

**GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD MEETING MINUTES
NC Cooperative Extension – Agricultural Center
3309 Burlington Road, Greensboro NC 27405**

August 9, 2023, 6:00 PM

Call to Order

Chair Donnelly called the meeting to order at 6:00 PM.

A. Roll Call

The following Board members were in attendance in person for this meeting:

James Donnelly, Chair; Guy Gullick, Vice Chair; David Craft; Dr. Nho Bui; Sam Stalder; Rev. Gregory Drumwright; and Jason Little

The following Board members were absent for this meeting.

Ryan Alston and Cara Buchanan

The following Guilford County staff members were in attendance in-person for this meeting:

J. Leslie Bell, Planning and Development Director; Kaye Graybeal, Deputy Director; Oliver Bass, Senior Planner; Aaron Calloway, Planner I; Jessie Baptist, Administrative Officer; Robert Carmon, Fire Inspections Chief; and Matthew Mason, Chief Deputy County Attorney

B. Agenda Amendments

Mr. Bell requested that the Greensboro Metropolitan Planning Organization (MPO) 2023 Thoroughfare & Collector Street Plan listed under Item G on the agenda be rescheduled and addressed at the next regular meeting. Mr. Bell indicated that he will ask the MPO to provide staff and the Planning Board the same complete listing of all road classification changes since the last Thoroughfare & Collector Street Plan that were presented to the MPO Technical Advisory Committee (TAC) for a vote for the 2023 Thoroughfare & Collector Street Plan. There is no problem with the updated map, we just would like to get a more comprehensive list of the changes since the 2006 Thoroughfare & Collector Street Plan . Mr. Bell also asked that Case #23-06-PLBD-00052 at 4165 Pleasant Garden Road be postponed and rescheduled to the September meeting.

Mr. Craft moved to approve agenda amendments, as stated by staff, seconded by Dr. Bui. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

C. Approval of Minutes: July 12, 2023

Rev. Drumwright moved to approve the minutes of the July 12, 2023, meeting, as submitted by staff with a minor adjustment from Chair Donnelly to change the reference in the last paragraph from "Board" to "Steering Committee", seconded by Mr. Craft. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

D. Rules of Procedure

Chair Donnelly provided information to everyone present regarding the Rules of Procedure followed by the Guilford County Planning Board.

E. Continuance Requests

None

F. Old Business

Non-Legislative Hearing Item(s)

REZONING CASE #23-05-PLBD-00047: LB, LIMITED BUSINESS TO GB, GENERAL BUSINESS: 5101 YANCEYVILLE ROAD (WITHDRAWN)

Located at 5101 Yanceyville Road (Guilford County Tax Parcel #125339 in Monroe Township), the subject parcel is north of the intersection of Thacker Road and Yanceyville Road and comprises approximately one (1) acre.

Chair Donnelly indicated that a request to withdraw (included in the packet) this case has been submitted. Mr. Bell indicated that staff anticipates a different rezoning request for this same property to be submitted.

Mr. Craft moved to approve withdrawal of the above-stated case, seconded by Mr. Gullick. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

G. New Business**Non-Legislative Hearing Items(s)****RECOMMENDATION ON THE GREENSBORO METROPOLITAN PLANNING ORGANIZATION (MPO) 2023 THOROUGHFARE & COLLECTOR STREET PLAN (CONTINUED – See Agenda Amendments)**

This is a request for the Planning Board to consider a recommendation on adoption of the 2023 Thoroughfare & Collector Street Plan for the Greensboro Urban Area. After the Planning Board makes its recommendation, the Plan will be forwarded to the Guilford County Board of Commissioners for adoption. It would replace the current Collector Street Plan, which was adopted by the County Board of Commissioners on August 24, 2006.

Legislative Hearing Item(s)**CONDITIONAL REZONING CASE #23-06-PLBD-00052: CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL, CASES #11-05-GCPL-01897 AND #19-07-GCPL-05789 TO CZ-LI AMENDED: 4165 PLEASANT GARDEN ROAD (CONTINUED-See Agenda Amendments)**

Located at 4165 Pleasant Garden Road (a portion of Guilford County Tax Parcel #135130 in Fentress Township), the subject parcel is northwest of the intersection of Pleasant Garden Road and Blumenthal Road and comprises approximately 8.24 acres.

This is a request to conditionally rezone the property from CZ-LI, Conditional Zoning-Light Industrial, Case #11-05-GCPL-01897 and #19-07-GCPL-05789 To CZ-LI Amended with the following conditions:

CONDITIONAL REZONING CASE #23-06-PLBD-00056: 715 S CHIMNEY ROCK RD; AG, AGRICULTURAL TO CZ-LI CONDITIONAL ZONING-LIGHT INDUSTRIAL (APPROVED WITH CONDITIONS)

Oliver Bass made the Board aware of two changes made to the application since the Planning Board received its packet. The first amendment is to revise development condition #1 to read: "A minimum 50-foot Type A Buffer shall be required along the eastern property line adjacent to the residential subdivision(s)." to make the condition more definitive. The second amendment to the application was to have the signatures of the property owner and the Owner/Representative/Applicant Signature (in this case, the buyer being Bright Valley Transport, LLC and its authorized representative) in the appropriate signature blocks. No other revisions to the application were made at this time.

