

**Guilford County
Planning Board
REMOTE/VIRTUAL RECONVENED MEETING
June 10th, 2021**

The Guilford County Planning Board was reconvened on Thursday, June 10th, 2021, at 6:30 p.m. virtually.

Members Present: Mr. Apple (remotely); Mr. Gullick (remotely); Mr. Donnelly (remotely); Dr. Gathers (remotely); Ms. Buchanan (remotely); and Chair Frankie Jones (remotely)

Members Absent: Ms. McKinley and Mr. Craft

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

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

Before the voting commenced, Mr. Bell presented a map of **EASEMENT CLOSING CASE #21-05-GCPL-04166**, which better showcased the easement for the meeting on July 14th, 2021.

Public Hearing Items:

REZONING CASE #21-05-GCPL-04164: CZ-GB to GB 7200 Brown Summit Rd (APPROVED)

Located on the east side of Brown Summit Rd, approximately 50 feet east from its intersection of Autumn Forest Dr, approximately 3.95 acres, Guilford County Tax Parcel #128141 owned by RGW Self Storage LLC.

Mr. Donnelly stated that he visited the site and appreciates the diversity of uses adjacent to the property and believes that approval would fit into the land uses in the area. Mr. Gullick stated that he also supports the rezoning since the use fits into the conditions of the zoning and thinks that Conditional Zoning is beneficial. Chair Jones agreed with the support for the motion.

Ms. Buchanan moved to approve the zoning case for Guilford County Tax Parcel #128141 from CZ-GB [previous Case 39-96 [on April 10, 1996] to GB. This action also amends the Northern Lakes Area Plan recommendation from Mixed-Use to Moderate Commercial. This would remove the previous use conditions established under Conditional Rezoning Case 39-96, approved April 10th, 1996. There are no development conditions established under the conditional zoning. This rezoning would allow all GB uses as permitted by the Guilford County Unified Development Ordinance. The action is reasonable and in the public's interest since the parcel already has general business and industrial uses, and even though it is inconsistent with the area plan, it is already zoned GB. Future uses must comply with the required landscape buffer for GB zoned properties, seconded by Dr. Gathers.

The Board voted unanimously 6-0 in favor of the motion. (Ayes: Apple, Gullick, Gathers, Buchanan, Donnelly, and Jones Nays: None).

**CONDITIONAL ZONING CASE #21-05-GCPL-04259: CZ-LI to CZ-LI 1450 Creek Rd
(APPROVED)**

Located on the south side of Creek Rd, approximately 1500 feet east from its intersection of AT&T Dr, approximately 16.9 acres, Guilford County Tax Parcel #120658 owned by Beverly McComb. Proposed Conditional Zoning from CZ-LI [previous Case 08-09-GCPL-05167 in 2008] to CZ-LI.

Mr. Donnelly moved to approve the zoning case for Guilford County Tax Parcel #120658 from CZ-LI to CZ-LI, because this amendment is consistent with applicable plans because the district accommodates limited small scale manufacturing, wholesale warehousing, and related commercial activities that have little adverse effects on neighboring properties. The amendment is reasonable and in the public's interest due to the ease of access (to I85/I40) of the location and it will provide new employment opportunities for the area, seconded by Mr. Apple.

The Board voted unanimously 6-0 in favor of the motion. (Ayes: Apple, Gullick, Gathers, Buchanan, Donnelly, and Jones Nays: None).

OTHER BUSINESS:

Mr. Bell stated that there are six applications at this time [submitted] for July. One Special Use Permit, and Public Hearings for an easement closing, a street re-naming, and three rezoning cases. Mr. Bell began a discussion of the Board's preferences for the type of meeting(s) for cases in June (e.g., virtual option and/or in-person), especially given that there is a quasi-judicial hearing (Special Use Permit case). Chairman Jones asked each Board member their preference. Chairman Jones indicated he would like to hear from Ms. McKinley and Mr. Craft and the Board decided amongst themselves that they would wait to hear from Ms. McKinley and Mr. Craft before making a final decision.

ADJOURNED:

There being no further business before the Board, the meeting was adjourned at 6:51 pm.
to the Board