

**Guilford County  
Planning Board  
REMOTE/VIRTUAL RECONVENED MEETING  
February 11, 2021**

The Guilford County Planning Board was reconvened on Thursday, February 11<sup>th</sup>, 2021 at 6:30 p.m. at the NC Cooperative Extension-Agricultural Center, 3309 Burlington Road, Greensboro, NC.

**Members Present:** Mr. Apple (remotely); Ms. Buchanan (remotely); Mr. Alexander (remotely); Ms. Gathers (remotely); Ms. McKinley (remotely); Mr. Mann (remotely); Mr. Craft (remotely); and Chair Frankie Jones (Remotely)

**Members Absent:** Mr. Thompson

**Staff Present:** Mitchell Byers, Planning Technician (Remotely); J. Leslie Bell, Guilford County Planning Director (Remotely); Matt Talbott, Sr. Planner/Planner II (Remotely), Michael Townsend (remotely); and Robert Carmon (Remotely).

Chair Jones called the meeting to order and welcomed everyone in attendance.

**Public Hearing Items:**

**CONDITIONAL ZONING CASE #21-01-GCPL-00324: RS-40 & CU-LI to CZ-LI** 2918, 2920, 3000, 3002A, 3006, 3008, 3010, 3016 Sandy Ridge Road

Located on the east side of Sandy Ridge Road, approximately 1000 feet north from its intersection of Tyner Road, approximately 17.18 acres (Guilford County Tax Parcel #170675, #170667, #170659, #170666, #170679, #170676, #170674, #170672) owned by Tim Burnett. The proposed Conditional Zoning is consistent with the Airport Area Plan land use classification of nonresidential, thus if approved, no plan amendment would be required.

Mr. Mann moved to approve the zoning case for Guilford County Tax Parcel #170675, #170667, #170659, #170666, #170679, #170676, #170674, #170672 from RS-40 & CU-LI to CZ-LI because this case is consistent with the applicable plans because the airport plan recommends residential development in this area which is not current with the undeveloped parcels in the area. The amendment is reasonable since it falls into the current Airport Plan, the site is in a developable nonresidential area, and would provide industrial growth for the County. The motion was seconded by Ms. McKinley.

The Board voted unanimously 8-0 in favor of the motion. (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, McKinley, Mann, and Jones Nays: None).

Chair Jones stated that the action constitutes a recommendation to the Guilford County Board of Commissioners for final approval unless appealed within 15 days of today's decision.

**CONDITIONAL ZONING CASE #21-01-GCPL-00370: LO to CZ-LB** 1233 Guilford College Rd

Located on the northeast corner of Guilford College Road and Hilltop Road intersection, approximately .48 acres (Guilford County Tax Parcel #155100) owned by Jack & Cheryl Bailey, Jerry & Sheila Bailey, and Jimmy & Susan Bailey. The proposed Conditional Zoning is inconsistent with the Southwest Area

Plan land use classification of Office, thus if approved, an area plan amendment to the Southwest area plan would be required.

Mr. Mann moved to approve the zoning case Guilford County Tax Parcel #155100 from LO to CZ-LB. The approval also amends the Southwest Area Plan. The LB district is meant to accommodate smaller to moderate sized businesses. The district is usually near a highway. The proposal would allow the owners to have a dog grooming business. It is reasonable and in the public interest due to location. Landscaping and lighting regulations will limit the impact on the surroundings. It also supplies employment and business opportunities to Guilford County. The motion was seconded by Ms. McKinley.

The Board voted unanimously 8-0 in favor of the motion. (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, McKinley, Mann, and Jones Nays: None).

Chair Jones stated that action constitutes a recommendation to the Guilford County Commission for final approval unless appealed within 15 days of today's decision.

**UDO TEXT AMENDMENT ITEMS FOR HOUSEKEEPING, MAINTENANCE, AND ADJUSTMENTS CASE #21-01-GCPL-00607**

Ms. McKinley moved to approve the UDO text amendments since the proposed Unified Development Ordinance (UDO) was prepared to reflect the goals of the comprehensive plan and is consistent with the most recent 2016 updates of the following 7 Area Plan [The 7<sup>th</sup> Plan (Liberty Road/Woody Mill Road Small Area Plans) included by reference] that canvass the unincorporated areas of Guilford County. The proposed text amendments were prepared to provide guidance and clarity to users and further support the goals of the comprehensive plan. The plan is reasonable and in the public interest since the proposed amendments will provide clarity based on staff and public review. The motion was seconded by Ms. Gathers.

The Board voted 8-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, McKinley, Mann, and Jones Nays: None).

Chair Jones stated this action constitutes a recommendation to the Guilford County Commission for final approval unless appealed within 15 days of today's decision.

**TEXT AMENDMENT CASE #21-02-GCPL-00830 UNIFIED DEVELOPMENT ORDINANCE  
TEXT AMENDMENT SUPPLEMENT**

Complimentary to the foregoing text amendment (TA Case # 21-01-GCPL-00607), amend/revise table of contents accordingly in Articles 3, 7, and 8 and all section references and titles, and all table references and titles to reconcile number formatting throughout document (i.e. change Section 3.01 to Section 3.1).

Mr. Mann moved to approve the text amendments since the proposed Unified Development Ordinance (UDO) was prepared to reflect the goals of the comprehensive plan and is consistent with the most recent 2016 updates of the following 7 Area Plan [The 7<sup>th</sup> Plan (Liberty Road/Woody Mill Road Small Area Plans) included by reference] that canvass the unincorporated areas of Guilford County. The proposed text amendments were prepared to provide guidance and clarity to users and further support the goals of the comprehensive plan. The plan is reasonable and in the public interest since the proposed amendments will supply clarity based on staff and public review. The motion was seconded by Ms. McKinley.

Chair Jones stated this action constitutes a recommendation to the Guilford County Commission for final approval unless appealed within 15 days of today's decision.

**OTHER BUSINESS:**

Mr. Bell stated that the Board has seven rezoning decisions for March and that he sent an email with possible dates and times to Board members for a workshop regarding rezoning decisions (legislative) and asked for a reply to that email.

**ADJOURNED:**

There being no further business before the Board, the meeting was adjourned at 6:55 pm.