

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

The Guilford County Planning Board met in regular session on Wednesday, July 14th, 2021, at 6:01 p.m. at the NC Cooperative Extension-Agricultural Center, 3309 Burlington Road, Greensboro, NC.

Members Present: Mr. Apple; Ms. Buchanan; Mr. Craft; Mr. Donnelly; Mr. Gullick; and Ms. McKinley

Members Absent: Dr. Gathers; and Chair Frankie Jones

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

Ms. McKinley called the meeting to order and welcomed everyone in attendance.

AGENDA AMENDMENTS:

Mr. Bell requested to reschedule Vice Chair Elections until July 15th, 2021, at 6:00 p.m. during the Voting/Special Meeting as the Chair Jones will be in attendance at that meeting.

Mr. Donnelly moved to reschedule the Vice Chair Elections until July 15th, 2021, at 6:00 p.m., seconded by Mr. Apple. The vote voted 6-0 in favor of the motion. (Ayes: Apple, Craft, Buchanan, Donnelly, Gullick, and McKinley Nays: None).

APPROVAL OF MINUTES:

Mr. Apple moved to approve the June 9th, 2021 (Recessed Mtg.) & June 10th, 2021 (Reconvened Mtg.), seconded by Ms. Buchanan. The Board voted 6-0 in favor of the motion (Ayes: Apple, Craft, Buchanan, Donnelly, Gullick, and McKinley Nays: None).

RULES OF PROCEDURE:

Ms. McKinley (serving as chair) read the rules of procedures to be followed during the meeting.

CONTINUANCE REQUESTS: None.

OLD BUSINESS: None

NEW BUSINESS:

Public Hearing Items:

EASEMENT CLOSING CASE #21-05-GCPL-04166: (CONTINUED UNTIL TIME UNCERTAIN)

All of a 20-foot utility easement (also aligns with drainage) located on Lot #s 31 (part of), 32, 33, 35, 36, 37, 38, 39, & 40 as shown on Plat Book 32 Page 20 and located on Guilford County Tax Parcel #125757.

Mr. Bell requested that this case be continued until a time uncertain, on the basis that they have not heard from the applicant and the request entails the property owner doing more than what was initially anticipated.

Mr. Craft moved to continue **EASEMENT CLOSING CASE #21-05-GCPL-04166** until a time uncertain, seconded by Mr. Apple. The Board voted 6-0 in favor of the motion (Ayes: Apple, Craft, Buchanan, Donnelly, Gullick, and McKinley Nays: None).

REZONING CASE #21-06-GCPL-05007: AG to RS-40 622 Plainfield Rd Located on the north side of Plainfield Rd, approximately 3000 feet east from its intersection of Lake Brandt Rd, approximately 130.36 acres, Guilford County Tax Parcel #137606 owned by First Acres LLC. The proposed rezoning is consistent with the Northern Lakes Area Plan land use classification of AG Residential, thus if approved, no plan amendment would be required.

Mr. Bass stated that the character of the area is mostly single-family subdivisions that were developed under a RS-40 district in Guilford County. To the west, the subdivision located in Summerfield, NC, has a zoning of open-space residential, which carries a minimum lot size of 15,000 sq ft. The existing parcel is undeveloped. Surrounding land uses include single-family subdivisions under the RS-40 zoning, there are low density single-family, and undeveloped AG zoning districts to the south. To the east, there is a single-family subdivision. The topography of the area has a moderate slope and there is a small flood plane in the Northeast quadrant. Staff believes the rezoning is reasonable and in the public interest because it is consistent with the density of development in the general area, provides interconnectivity with other neighborhoods, it is consistent with the Northern Lakes Area Plan, and would provide housing alternatives.

In Support:

David Stone (applicant), 2904 Lawndale Drive, joined the meeting virtually and stated that the area has many quality neighboring communities and saw an opportunity to develop another single-family community. The proposed lot sizes range from 1.3 acres to 4 acres. He has tried to accommodate communication with neighbors concerned communities and held a Zoom meeting on July 7th, 2021. The meeting had about 15 to 20 attendees and they went over the sketch plan and felt like the meeting was productive. He knows that some neighboring owners still have concerns about drainage and runoff.

Mr. Donnelly asked if he has agreed with any concerns from neighbors or would they have another meeting with them to discuss concerns. Mr. Stone left lines of communication open in case the zoning is passed and promises to keep them informed. Mr. Craft asked how the entrance would be setup, and Mr. Stone replied there would be a private drive on the northern side of the property and would not cross the stream on the property. Ms. Buchanan asked how the waterway would be protected, and Mr. Stone plans to work with the Planning Department to meet all requirements.

