

**Guilford County
Planning Board
February 12, 2020**

The Guilford County Planning Board met in regular session on Wednesday, February 12, 2020 at 6:00 p.m. in the BB&T Building-Third Floor-John H. McAdoo Conference Room, 201 W. Market Street, Greensboro, NC 27401.

Members Present: Mr. Apple; Mr. Alexander; Ms. Hayworth; Ms. McKinley; and Mr. Jones

Members Absent: Mr. Thompson; Mr. Mann; and Mr. Geter

Staff Present: Oliver Bass; Paul Lowe, Tonya Hodgin -- Planning Department; Leslie Bell, Guilford County Planning Director; Kaye Graybeal, Guilford County Planning Deputy Director; and Michael Townsend, Fire Marshal

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

AGENDA AMENDMENTS:

APPROVAL OF MINUTES: January 8, 2020

Ms. Hayworth moved approval of the January 8, 2020 meeting minutes, seconded by Mr. Alexander. The Board voted unanimously in favor of the motion. (Ayes: Apple, Alexander; Hayworth, McKinley, and Jones. Nays: None).

CONTINUANCE REQUESTS:

None

OLD BUSINESS:

Conditional Zoning Case #19-11-GCPL-08684 Residential Single-Family (RS-40) & Agricultural (AG) to Conditional Zoning-Rural Preservation (CZ-RPD) Church Street

Located on the east side of Church Street, approximately 2,000 feet north from its intersection of Ariel Farm Road, being Guilford County tax parcel # 129264, #129266 and #139425, approximately 282.9 Acres owned by Margaret Brande, Dorcas Broadway, William Johnson, Louise Billings, William & Pong Nam Gregory, Gloria Mayo, Rebecca And Nellie & Sidney Stone.

Proposed Conditional Zoning from RS-40 & AG to CZ-RPD and limited to the following Conditions as amended: 1) The property's use shall be limited to single-family detached homes and any customary accessory uses as shown on the Zoning Sketch Plan and 2) There shall be a minimum of ten (10) foot undisturbed buffer for properties that lie between Cedar Oaks North and South in the locations shown on the Zoning Sketch Plan; and a minimum twenty (20) foot undisturbed buffer along the site's eastern boundary as shown on the Site Plan. The proposed Conditional Zoning is consistent with the Northern Lakes Area Plan land use classification of Agricultural Rural Residential, thus if approved, no plan amendment would be required. **(APPROVED)**

Chair Jones stated that this matter was before them last month. Chair Jones stated that the public hearing was held at that time and the public hearing was closed. Chair Jones stated that while they were in the process of making a motion there was some discussion with the applicant and the Board allowed a continuance to this month. Chair Jones stated there were a couple of steps the Board had to take. Chair Jones asked for a motion to accept the revised application. Ms. Hayworth made a motion to accept, seconded by Mr. Alexander. The Board voted unanimously in favor of the motion (Ayes: Apple, McKinley, Hayworth, Alexander and Jones. Nays: None).

Oliver Bass stated that the applicant has requested an amendment to modify the Use Condition to read: "The property's use shall be limited to single-family detached homes and any customary accessory uses." He recommended adding a Development Condition that reads: "There shall be a minimum 10' undisturbed buffer for properties that lie between Cedar Oaks North and South in the location shown on the site plan; and a minimum 20' undisturbed buffer along the site's eastern boundary as shown on the site plan." These modified and added conditions are shown on the Revised Proposed Zoning Sketch Plan dated 1/30/2020. The TRC reviewed the Revised Proposed Zoning Sketch Plan under Major Subdivision Case #19-11-GCPL-08693.

IN SUPPORT:

Counsel Tom Terrell 300 Green Street stated that he was the attorney representing the applicant. Counsel Terrell stated that everything that the Board sees here was to address the concerns raised by the neighbors. Counsel Terrell stated that this was actually their third time being here. Counsel Terrell stated that the first time the applicant asked for a continuance because neighbors at the public hearing asked for a meeting. Counsel Terrell stated that they now have a site plan that says exactly where the buffers were. Counsel Terrell stated the applicant reconfigured the lay out. Counsel Terrell stated that it would still be low-density in the northeast. Counsel Terrell stated that there would be a 20' buffer along the eastern boundary.

IN OPPOSITION:

Sam Sevelin 7703 Fox Haven Court stated that he was told that there would be no activity built along the west side of the watershed. Mr. Sevelin stated that he liked the fact that there would be a 20' buffer. Mr. Sevelin stated that he would like a little bit more of a buffer that 10' is not much. Mr. Sevelin stated that if the wetlands are disturbed it would be a big mess. Mr. Sevelin stated that this needs to be re-evaluated or have a bigger buffer. Mr. Sevelin stated that 50' north of that it is Conditional Zoning. Mr. Alexander stated that Mr. Sevelin first said he wanted 10' and now Mr. Sevelin wants a 100' buffer. Mr. Sevelin stated that the other developer has given them a 100' buffer. Chair Jones stated that he wanted to remind people when it comes to things like wetlands disturbance and septic it is beyond the scope of this Board. Chair Jones stated that they look at whether the request is consistent with the plans and is reasonable in the public interest. Chair Jones stated that the developer has struck a balance and it is impossible to make everyone happy. Chair Jones stated that they couldn't put a 100' buffer because the properties go all the way to property line. Chair Jones stated that the developer was generous, in his opinion.

MOTION:

Ms. McKinley moved to approve the zoning amendment located on Tax Parcel #129264, #129266, and #139425 from RS-40 to CZ-RPD because:

1. The amendment is consistent with applicable plans because: The proposed Rural Preservation District is consistent with the AG-Rural Residential land use classification. The

AGR is intended to accommodate agricultural uses, large-lot residential development and low-density residential subdivisions not connected to public water and sewer with densities not to exceed two units per acre. Anticipated land uses include those permitted in the Rural Preservation zoning districts, including but not limited to, institutional and recreational uses, as determined by the Guilford County Development Ordinance.

2. The amendment is reasonable and in the public interest because: It will provide housing opportunities in Guilford County.

The motion was seconded by Ms. Hayworth. The Board voted 5-0 in favor of the motion (Ayes: Apple, McKinley, Hayworth, Alexander and Jones. Nays: None).

NEW BUSINESS:

Non-Public Hearing Items

Resolution of Intent Road Closing Case #20-01-GCPL-00109: Carmon Road 0.15 mile

Being that 0.15-mile portion of Carmon Road running south from Frieden Church Road and Terminating at Norfolk Southern/NC Railroad, in Jefferson Township. **(APPROVED)**

Paul Lowe stated that this was a request to close a 0.15 mile portion of Carmon Road and would ask the Board to hold a Public Hearing on March 11, 2020.

Mr. Apple made a motion to approve the resolution, seconded by Ms. McKinley. The Board voted 5-0 in favor of the motion (Ayes: Apple, McKinley, Hayworth, Alexander, and Jones. Nays: None).

OTHER BUISNESS:

UDO Project Update:

Leslie Bell stated that in January there was a presentation done to Board of County Commissioners. Mr. Bell stated that staff is planning an open house [tentatively] on March 26, 2020. (The open house has since been re-scheduled tentatively for April 30th.) Mr. Bell stated that they are working with the consultants to clean up all the drafts.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 6:40 p.m.