Chair Donnelly stated that there has been a request for an amendment to the conditions and the signatory page. Members have received copies of the proposed amendment(s). He asked if someone wanted to make a motion.

Dr. Bui moved to accept the amendments to the application, as stated by the Chair, seconded by Mr. Craft. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

Oliver Bass stated that this property is located at 715 S. Chimney Rock Road (Guilford County Tax Parcel #154712 in Friendship Township), and the subject parcel is approximately 1,246 feet east of the intersection of Federal Drive, bordering the city limits of High Point and Greensboro, and comprises approximately 6.24 acres. This proposed request is to conditionally rezone property from AG to CZ-LI with the following conditions: **Use Conditions** - Uses of the property shall be limited to the following uses as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO): (1) Automobile Parking (Commercial); (2) Truck Stop; (3) Trucking or Freight Terminal. **Development Conditions** - Development of the property shall be in accordance with the following standards and requirements in addition to those specified in the UDO: (1) A minimum 50-foot Type A Buffer shall be required along the eastern property line adjacent to the residential subdivision(s); and (2) Minimum street planting yard of 15 feet along Chimney Rock Road. The proposed conditional rezoning is consistent with the Airport Area Plan recommendation of Non-Residential; therefore, if the request is approved, a plan amendment will not be required.

Chair Donnelly asked those in favor of the request to come forward to speak on this item.

Brian Pearce, 800 Green Valley Road, Suite 500, Greensboro, NC, attorney representing the applicant, stated that this request is not overly complicated. The property is located along Chimney Rock Road, in an area which is called the "tank farm area," as that is the predominate landmark in that area and is located across the street from the subject property. Almost all the land across the street is owned by Colonial Pipeline and is zoned Heavy Industrial. The proposed use is very limited and the proposed conditions are *automobile parking, truck stop, and trucking or freight terminal*. The applicant proposes to install a parking lot for his four (4) trucks. Those trucks will be on the road Monday through Friday of each week and will only use the parking lot on the weekends (Saturday and Sunday). It is not the applicant's intention to construct a building on the property, and there will be no water and sewer services used on the property. This would not be an intensive use, and it has been conditioned in such a way that the uses are very limited. The applicant has gone above and beyond to limit the uses solely to what is being requested.

Chair Donnelly asked if the applicant has reached out to any of the neighbors regarding this request.

Clifton Adams, 4005 Palladium Drive, broker for the applicant, stated that he reached out to several of the neighbors to explain his intentions for the property. He told them that there would not be a truck stop or any other type of business on the property, it is only to be used as a parking lot for some large trucks. In response to a question posed, Mr. Adams stated that the abandoned house that is currently on the property will be taken down and removed.

Mr. Gullick stated that he is concerned that a “truck stop” is allowed as one of the conditions and could have fuel sales on the property. Rev. Drumwright stated that he would like some assurance that there would not be any underground storage allowed on the property.

Mr. Pearce stated that there is no intention for something like the classic “truck stop” on this property. Chair Donnelly asked if any site plan work has been done regarding planting yards and the use of the facility. Mr. Pearce added that the site plan has not been done yet but should be completed soon.

Chair Donnelly asked for those in opposition to the request to come forward to speak on this matter.

Dave Hayes, 733 S. Chimney Rock Road, stated that he has lived at his residence for about 45 years, and he is concerned about the rainwater run-off from the parking lot property onto his land. The property is bordered by residential property on the left side. This is already a very wet property, and he has witnessed several people getting stuck, especially right after a rainstorm. The property is within the Randleman Dam floodplain area. He has seen standing water very frequently on this property. Mr. Hayes stated that he has concerns about a trucking terminal locating on the site and possible contaminant of well water. Also, the City of High Point wants to annex this property for water and sewer uses.

David Williams, 719 Chimney Rock Road, stated that he is also very worried about the water run-off from this property causing problems for the neighbors. This property is very flat and does not drain very well, and if there is more water coming in, there it is going to be a problem for everybody in the area. He feels that there should be a study done of some type that will show which way the water is going to drain from this property. The property is already very wet and difficult to drive a vehicle across it.

Lou Gordh, 720 Chimney Rock Road, stated that the subject property is just due north of her property. There is a stream on the property that flows eastward and under Chimney Rock Road. Her current husband is a retired minister and wanted to open the property to other people for their use to enjoy the outdoors and the natural area. They have had many enjoyable occasions and retreats on their property and want to continue to do so in the future. She feels that the proposed use of the subject property will ruin the adjacent property and everyone’s enjoyment of it. She would like to see the subject property remain in its natural state.

Chair Donnelly asked if those in favor would like to speak in rebuttal.

Mr. Pearce returned to the speaker’s table and stated that there has been a lot of speculation from the speakers who are opposed to the request. He feels sure that the applicant will meet all the requirements imposed to be able to rezone this property. He stated that the applicant is willing to take out the use condition relative to “Truck Stop” [as a permitted use] from the application.

