

**Guilford County
Planning Board
REMOTE/VIRTUAL REGULAR MEETING
April 14th, 2021**

The Guilford County Planning Board met in regular session on Wednesday, April 14th, 2021 at 6:00 p.m. at the NC Cooperative Extension-Agricultural Center, 3309 Burlington Road, Greensboro, NC.

Members Present: Mr. Apple; Mr. Alexander; Dr. Gathers (remotely joined at 6:09); Mr. Mann (remotely); Ms. McKinley (remotely); Mr. Craft (remotely); and Chair Frankie Jones

Members Absent: Ms. Buchanan; 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. Alexander moved to approve the March 10, 2021 (Recessed Mtg.) & March 11, 2021 (Reconvened Mtg.) minutes, seconded by Mr. Apple. The Board voted 6-0 in favor of the motion (Ayes: Apple, Alexander, Craft, McKinley, Mann, and Jones Nays: None).

RULES OF PROCEDURE:

Chairman Frankie Jones read the rules of procedures to be followed during the meeting.

CONTINUANCE REQUESTS: None.

OLD BUSINESS: None

NEW BUSINESS:

Non-Public Hearing Items: None

Public Hearing Items:

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.

At this time, Dr. Gathers joined the meeting. Paul Lowe stated that the easement requirements in this case are being met, and they have letters of approval for this order from the utility providers.

With nobody in favor, opposition, or questions, the public hearing was closed, moved by Mr. Apple and seconded by Mr. Alexander. The Board voted 6-0 in favor of the motion to adopt the Resolution to close and remove from dedication the public easement. Dr. Gathers vote was not counted at this time. (Ayes: Apple, Alexander, Buchanan, Craft, Mann, and Jones Nays: None).

CONDITIONAL ZONING CASE #21-02-GCPL-01610: PI to CZ LI 1410 Rankin Mill Rd

Located on the east side of Rankin Mill Rd, approximately 450 feet northeast from its intersection of Camp Burton Rd, approximately 18.22 acres, Guilford County Tax Parcel #115383 owned by Michael Fowler.

The proposed Conditional Zoning is inconsistent with the Northeast Area Plan land use classification of AG-Rural Residential, thus if approved, an area plan amendment to LI to the Northeast Area Plan would be required.

Oliver Bass stated that the request for a Conditional Rezoning is from a PI to a CZ LI District. The PI Public and Institutional District is intended to accommodate mid to large-sized, campus-style development semi-public and institutional controlled by a single entity. The LI Light Industrial District accommodates limited, small-scale manufacturing, wholesaling, warehousing, research and development, and related commercial activities that have little adverse effect. The proposed use condition is to allow all uses permitted in the LI zoning classification except and excluding the following (1) Homeless Shelters, (2) Go Cart Raceways, (3) Fraternity or Sorority, (4) Bank or Finance With Drive Through, (5) Convenience Store With Gas Pumps, (6) Service Stations, Gasoline (7) Dry-Cleaning or Laundry Plant, (8) Laundry or Dry Cleaning, substation, (9) Flea Market or Outdoor Retail, (10) Outdoor Storage, (11) Land Clearing and Inert Debris Landfill, Major, and (12) Salvage Yards, Junk Yards, or Scrap Processing.

The following uses **are not** allowed in the base LI zoning district or the I-840 Urban Loop Scenic Corridor Overlay District and therefore are omitted from the proposed use conditions as listed in the application: (1) Flea Markets or Outdoor Retail; (2) Outdoor Storage; (3) Land Clearing and Inert Debris Landfill, Major; (4) Salvage Yards, Junk Yards, and Scrap Processing. The proposed development condition is to establish a buffer requirement of a natural, undistributed buffer that is a minimum of 40 feet wide and a maximum of 75 feet wide with an average of 50 feet, which shall be maintained along the portion of the property adjacent to the highway right-of-way. The proposed buffer meets or exceeds the minimum requirements for the I-840 Urban Loop, Scenic Corridor Overlay District Type B planting yard requirements for property adjacent to the highway right-of-way. This request is in an area of public or institutional uses to the south and across the I-840 Interstate right-of-way and directly across Camp Burton Road. The proposed site of the NC National Guard Regional Readiness Training Center is located at 4250 Camp Burton Road, which is within 600 feet of subject property east of I-840 on land owned by the NC Department of Prisons.

Properties to the North are large-acre single-family residential. To the south are Greensboro's Keely Park and a mix of single-family and underdeveloped lots. To the east is I-840 right-of-way, NC Department of Prisons, and the National Guard. To the west are single-family residential lots. The property is covered under the Northeast Area Plan which recommends an AG-Rural Residential land use classification. The proposed zoning is inconsistent with the Northeast Area Plan recommendation of AG-Rural Residential land use classification. Staff submitted that the requested action is not reasonable and in the public interest because the area is separated from the most intense institutional uses by the I-840 right-of-way. The section of Camp Burton Road that the subject parcel fronts on primarily serves residential and recreational uses. An industrial driveway on Camp Burton Road may introduce heavy truck traffic along a residential street. Although the site is adjacent to I-840, direct access is not available from Camp Burton Road. Staff recommended denial. The Staff noted that the section of Camp Burton Road that the subject parcel fronts on primarily serves residential and recreational uses. An industrial driveway on Camp Burton

Road may introduce heavy traffic. Staff noted that if the applicant plans on having a landscape and maintenance service company, it is permitted in the AG zoning District with a Special Use Permit. Both the AG and PI zoning Districts are consistent with the AG-Rural Residential land use classification of the Northeast Area Plan.

