

Permitted Uses Allowed by LI (Light Industrial) zoning:

Advertising, Outdoor Services

Auditorium, Coliseum or Stadium

Automobile Parking (Commercial)

Automobile Rental or Leasing

Automobile Repair Services

Boat Repair

Building Maintenance Services

Building Supply Sales

Car Wash

Convenience Store (with Gas Pumps)

Courier Service, Central Facility

Courier Service Substation

Emergency Services

Equipment Rental and Leasing (No Outside Storage)

Equipment Rental and Leasing (with Outside Storage)

Equipment Rental and Repair, Light

Equipment Repair, Light

Fuel Oil Sales

Garden Center or Retail Nursery

Government Office

Horticultural Specialties

Kennels or Pet Grooming

Manufactured Home Sales

Manufacturing, Light

Medical or Professional Office

Motion Picture Production

Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)

Moving and Storage Service

Office (General)

Personal Service

Pest or Termite Control Services

Restaurant (without Drive-thru)

Septic Tank Services

Service Station, Gasoline

Studios – Artists and Recording

Tire Sales

Truck Stop

Truck and Utility Trailer Rental and Leasing, Light

Truck Tractor and Semi-Rental and Leasing, Heavy

Trucking or Freight Terminal

Utility Company Office

Utility Equipment and Storage Yards

Utilities, Minor

Warehouse (General Storage, Enclosed)

Warehouse (Self-Storage)

Welding Shops

Wholesale Trade, Light



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

2/12/2021

Property Owner/Applicant

CONDITIONAL ZONING CASE #21-01-GCPL-00324

Following a regular public hearing on February 10, 2021 and a virtual reconvened meeting on February 11, 2021 requesting a Conditional Zoning of the property 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 Guilford County Planning Board **approved** the request to Conditionally Zone this property from RS-40 & CU-LI to CZ-LI along with the attached conditions and Zoning Sketch Plan. The approved Conditional Zoning is consistent with the Airport Area Plan land use classification of non-residential, thus no plan amendment required.

This decision is final unless it is appealed by 5:00 pm on February 25, 2021. If appealed, you will be notified by the Clerk to the Board of County Commissioners of the place, date, and time of the public hearing.

Oliver Bass

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EXHIBIT "A"
to
APPLICATION FOR CONDITIONAL ZONING DISTRICT
(PROPOSED CONDITIONS)

To Chairman, Guilford County Planning Board:

The undersigned respectfully requests that the Guilford County Planning Board, pursuant to Article 3 of the Unified Development Ordinance, recommend that a Conditional Zoning District be approved for the following use(s) subject to the following condition(s):

Condition(s):

1. **Permitted uses shall include all uses allowed in the LI District, except for the following:**
 - a. Animal Services (Livestock);
 - b. Animal Services (Other)
 - c. Bus Terminal and Service Facilities;
 - d. Communication or Broadcasting Facilities;
 - e. Furniture Stripping or Refurnishing;
 - f. Go-cart Raceway;
 - g. Laundry or Dry-Cleaning Plant;
 - h. Place of Worship;
 - i. Post Office;
 - j. Radio or TV Station;
 - k. Railroad Terminal or Yard;
 - l. Recycling Facilities, Outdoors;
 - m. Research, Development or Testing Services
 - n. Taxi Terminal; OR
 - o. Vocational, Business, or Secretarial School.