Rev. Drumwright moved to delete the use condition stating, "Truck Stop," seconded by Mr. Gullick. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

Mr. Bell stated that the attorney (property owner's representative) for the applicant will have the applicant sign and date the document, showing that he is agreeable with the change.

Chair Donnelly asked if anyone in opposition would like to speak in rebuttal.

Dave Hayes stated that he again wanted to reiterate that he is concerned about the floodplain and the water run-off for this property.

There being no other speakers, Chair Donnelly asked for a motion to close the Public Hearing.

Mr. Craft moved to close the Public Hearing, seconded by Dr. Bui. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

Discussion:

Mr. Craft stated that the Bicentennial Greenway is a primarily paved, 8-10-foot wide greenway from Greensboro to High Point, and passes on the north side of the road as a 4-foot sidewalk. He asked Mr. Bell if this [GIS] layer is out there, or has it been brought forward as part of the Greenway? Mr. Bell responded that there is a joint jurisdictional map available of these facilities that was recently updated earlier this year by the Guilford County Parks Department.

Mr. Little stated that he would like to know whether *commercial automobile parking* covers the parking of 53-foot tractor trailers. He feels the condition of trucking or freight terminal could be 24/7 maintenance, and it could mean a lot of things. Mr. Bell stated that there really is no explicit definition for that.

Attorney Pearce stated that the applicant would like to add a condition that no fuel tanks will be allowed on the property.

Mr. Craft moved to approve the added condition [clarification that no external tanks be allowed on the property], as stated by Attorney Pearce, seconded by Mr. Little. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

Mr. Gullick moved to approve the zoning amendment located at Guilford County Tax Parcel #154712 from AG to CZ-LI, because the amendment is consistent with applicable plans because the proposed rezoning is consistent with the Airport Area recommendation of non-residential. The amendment is reasonable and in the public interest because its consistent with the Airport Area Plan

recommendation of non-residential, the UDO coupled with the proposed development conditions provides additional buffering along the eastern property line adjacent to the residence or subdivisions along S. Chimney Rock Road, seconded by Mr. Stalder. The Board voted (7-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder; Drumwright. Nays: None.)

Rev. Drumwright stated that he needed to leave the meeting at this time, to attend another function. Mr. Craft moved to excuse Rev. Drumwright from the remainder of the meeting, seconded by Mr. Gullick. The Board voted (6-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder. Nays: None.)

Rev. Drumwright was excused at 7:09 PM.

ROAD NAMING CASE #23-07-PLBD-00058 NAME THREE UNNAMED ROADWAY SEGMENTS OF THE JAMESTOWN BYPASS LOCATED WITHIN UNINCORPORATED GUILFORD COUNTY AS "JAMESTOWN PARKWAY" TO CREATE A CONTINUOUS AND CONSISTENT ROAD NAME (APPROVED)

Kaye Graybeal stated that this item is located within unincorporated Guilford County, generally between Vickrey Chapel Road (SR 4228) and the eastern city limits of High Point, where three (3) roadway segments of the Jamestown bypass remain unnamed. These roadway segments are proposed to be named "Jamestown Parkway" for ongoing consistency of road name, which will facilitate addressing, reduce congestion, and public wayfinding.

A segment passing through High Point from its eastern city limits to I-74, and two short segments passing through Jamestown in the vicinity of Dillon Road (SR 1334) and Oakdale Road (SR 1352) were named "Jamestown Parkway" by those jurisdictions, with the official name taking effect on April 26, 2023, and February 16, 2021, respectively. The proposed request is to name the three (3) unnamed roadway segments within unincorporated Guilford County as "Jamestown Parkway" for ongoing continuity and consistency of the road name.

Chair Donnelly asked if there was anyone wishing to speak on this item, and no one came forward.

Mr. Craft moved to close the Public Hearing, seconded by Dr. Bui. The Board voted (6-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder. Nays: None.)

Mr. Gullick moved to adopt the Road Naming resolution, as submitted by staff, seconded by Mr. Stalder. The Board voted (6-0) in favor of the motion. (Ayes: Donnelly; Gullick; Craft; Bui; Little; Stalder. Nays: None.)

H. Other Business

Comprehensive Plan Update

Kaye Graybeal gave a presentation on the progress of the Comprehensive Area Plan and results of the Community Pulse Survey stating that the response goal was met with about [approximately] 841 completed and about 572 partially completed surveys [approximately] for a total of approximately 1,413 responses. She also relayed that the next steps in Phase 2 would be a series of public workshops which would be scheduled for September in various locations throughout the Guilford County.

Chair Donnelly stated that he and Mr. Gullick [appointed by the Planning Board] are involved in this process through the Steering Committee, and they certainly appreciate the efforts that have gone into getting the survey responses up to this point. This will come to the Board in the spring for a recommendation to the County Commissioners.

Mr. Bell stated that there will be Board training, tentatively scheduled for August 17th at 9:30, August 24th at 11:00, and August 29th at 1:30. These dates will be sent out via email this week.

I. Adjourn

There being no other items to be discussed, the meeting adjourned at 7:30 p.m.

The next scheduled meeting is September 13, 2023 at 6:00 p.m.