #25-03-PLBD-00115** can be viewed by scrolling to the May 14, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

B. CONDITIONAL REZONING CASE #25-04-PLBD-00118: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL TO CZ-LI AMENDED, CONDITIONAL ZONING-LIGHT INDUSTRIAL AMENDED: 1008 AND 1016 NC HIGHWAY 62 E

Located at 1008 and 1016 NC Highway 62 E (Guilford County Tax Parcels #132843 and #132892 in Fentress Township) at the corner of the intersection of NC Highway 62 E and Mason Road and comprises approximately 4.69 acres.

This is a request to conditionally rezone the subject properties from CZ-LI, Conditional Zoning – Light Industrial (Reference Case #25-03-PLBD-00116, approved April 9, 2025), to CZ-LI Amended, Conditional Zoning – Light Industrial Amended, with the following conditions.

Current Use Conditions: (1) Utility Company Office; (2) Utility Equipment and Storage Yards;

Proposed Additional Use Conditions:(3) Office (General); (4) Wholesale Trade - Light; (5) Equipment Rental and Leasing (with Outside Storage); (6) Warehouse (General Storage, Enclosed).

Development Conditions: None offered.

The proposed rezoning is consistent with the Southern Area Plan recommendation of Light Industrial. Therefore, if the request is approved, no land use plan amendment will be required.

Information for **CONDITIONAL REZONING CASE #25-04-PLBD-00118** can be viewed by scrolling to the May 14, 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 Permitted Use Table with the proposed permitted uses is also included under the **MEETING CASE INFORMATION** section at the link above.

C. REZONING CASE #25-03-PLBD-00112: AG, AGRICULTURAL TO RS-30, RESIDENTIAL: 5546 MURPHY ROAD

Located at 5546 Murphy Road (Guilford County Tax Parcel #147509 in Bruce Township), approximately 2,000 feet west of the intersection of US Highway 158 and Murphy Road, and comprises approximately 10 acres. The subject parcel is bisected by the Guilford-Rockingham County line such that approximately 1.23 acres is located in Rockingham County and the remaining 8.78 acres is located in Guilford County.

This is a request to rezone the portion of the subject property located in Guilford County from AG, Agricultural, to RS-30, Residential.

The proposed rezoning is generally consistent with the Guilford County Northwest Area Plan recommendation of AG Rural Residential. If the request is approved, an amendment to the Northeast Area Plan will not be required.

Information for **REZONING CASE #25-03-PLBD-00112** can be viewed by scrolling to the May 14, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

D. REZONING CASE #25-04-PLBD-00117: AG, AGRICULTURAL TO RS-30, RESIDENTIAL: 4163 DICKS MILL ROAD

Located at 4163 Dicks Mill Road (Guilford County Tax Parcel #119887 in Jefferson Township), approximately 1,800 feet south of the intersection of Huffine Mill Road and Dicks Mill Road and comprises approximately 20 acres.

This is a request to rezone the property from AG, Agricultural to RS-30, Residential.

The proposed rezoning is generally consistent with the Guilford County Northwest Area Plan recommendation of AG Rural Residential. If the request is approved, an amendment to the Northeast Area Plan will not be required.

Information for **REZONING CASE #25-03-PLBD-00117** can be viewed by scrolling to the May 14, 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 May 14, 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

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.