

**Guilford County
Planning Board
REMOTE/VIRTUAL RECONVENED MEETING
April 15th, 2021**

The Guilford County Planning Board was reconvened on Thursday, April 15th, 2021 at 6:30 p.m. at the NC Cooperative Extension-Agricultural Center, 3309 Burlington Road, Greensboro, NC.

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

Members Absent: Ms. Buchanan; Mr. Thompson

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

Chair Jones called the meeting to order and welcomed everyone in attendance. Since Dr. Gathers votes were not recorded remotely the evening before, the Planning Board had to vote to close each of the public hearings from the evening prior. The Planning Board voted to close the hearings for **EASEMENT CLOSING CASE #20-12-GCPL-08615, CONDITIONAL ZONING CASE #21-02-GCPL-01610, and CONDITIONAL ZONING CASE #21-03-GCPL-02106**. The Board voted unanimously 7-0 in favor of the motions. (Ayes: Apple, Alexander, McKinley, Gathers, Craft, Mann, and Jones Nays: 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.

Mr. Apple moved to adopt the resolution closing and removing from dedication the public easement for Guilford County Tax Parcel #126013, seconded by Dr. Gathers.

The Board voted unanimously 7-0 in favor of the motion. (Ayes: Apple, Alexander, McKinley, Gathers, 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.

Mitchell Byers stated that an email had been sent out with an updated presentation by the applicant, Michael Fowler. Mr. Apple also stated that the brother of Bernard Mabe had reached out to him. Mr. Apple helped Mr. Mabe understand how the development should not negatively affect them.

Mr. Craft moved to approve the zoning case for Guilford County Tax Parcel #115383 from PI to CZ LI. This amends the Northeast Area Plan to include Light Industrial based on the conditions that it would not disrupt I-840 and would allow space for the growing businesses in the area to serve the various needs of the Guilford County area. This amendment is reasonable and in the public interest because it allows additional types of businesses to locate to the area. With the location, it would not create a burden on adjacent properties since it aligns with other services in the area, seconded by Ms. McKinley.

The Board voted unanimously 7-0 in favor of the motion. (Ayes: Apple, Alexander, McKinley, Gathers, 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.

Mr. Byers stated that the opposed sent out a group email of responses that had been received before the voting session to Board members. Most of the concerns were about lot sizes, number of houses, and a variety of water issues. Leslie Bell reminded the Board that it was a cross-jurisdictional request, and that the decision would only cover the Guilford County side. Mr. Craft stated that he believed that this project could be a good amenity for the people of Guilford County.

Ms. McKinley moved to approve the zoning case for Guilford County Tax Parcel #232847 from AG to CZ-RS-20 because the amendment is consistent with applicable plans and the proposed rezoning and the company sketch plan is consistent with the Airport Area Plan recommended land use of Mixed Density Residential and is consistent with the RS-20-S Winston-Salem/Forsyth County rezoning request. The request is reasonable and in the public interest since the conditional zoning is consistent with the lot size of 20,000 sq ft, will not cause issues with traffic in Guilford County due to the requirement that the property entrance is in Forsyth County, the vacant land is inaccessible from Guildford County, and falls into the Airport Area Plan so no amendment would be required, seconded by Mr. Alexander.

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

OTHER BUSINESS: None

ADJOURNED:

There being no further business before the Board, the meeting was adjourned at 6:50 pm.