

**Guilford County
Planning Board
REMOTE/VIRTUAL REGULAR MEETING
March 10th, 2021**

The Guilford County Planning Board met in regular session on Wednesday, March 10th, 2021 at 6:00 p.m. at the NC Cooperative Extension-Agricultural Center, 3309 Burlington Road, Greensboro, NC.

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

Members Absent: Mrs. McKinley, Mr. Thompson

Staff Present: Mitchell Byers, Planning Technician; Paul Lowe; Matt Talbott; Oliver Bass; and J. Leslie Bell, Guilford County Planning Director

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

AGENDA AMENDMENTS:

None

APPROVAL OF MINUTES:

Mr. Apple made a motion to approve the February 10, 2021 (Recessed Mtg.) & February 11, 2021 (Reconvened Mtg.), seconded by Mr. Alexander. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Craft, Gathers, Mann, and Jones Nays: None).

RULES OF PROCEDURE:

Chairman Frankie Jones read the rules of procedures

CONTINUANCE REQUESTS: None.

OLD BUSINESS:

EASEMENT CLOSING CASE #20-12-GCPL-08615:

Being all three of the 20-foot easements located on Lot #s 3, 4, 9, 10, 12, &13 as shown on Plat Book 36 Page 16 and located on Guilford County Tax Parcel # 126013..

Mr. Alexander moved that this case would be readdressed at the April 14th, 2021 meeting, seconded by Mr. Apple. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Craft, Gathers, Mann, and Jones Nays: None).

NEW BUSINESS:

Non-Public Hearing Items: None

Public Hearing Items:

REZONING CASE #21-01-GCPL-00490: RS-30 & AG to AG 7662 NC Highway 61 N

Located on the east side of NC Highway 61 N, approximately 3000 feet north from its intersection of Turner Smith Road, approximately 30.02 acres, Guilford County Tax Parcel #101696 owned by Jeremiah Daniel Hawes. The proposed Rezoning is consistent with the Northeast Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be required.

Oliver Bass stated that the area is located on the east side of NC Highway 61 N, approximately 3000 feet north from its intersection of Turner Smith Road, approximately 30.02 acres in Guilford County Tax Parcel #101696 and owned by Jeremiah Daniel Hawes. This proposed request is to rezone property from RS-30 & AG to AG. Rezoning the portion of the lot along frontage from RS-30 to AG will put the entire parcel into a single zone. This request is in an area of primarily agricultural and rural residential properties. Adjacent parcels south and west are enrolled in the Voluntary Agricultural District program. Residential lots typically consist of 2 or more acres. To the North is large lot residential, to the South is agricultural, to the East is undeveloped/single-family residential, and to the West is agricultural/ large lot residential. The proposed rezoning is consistent with the recommendation of the Northeast Area Plan. The AG Rural Residential designation recognizes land currently zoned or recommended for future agricultural and residential. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family. This action is reasonable and in the public interest because it is consistent with the intent of the AG Rural Residential land use designation. Adjacent parcels are agricultural and enrolled in the Voluntary Agricultural District program. It will extend the current AG zoning to the entire parcel.

In Support:

Jeremiah Hawes, 7662 NC Highway 61 N, plans on building a home on the property that would have a farm and livestock. He wants to buy into the agriculture in that area while meeting any requirements he needs to with the Planning Board.

In Opposition:

Carol Mandzik, 8183 Riley Drive, was concerned that the property would have a negative effect on the surrounding property. She did not want the forested area disturbed. Mr. Hawes confirmed he would not be destroying the forest but was considering using that area for horse trails. Ms. Mandzik was concerned with this as well, since she was worried about the noise and animal waste that would affect her property.

With no one else in opposition or questions, the Public Hearing was closed as moved by Mr. Apple and seconded by Mr. Alexander. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-01-GCPL-00496: AG & HB to AG 3409 Alamance Church Road

Located on the north side of Alamance Church Road, approximately 500 feet east from its intersection of Old Julian Road, approximately 6.41 acres, Guilford County Tax Parcel #110908 owned by Connie Lakey. The proposed rezoning is not covered by an Area Plan thus if approved, no plan amendment would be required.

Mr. Bass stated that the property is located on the north side of Alamance Church Road, approximately 500 feet east from its intersection of Old Julian Road, approximately 6.41 acres, Guilford County Tax Parcel #110908 owned by Connie Lakey. This proposed request is to rezone property from AG and HB to AG. This request is in an area with small-scale commercial uses at the crossroad of Old Julian Road and Alamance Road. Rural residential uses extend beyond the crossroad with single-family residents and mobile homes on large acre lots. There are commercial buildings on the HB portion. To the North there are rural residential, to the South are vacant/VAD parcel, to the East are rural residential, and to the West are commercial/utility/rural residential. Although the area is not covered by an adopted Area Plan, this action is reasonable because it will extend the AG zoning to the entire parcel and permit uses consistent with development in the area. Development along Alamance Church Road beyond the commercial node at

the Old Julian intersection is consistent with an agricultural zoning. The request is in the public interest because it will allow the existing building to be renovated for a residential dwelling.