In Opposition:

Jeff Mott, 647 Plainfield Road, stated that he was not notified by Mr. Stone that he could contact him with concerns. He is approximately 200 yards from the proposed rezoning. He is concerned that the new community well would impact the water table, and he is also concerned about the traffic that would be made during construction. Mr. Bell stated that if a new well was made testing would be done including any lots that would be proposed for on-site water and septic [i.e., not public water and sewer] by the Health Department. Mr. Mott also has family adjacent to the property that were not notified as well. Mr. Mott wants to be notified of any new developments with the property.

Cynthia Schilling, 6091 Royster Road, stated that she has concerns about lot size and home quantity that have not been defined. The development would add a significant amount of traffic to the mostly low-density subdivision near her property. She does believe that there could be a negative impact on the stream that leads into the waterway.

Ron Flaherty, 395 Plainfield Road, wants Mr. Stone to be more helpful with answering questions about the development. The lot size has not been clarified and this concerns him if the area becomes over-developed. He has concerns about the increase in traffic if the rezoning is passed.

Mr. Craft asked Mr. Bell when the signage was posted on the property, and it was posted about 13 days before the hearing. In response to these concerns, Mr. Stone stated that anyone with concerns can contact him and that he would be happy to speak with them.

Ms. Schilling was disappointed that staff recommended approval.

Donna DeRosio, 507 Buffalo Tom Drive, believes that there has been a typography change since the agricultural work stopped near her property. More water comes onto her property as well. She believes that the traffic concerns could lead to congestion that makes it harder to leave her property, or for others to get in.

Ms. Buchanan asked staff about the Buffalo Tom Drive elevation, and Mr. Bass stated that it had a slightly higher elevation.

With no more questions the public hearing was closed, moved by Ms. Buchanan, and seconded by Mr. Gullick The Board voted 6-0 in favor of the motion (Ayes: Apple, Craft, Buchanan, Donnelly, Gullick, and McKinley Nays: None).

CONDITIONAL ZONING CASE #21-06-GCPL-05096: RS-30 to CZ-LI 4118 and 4116 US Hwy 29 N
Located on the east side of US Hwy 29 N, approximately 100 feet east from its intersection of Pine Cone Dr, approximately .92 acres, Guilford County Tax Parcel #126059, and #126068 owned by Highway 29 North Properties LLC. Proposed Conditional Zoning from RS-30 to CZ-LI limited to the following uses: Includes all uses allowed in the LI District, except for the following: 1. Animal Services (Livestock) 2. Animal Services (Other) 3. Go-cart Raceway, and 4. Taxi Terminal. Conditions: N/A along with the attached Zoning Sketch Plan. No development conditions were offered by the applicant. The proposed Conditional Zoning is inconsistent with the Northern Lakes Area Plan land use classification of Residential Single-Family, thus if approved, an area plan amendment to Light Industrial would be required. The parcels are in the US Highway 29 N Scenic Corridor established under Section 4.9.B of the Guilford County Unified Development Ordinance. Standards of the General requirements B.3.a (2) and (3) shall apply to the US-29 North Scenic Corridor.

Mr. Bass stated the property is currently undeveloped. The property to the north is vacant industrial, to the south is general warehouse and self-storage warehouse, to the east is general warehouse, and to the west is US Highway 29 N Scenic Corridor. The land-use analysis recommends the area for residential single-family. The request is inconsistent with the Northern Lakes Area plan and would require an amendment. Staff recommended approval because the amendment would be consistent with adjacent parcels.

In Support:

Atty. Laura Krantz, 400 Bellemeade Street, Suite 800, is the representative for the applicant. The applicant wants to expand the existing warehouse and build a new building that will comply with all ordinances.

Eddie McAlexander, 401 North Greene Street, designed the plan for the applicant. Adams Electric purchased these lots to expand their yield. Mr. Craft asked if there would be a buffer, and Mr. McAlexander stated that those specifications could be kept in mind while combining the four properties.

In Opposition:

Dr. Sharonda Eagleton-McNeil, 4106 Flowering Path Lane, is concerned about construction, sound buffering, and lighting that will affect adjacent lands. Ms. Krantz responded that with the size of the project, the construction wouldn't add much to traffic or noise in the area, and they can comply with the required buffer.

With no more questions the public hearing was closed, moved by Mr. Gullick, and seconded by Ms. Buchanan. The Board voted 6-0 in favor of the motion (Ayes: Apple, Craft, Buchanan, Donnelly, Gullick, and McKinley Nays: None).

OTHER BUSINESS: None

RECESSED:

There being no further business before the Board, the *virtual* Regular meeting was recessed at 7:09 pm and will reconvene on July 15th, 2021, at 6:00 pm for a voting session and Special Meeting.