

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

October 11, 2023, 6:00 PM

Call to Order

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

A. Roll Call

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

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

The following Board members were absent for this meeting:

Cara Buchanan

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

Oliver Bass, Senior Planner; Aaron Calloway, Planner I; Avery Tew, Planner I; Jessie Baptist, Administrative Officer; Brianna Christian, Planning Technician; Elaine Nolan, Land Use Compliance Officer; Robert Carmon, Fire Inspections Chief; Andrea Leslie-Fite, Guilford County Attorney; and Matthew Mason, Chief Deputy County Attorney

Mr. Bass stated that he would like to introduce a new team member: Elaine Nolan, Land Use Compliance Officer. Chair Donnelly welcomed Ms. Nolan to the team.

Chair Donnelly stated that Rev. Drumwright has joined the meeting.

B. Agenda Amendments

Mr. Bass stated that there were no amendments to the agenda this evening.

[Mr. Little arrived for the remainder of the meeting.]

C. Approval of Minutes: September 13, 2023

There being no corrections noted, Mr. Alston moved approval of the minutes of the September 13, 2023 meeting, as submitted by staff, seconded by Mr. Gullick. The Board voted (8-0) in favor of the motion. (Ayes: Donnelly; Alston; Bui; Craft; Drumwright; Gullick; Little; Stalder. Nays: None.)

D. Rules and Procedures

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

E. Continuance Requests

Mr. Bass noted that there are no continuance requests for any cases for this meeting.

F. Old Business

None

G. New Business**Non-legislative Hearing Item(s)****RESOLUTION OF INTENT FOR ROAD CLOSING CASE #23-09-PLBD-00061: MARION ELSIE DRIVE (APPROVED – TO BE HELD NOVEMBER 8, 2023)**

Aaron Calloway, Planning Department, stated that this is a request to adopt a Resolution of Intent and to schedule a public hearing for November 8, 2023, as presented, to close a portion of Marion Elsie Drive, which fronts Guilford County Tax Parcels 232721, 156284, 156247, 156253, 156288 and 156287, in Jamestown Township, running approximately 440 feet southeast of the intersection of Queen Alice Road and Marion Elsie Drive.

Regarding Case #23-09-PLBD-00061, Marion Elsie Drive, Mr. Craft moved to approve the request for a Resolution of Intent to hold a Public Hearing to be held November 8, 2023, seconded by Dr. Bui. The Board voted 8-0 in favor of the motion. (Ayes: Donnelly; Alston; Little; Gullick, Craft; Stalder; Little; Drumwright. Nays: None.)

ROAD RENAMING CASE #23-09-PLBD-00062: WHITEROCK ROAD (TABLED)

Aaron Calloway stated that this property is presently known as Whiterock Road, located in Monroe Township and running 0.21 miles west and 0.05 miles east from Arvid Drive, a Non-State-Owned Road #NS-99778 and terminating at the western property line of Guilford County Tax Parcel #126957. This is a road renaming case initiated by government (City of Greensboro) action to change the name of Whiterock Road to Dunstan Road. A slide

presentation showed a proposed housing development to be located on this property. Highlighted in yellow is the section of Whiterock Road within Guilford County's jurisdiction and subject to this request; highlighted in blue is the section of road that will be constructed upon approval of that subdivision within the City of Greensboro city limits; and highlighted in orange is the redirection of Whiterock Road, thus, requiring this renaming request.

Mr. Craft asked if on the map it shows McKnight Mill Road on the right? Mr. Calloway responded that was correct.

Chair Donnelly asked if the extension was going to be connected because there is already a Dunstan Road that exists in that area. Mr. Calloway responded that it is included in the adopted Thoroughfare and Collector Street Plan that Dunstan will be constructed to connect all the way north to that section you are familiar with, and this will be a step to fulfilling that.

In regards to public safety, Fire Marshal Robert Carmon responded that the biggest issue would be that a directional is needed until separate sections on streets with the same name are connected. Sometimes, streets are named East or West to make a determination on which portion of the street is being addressed.

In response to an additional question posed by Chair Donnelly, Mr. Calloway stated that this is in the preliminary stages of development, and as a major subdivision of this intensity, it will be some time before this plan comes to fruition with those infrastructural improvements. However, being in the City's jurisdiction, this redirection of Whiterock Road is out of the County's control. There are only two (2) residences on these properties along this road, and one of them has an address on Arvid Drive. Notices were sent out to all residences on these roads for input on possible names; there was no response.

There being no speakers related to this case, the public hearing was opened and closed by unanimous vote.

Board Discussion

Chair Donnelly stated that, as the Board approves this name change, he is a little concerned that there already is a Dunstan Road, and if they rename this right now, they are creating a separation. Is there a way for the Board to make the renaming pending the actual development instead of doing it right now? He does not want to create a public safety issue. Counsel Mason stated that the Board does not need to take this action tonight. It could be approved at a later meeting somewhere down the line closer to development of the property. Fire Marshal Robert Carmon recommends that the Board not do this at this time because that will cause a problem with addressing any response unless you do some type of a possible Dunstan Road Extension, or something like that. Having two (2) Dunstan Roads, not connected with no distinguishing factors, will potentially cause a very hazardous issue on the response plans.

Chair Donnelly moved that it is his recommendation to **Table** this request, pending review and public safety clarification. He sees no reason to turn the request down at this point because it does make sense, but he does want to make sure that public safety is addressed, seconded by Dr. Bui. The Board voted 8-0 in favor of the motion. (Ayes: Donnelly; Alston; Little; Gullick, Craft; Stalder; Little; Drumwright. Nays: None.)

