

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

The Guilford County Planning Board was reconvened on Thursday, March 11th, 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); Dr. Gathers (remotely); Mr. Mann (remotely); Mr. Craft (remotely); and Chair Frankie Jones (remotely)

Members Absent: Mrs. McKinley, Mr. Thompson

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

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

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.

Mr. Apple moved to approve the rezoning case for Guilford County Tax Parcel #101696 from RS-30 & AG to AG because this case is consistent with the Area Plan because the plan recommends agricultural development in this area. The amendment is reasonable since it falls into the current Area Plan, seconded by Mr. Alexander.

The Board voted unanimously 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. Mann moved to approve the rezoning case for Guilford County Tax Parcel #110908 from AG & HB to AG because this case is not covered by the existing area plan but is reasonable and in the public interest because it will extend the AG zoning to the entire parcel. Development along Alamance Church Road beyond Julian Road is consistent with AG zoning. It will allow the existing building to be renovated into a livable dwelling, seconded by Ms. Buchanan.

The Board voted unanimously 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 of) 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. Mann moved to approve the rezoning case for Guilford County Tax Parcel #112298 from AG to RS-40 because the amendment is consistent with the applicable Area Plan since the AG designation recognizes that the area can be used for future AG, RS-40, and RS-30 zones. The amendment is reasonable and in the public interest because the lot meets the standards for an RS-40 lot and with it being on preexisting streets does not make it require any special access, seconded by Mr. Alexander.

The Board voted unanimously 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.

Ms. Buchanan moved to approve the rezoning case for Guilford County Tax Parcel #140422 from RS-40 to LI because the amendment is required with the applicable plans since it would amend the Southern Area Plan to include LI zoning. The amendment is reasonable and in the public interest because 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 in close proximity to 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, seconded by Mr. Mann.

The Board voted unanimously 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.

Mr. Craft moved to approve the rezoning case for Guilford County Tax Parcel #141916 from RS-40 to HI because this is inconsistent with the Southern Area Plan. 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. 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, seconded by Mr. Mann.

The Board voted unanimously 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. Mann moved to approve the zoning case for Guilford County Tax Parcel #120839 from RS-40 to AG because the rezoning is consistent with the recommendation of the Rock Creek Area Plan. The proposed zoning is consistent with the recommendation of the Rock Creek Area Plan. The AG Rural Residential designation recognizes land currently zoned or recommended for future agricultural and residential. Anticipated land uses include those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family. 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., seconded by Mr. Apple.

The Board voted unanimously 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.

Mr. Alexander moved to approve the rezoning case for Guilford County Tax Parcel #169803 from RS-40 to LI because it is consistent with the Airport Area Plan. The request is consistent with the Airport Area Plan recommendation and is adjacent to the Light Industrial zoning district. 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, and 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, seconded by Mr. Mann.

The Board voted unanimously 7-0 in favor of the motion. (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, Mann, and Jones Nays: None).

OTHER BUSINESS:

ADJOURNED:

There being no further business before the Board, the meeting was adjourned at 7:05 pm.