In Support:

Connie Lakey, 3409 Alamance Church Road, introduced themselves and stated that they just want to do whatever they needed in ordinance with the areas requirements and wants to work with the Planning Board to reach their goals. The plan is to make the property into a livable space.

In Opposition:

With nobody in opposition or questions the public hearing was closed, motioned by Mr. Alexander and seconded by Mr. Apple. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-01-GCPL-00595: AG to RS-40 5721 Porterfield Road

Located on the north side of Porterfield Road, approximately 1000 feet east from its intersection of Friendship Church Road, approximately 2 acres, Guilford County Tax Parcel #112298 (part) owned by Louise Milton. The proposed rezoning is consistent with the Northeast Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be required.

Mr. Bass stated that the property is located on the north side of Porterfield Road, approximately 1000 feet east from its intersection of Friendship Church Road, approximately 2 acres, Guilford County Tax Parcel #112298 (partially) owned by Louise Milton. This proposed request is to rezone property from AG to RS-40. This request is in an area that consists primarily of large acreage single-family residences. The area proposed for rezoning is part of a larger parcel with 4 previously subdivided residential parcels. It is undeveloped on the portion to be rezoned. To the North and East it is undeveloped, to the South is single-family on one to two acre lots, and to the West is agricultural. The proposed rezoning is consistent with the recommendation of the Northeast Area Plan. The AG Rural Residential designation recognizes land currently zoned or recommended for future agricultural and residential. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, and RS-30 Residential Single-Family. The action is reasonable and in the public interest because the area proposed for RS-40 is consistent with the lot standards imposed on RS-40 and the AG zoning district. The site is on an existing local/collector street and will not require new roads for property access.

In Support:

Ervin Milton, 3214 Shallowfield Drive, wants to develop on this land since they already have family located nearby the lot and would like to be closer to that family. The family plans on meeting any requirements that need to be met. Since the rezoning is still being discussed between Mr. Bell and Mr. Milton to answer some of Mr. Milton's questions. Chair Jones suggested that this issue could be continued until next month's meeting. Upon clarification during the public hearing, Mr. Milton decided to allow his case to move forward without any delay.

In Opposition:

With no one in opposition or questions, the public hearing was closed as moved by Mr. Apple and seconded by Mr. Alexander. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-02-GCPL-00956: RS-40 to LI 4075 Wiley Davis Road

Located on the east side of Wiley Davis Road, approximately 3500 feet northeast from its intersection of Groometown Road, approximately 4.26 acres, Guilford County Tax Parcel #140422 owned by Dorothy East.

The proposed rezoning is inconsistent with the Southern Area Plan land use classification of Agricultural, thus if approved, an area plan amendment to Light Industrial to the Southern Area Plan would be required. Matt Talbot stated that the property is located on the east side of Wiley Davis Road, approximately 3500 feet northeast from its intersection of Groometown Road, approximately 4.26 acres, Guilford County Tax Parcel #140422 owned by Dorothy East. This proposed request is to rezone property from RS-40 to LI. This request is in an area that is characterized by industrial uses adjacent to the property and industrial uses south of the I-85/I-73 interchange with scattered residential uses. The property is currently vacant. To the North and West are vacant, to the South is tractor trailer storage, and to the East is vacant/I-85 ramp. The Plan designates the area as Agricultural which is inconsistent with this request. This request is in an area that is characterized by industrial uses adjacent to the property and industrial uses south of the I-85/I-73 interchange. The LI, Light Industrial District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. It is reasonable and in the public interest because the site is located on a major thoroughfare and is near I-85 and I-73 which provides ease of access. It will provide services and employment opportunities for the area. The rezoning will adhere to Guilford County's landscape buffer requirements and lighting requirements.

In Support:

John East, 5214 Sedgemoor Court, was the owner and had issues finding a buyer. He is in discussion with a buyer that would be using the space to bring more industry and storage into the area in the agricultural area.

In Opposition:

With no one in opposition or questions the public hearing was closed, as moved by Mr. Apple and seconded by Mr. Alexander. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-02-GCPL-01089: RS-40 to HI 2031 Bishop Road

Located on the south side of Bishop Road, approximately 1600 feet west from its intersection of South Holden Road, approximately 6.466 acres, Guilford County Tax Parcel #141916 owned by Matthew Tedder. The proposed rezoning is inconsistent with the Southern Area Plan land use classification of Agricultural, thus if approved, an area plan amendment to Heavy Industrial to the Southern Area Plan would be required.

