



**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

**September 10, 2025**

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** August 13, 2025
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**

**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) Office (General); and 2) Warehouse (Self-Storage).

**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 September 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of a Permitted Use Table is also included under the **MEETING CASE INFORMATION** section at the link above.

**VII. New Business**

**Legislative Hearing Item(s)**

**A. CONDITIONAL REZONING CASE # 25-08-PLBD-00131: RS-40, RESIDENTIAL, TO CZ-AG, AGRICULTURAL: 1804 PENNY ROAD**

The subject property is located at 1804 Penny Road (Guilford County Tax Parcel #158770 in Jamestown Township), approximately 500 feet north of the intersection of Penny Road and East Fork Road, and comprises approximately 2.67 acres.

This is a request to rezone the subject property from RS-40, Residential, to CZ-AG, Agricultural.

**Proposed Use Conditions:**

All permitted uses allowed except: 1) Two-Family Dwelling; 2) Caretaker Dwelling; 3) (HUD)/Mobile Home Dwelling; 4) Boarding House, 3 – 8 residents; 5) Batting Cages; 6) Country Club with Golf Course 7) Golf Course; 8) Paintball Field; 9) Private Club Recreation (incl. Indoor Batting Cages; 10) Swim and Tennis Club; 11) Shooting Range, Outdoor; 12) Place of Worship; 13) Daycare Center (Not In-Home); 14) Kennels or Pet Grooming; 15) Wireless Comm Tower (Non-Stealth Design); 16) Land Clearing & Inert Debris Landfill, Major; 17) Land Clearing & Inert Debris Landfill, Minor; and 18) Turkey Shoots.

**Proposed Development Conditions:** None offered.

Because the subject property is located in a Watershed Critical Area, the following uses are also prohibited: (1) Animal Feeder/Breeder; (2) Landscape and Horticultural Services; (3) Land Clearing & Inert Debris Landfill, Major.

The proposed rezoning is consistent with the Southwest Area Plan recommendation of Residential Single-Family. 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 **CONDITIONAL REZONING CASE #25-08-PLBD-00131** can be viewed by scrolling to the September 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of a Permitted Use Table is also included under the **MEETING CASE INFORMATION** section at the link above.

**B. CONDITIONAL REZONING CASE #25-08-PLBD-00130: RS-40, RESIDENTIAL & CZ-RPD, RURAL PRESERVATION DISTRICT (Ref. Case #19-11-GCPL-08684) TO CZ-RPD AMENDED, RURAL PRESERVATION DISTRICT AMENDED: 5672, 5660, 5616, & 5658 CHURCH STREET**

Located at 5672, 5660, 5616, & 5658 Church Street (Guilford County Tax Parcels #139431, 139425, 129266, & 129264), approximately 5,255 feet south of the intersection of Church Street and NC Highway 150 W and comprises approximately 107.5 acres.

This request is to conditionally rezone the subject property from RS-40 & CZ-RPD (Ref. Case #19-11-GCPL-08684) to CZ-RPD Amended with the following conditions. The amendment adds new property, an approximately 5.26 portion of Tax Parcel 139431, to the requested CZ-RPD, and revise a portion of 129264 as amended by this application. All parcels will be under the amended conditions outlined below and with the rezoning sketch plan which revises the original sketch plan to include the changes of the subdivision plan. The rezoned area will be added to the current Cedar Oaks Planned Unit Development (PUD).

**Current Use Condition(s):**

1. Only single-family and customary accessory uses shall be allowed

**Proposed Use Conditions:**

1. The property's use shall be limited to single-family detached homes and any customary accessory uses. See Rezoning Sketch Plan.

**Proposed Development Conditions:**

1. All buffer conditions as approved in Conditional Zoning Case #19-11-GCPL-08684 shall remain in full force and effect as shown on the approved Zoning Sketch Plan and Zoning Decision for said case.
2. See attached Zoning Sketch Plan

The proposed Amended Conditional Zoning is consistent with the Northern Lakes Area Plan land use classification of Agricultural Rural Residential, if approved, no plan amendment would 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 #25-08-PLBD-00130** can be viewed by scrolling to the September 10, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of a 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.*