Mr. Alexander asked exactly why staff recommended denial, and Mr. Bass stated that it was because the street west of the area is mainly residential and it solely residential and institutional uses. Potential truck traffic from an industrial use could have a negative effect on the area. Leslie Bell added that a proper letter was not sent out to notify neighbors about the possibility of the type of business that might be on the property. Mr. Craft asked if the vacant property on the other side of the road was being used. Mr. Bass stated that it was owned by the City of Greensboro for Keely Park.

In Support:

Michael Fowler, 1410 Rankin Mill Rd, stated that the property was purchased in 2007 with 36 acres for investment purposes. Part of the property was gifted to have a farmhouse built and another portion was donated to Keely Park. The remaining 18 acres is proposed to be built into a clean, modern industrial park. The property has good access and visibility due to location. Mr. Fowler is thoughtful of aesthetics and quality of the development. His development would bring jobs and revenue to the quickly growing area. There is already industrial growth in the area and does not think that it would affect the property since it would be a nicely landscaped business parkway, that he already has interest in from potential businesses.

In Opposition:

Bernard May, 4264 Camp Burton Road, was concerned that the property would create traffic that would interfere with the agricultural traffic such as tractors that are used in the area. He is not fully against the plan, just wants to make sure that the livelihood of the agriculture families in the area around the property are thought about when deciding.

With no one else in opposition or questions, the public hearing was closed, moved by Mr. Alexander and seconded by Mr. Apple. The Board voted 6-0 in favor of the motion since Dr. Gathers vote was not counted at this time. (Ayes: Apple, Alexander, Buchanan, Craft, Mann, and Jones Nays: None).

CONDITIONAL ZONING CASE #21-03-GCPL-02106: AG to CZ-RS-20 Twin Creek Rd

Located on the east side of Twin Creek Rd, approximately 1500 feet south from its intersection of Volta Dr, approximately 13.50 acres, Guilford County Tax Parcel #232847 owned by CNKS LLC. The proposed rezoning is consistent with the Airport Area Plan land use classification of Mixed Density Residential, thus if approved, no plan amendment would be required.

Matt Talbott stated that the property is split between Guilford and Forsyth Counties. The rezoning request in Winston-Salem/Forsyth County was unanimously recommended for approval by the City-County Planning Board, March 11, 2021, to the Clerk to the Board of Commissioners and is pending final approval. The proposed use conditions are only single-family detached homes and associated accessory uses. The proposed development condition is that access will be from Twin Creek Road in Forsyth County. The area is mostly single family and agricultural uses. The land is vacant. To the North, South and West is vacant. To the East is single-family residences. The area falls into the Airport Area Plan and recommends mixed-density residential. The requested action is reasonable and in the public interest because the area proposed in this request with the accompanying sketch plan is consistent with the lot standards imposed in the RS-20 zoning district standards of the Guilford County Unified Development Ordinance. Traffic will not be generated in Guilford County due to the development condition that states access will be from Twin Creek Rd in Forsyth County. The vacant land is not accessible and therefore unusable from the Guilford County portion of this property.

In Support:

Judy Stalder, 3735 Admiral Drive, stated that the property is planned to be made into a housing development. Forsyth County Planning Board already approved the rezoning and subdivision. Forsyth County Board of Commissioners had been briefed twice and would be briefed a third time soon to make a decision. They have received permission to connect to sewer and have figured out easements. They would preserve the rural character, with homes ranging from \$450k-\$650k. They have reached out to at least 25 residents in the area to create a working relationship with them.

In Opposition:

Matthew Watts, 9120 Greythorne Court, was concerned that the housing development would tap into the well-water reservoir that sustains the area. The community that Mr. Watts lives in would be in proximity and privacy is a concern, which could lower property values. Erosion control during construction from runoff could negatively effect Mr. Watt's neighborhood. The uncertainty of the project builder also is concerning to Mr. Watts and he wants the quality of the project to be considered. That many homes in a neighborhood can cause overcrowding and take away from natural wildlife. Sewage installation would be an issue since Mr. Watt's neighborhood is in the line of runoff from that process. They are concerned that additional sediment would be put into the water and asked if retention ponds can be put in to handle the runoff. If the project does go forward, they would like a professional surveyor to come out to look at the land.

John Cerak, 9102 Greythorne Court, also lives in the same neighborhood as Mr. Watt's. He states that he is not completely against another development in the area but wants it to be held to a certain standard that will not negatively affect the area.

Chair Jones gave the applicant a chance to respond to those in opposition. Ms. Stalder said that she hears the issues that have been raised but she thinks that they are technical, and that the area can be protected. She introduced Rich Glover, an engineer on her team. Rich Glover, 117 East James Street, stated that they are staying out of the wetlands and floodplains. He stated that the plan in place should not affect Mr. Watt's and Mr. Cerak's properties. The sewage would be public sewage and would be handled by the City of Winston-Salem. Since it would be a low-density development there would not be a permanent pond but would be temporary drainage during construction. Mr. Watts responded that the smaller lot sizes will not protect the environment and the financial feasibility also is outstanding.

With no one else in opposition or questions, the public hearing was closed, moved by Mr. Apple and seconded by Mr. Alexander. The Board voted 6-0 in favor of the motion since Dr. Gathers vote was not counted at this time. (Ayes: Apple, Alexander, Buchanan, 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 7:19 pm and will reconvene on April 15th, 2021 at 6:30 pm for a voting session.