Matt Talbot stated that the property is located on the south side of Bishop Road, approximately 1600 feet west from its intersection of South Holden Road, approximately 6.466 acres, Guilford County Tax Parcel #141916 owned by Matthew Tedder. This proposed request is to rezone property from RS-40 to HI. This request is in an area that is characterized by industrial uses and scattered transitional housing and the property is currently vacant. To the North and South are single-family residential, to the East is a Duke Power substation, and to the West is vacant. The Plan designates the area as Agricultural which is inconsistent with this request. This is in a transition area which already has many properties zoned industrial in the vicinity, with a few scattered residences remaining. The surrounding industrial uses in the area include a rock quarry, a metal manufacturer, a concrete plant, the Guy M. Turner crane, machinery and heavy trucking rental and service facility, and a salvage yard. As shown on the survey submitted, there is a Colonial Pipeline 50-foot ROW easement which traverses the property almost at its center. Nothing is allowed within the pipeline easement and only a minimal crossing is permissible. This substantially limits the possibility of a small residential subdivision layout and limits large scale industrial facilities. The property also has a 30-foot utility easement that splits the property, as shown on the survey submitted which substantially limits the possibility of a small residential subdivision layout and limits large scale industrial facilities. It is reasonable and in the public interest as the site is located on Bishop Road in an area that is a mixture of industrial and several transitional low-density residential uses. It will provide services and employment opportunities for the area. The rezoning will adhere to Guilford County's landscape buffer requirements and lighting requirements.

In Support:

Amanda Hodierno, 804 Green Valley Road Suite 200, is representing the property owners. She agrees with Mr. Talbott's statements, especially how this could be a transition for the area. The plan could bring growth to the area and would be handled in a way to reduce impact on the area during construction. Changing the zoning would allow much more opportunity in the area and will work accordingly with the City and stakeholders to meet their standards.

In Opposition:

With no one in opposition or questions, the public hearing was closed as moved by Mr. Alexander and seconded by Mr. Apple. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-02-GCPL-01093: RS-40 to AG 5006 McConnell Road

Located on the south side of McConnell Road, approximately 500 feet east from its intersection of Mt Hope Church Road, approximately 1.1 acres, Guilford County Tax Parcel #120839 owned by Doris Burnside. The proposed rezoning is consistent with the Rock Creek Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be required.

Mr. Bell stated that the property is located on the south side of McConnell Road, approximately 500 feet east from its intersection of Mt Hope Church Road, approximately 1.1 acres, Guilford County Tax Parcel #120839 owned by Doris Burnside. This proposed request is to rezone property from RS-40 to AG. This request is in a single-family residential area. The lot is part of a 4-lot subdivision that was rezoned under case 61-01 on October 10, 2001 and currently has a manufactured home on the property. To the North, East and West are single-family dwellings. To the South is undeveloped. The rezoning is consistent with the recommendation of the Rock Creek Area Plan. The parcel is part of a 4-lot subdivision created from a parent tract that had 4 or more previously created lots. However, a manufactured home currently sits on the property, which is nonconforming in the RS-40 district. The request is reasonable and in the public interest because it will allow the existing manufactured home (See attached Case 61-01) to be replaced with one that is compliant with current construction standards for manufactured homes and the zoning designation.

In Support:

Cathy Hall, 2005 Mt. Hope Church Road, is a neighbor to the owner and she was concerned about how it would affect her property but spoke with the owner and they eased her mind. She speaks highly on the character of the owners.

In Opposition:

With no one in opposition or questions, the public hearing was closed as moved by Mr. Apple and seconded by Mr. Alexander. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

REZONING CASE #21-02-GCPL-01096: RS-40 to LI 7962 National Service Road

Located on the north side of National Service Road, approximately 2000 feet west from its intersection of Piedmont Triad Parkway, approximately 7.95 acres, Guilford County Tax Parcel #169803 owned by Mack Cannon. The proposed rezoning is consistent with the Airport Area Plan land use classification of Non-Residential, thus if approved, no plan amendment would be required.

Matt Talbott stated that the property is located on the north side of National Service Road, approximately 2000 feet west from its intersection of Piedmont Triad Parkway, approximately 7.95 acres, Guilford County Tax Parcel #169803 owned by Ruth and Mack Cannon. This proposed request is to rezone property from RS-40 to LI. This request is in an industrialized area of the County located between the City of Greensboro and High Point. There is an

existing single-wide manufactured home and accessory structures on the property. To the North is Interstate Highway 40, to the South is vacant, to the East is an industrial warehouse, and to the West is Advantage Truck Center. The request is consistent with the Airport Area Plan recommendation and is adjacent to Light Industrial zoning districts. The LI, Light Industrial District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. It is reasonable and in the Public interest as the site is located on National Service Road in an area that is a mixture of industrial and commercial uses within the County's jurisdiction, City of Greensboro, the City of High Point. It will provide services and employment opportunities for the area. The rezoning will adhere to Guilford County's landscape buffer requirements and lighting requirements.

In Support:

Tony Collins, 1118 Tate Street, is representing the company who has purchased the property. The property was bought in February and allows a generous space that could be used to help benefit the community. The owner plans to use the space to repair and sell vehicles, which could help the economic status of the area.

In Opposition:

With no one in opposition or questions the public hearing was closed, as moved by Mr. Alexander and seconded by Mr. Apple. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

OTHER BUSINESS:

None

RECESSED:

There being no further business before the Board, the *virtual* Regular Meeting was recessed at 7:28 pm and will reconvene on March 11th, 2021 at 6:30 pm for a voting session.