At this time, there was a very short recess.

REZONING CASE #23-08-PLBD-00060: CZ-AG (Ref. Case #5-91), CONDITIONAL ZONING-AGRICULTURAL TO AG, AGRICULTURAL: 1236 WILEY LEWIS ROAD

Oliver Bass, Planning Department, stated that this property is located at 1235 Wiley Lewis Road (Guilford County Tax Parcel #130940 in Fentress Township) approximately 1,581 feet west of the Oliver Hills Road intersection and comprises approximately 6.22 acres. There is no history of denied cases. This is a request to rezone CZ-AG (Ref. Case #5-91), Conditional Zoning-Agricultural to AG, Agricultural, which would remove the following two conditions:

1. Uses limited to landscape and horticultural services and storage of equipment and vehicles in connection therewith (this condition while being requested to be removed also is included as one of the conditions for Special Use Permit Case #6-91 SP).
2. Voluntary compliance with requirements for landscaping and horticultural services as set forth in the Guilford County Development Ordinance in the AG zone (this condition while being requested to be removed also is included as one of the conditions for Special Use Permit Case #6-91 SP).

The Special Use Permit was approved for a landscape and horticultural service and storage of equipment and vehicles in connection therewith, with the following conditions:

1. Voluntary compliance with applicable provisions of the Guilford County Development Ordinance. [However, compliance with the ordinance is mandatory]
2. No lighting.
3. Hours of operation: 8:00 a.m.— 6:30 p.m., every day except Sundays.
4. All parking areas and drives must be constructed so as not to allow dust or dirt to settle on adjoining property.
5. A security gate, conforming to the demolition debris landfill requirements, must be installed at the entrance to the property on Wiley Lewis Road.
6. There will be no garbage brought to the site.
7. No below-ground storage of fuel. All above-ground fuel storage will comply with all applicable storage requirements and health regulations.
8. No pesticides, herbicides, or other related chemicals to be used or stored on the property.
9. All landscape screening to be completed and approved by March 1, 1992.

The subject property remains under the approved Special Use Permit.

The AG, Agricultural District is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales - "agri-tourism" - may be permitted. The minimum lot size of this district is 40,000 square feet.

The CZ, Conditional Zoning District is established as a companion district for every district established in Section 4-2. All regulations which apply to a general use zoning district also apply to the companion conditional zoning district. All other regulations which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process apply.

The subject parcel is occupied by a landscape and horticultural service business permitted by a Special Use Permit. The adjacent parcels on the north side of Wiley Lewis Road are mostly low-density (more than 1 acre) single-family residential parcels. Across the street on Wiley Lewis Road is a quarry on property zoned HI, Heavy Industrial. To the North is low-density single-family residential; to the South is the Martin Marietta Quarry zoned HI; to the East is low density single-family residential/undeveloped; and, to the West is low-density, single-family residential. There are no inventoried historic resources located on or adjacent to the subject property. There are no cemeteries shown to be located on the subject property, but efforts should be made to rule out the potential of unknown grave sites.

The Alamance Creek Area Plan recognizes the AG zoning district as generally consistent with the Residential Single-family Land Use Classification. The anticipated land uses are those permitted in the Agricultural, (AG), RS-40 Residential Single-Family, and RS-30 Residential Single-Family, RS-20 Residential Single-Family, RS-12 Residential Single-Family, and RS-9 Residential Single-Family zoning districts. The current land use of the subject parcel is allowed in the AG district with a Special Use Permit.

Staff recommends approval. The request to rezone the subject parcel from a conditional AG zoning to a conventional AG zoning is reasonable and in the public interest because it is consistent with the Residential Single-Family Land Use Classification recommendation of the Alamance Creek Area Plan. Under Special Use Permit (SUP), Reference Case #6-91 SP, the conditions listed for the conditional zoning are included among those listed for the approved SUP. The conditions of the Special Use Permit will continue to apply to the current use. The proposed AG zoning matches the current zoning on those parcels abutting the subject parcel.

The request is consistent with Goal #1, Objective 1.1, Policy 1.1.1 of the Future Land Use Element of Guilford County's Comprehensive Plan which states, "planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations."

Additionally, the request is supported by Goal #1 of the Housing Element of the Guilford County Comprehensive Plan, which states "Provide current and future residents of Guilford County with a variety of housing options and opportunities," by removing the Use Condition

that prohibits otherwise permitted residential uses on the site. The proposed rezoning is consistent with the Alamance Creek Area Plan recommendation of Residential Single-family; therefore, if the request is approved, no plan amendment would be required.

Mr. Donnelly clarified with Mr. Bass that the driver for the change is to allow a housing use that would not be permitted because of the zoning conditions on this case.

Chair Donnelly opened the Public Hearing and asked for any speakers in favor of the request to take this opportunity to speak on this matter; no one came forward.

A motion to close the public hearing was made by Mr. Gullick and seconded by Mr. Stadler and that motion was approved unanimously.

Mr. Gullick moved that Case #23-08-PLBD-00060, 1235 Wiley Lewis Road, Guilford County Tax Parcel # 130940, from CZ-AG to AG, be approved because the proposed rezoning is consistent with Alamance Creek Area Plan recommendation of Single-Family Residential. The request to rezone the subject parcel from Conditional AG to a Conventional AG zoning is reasonable and in the public interest because it is consistent with the Residential, Single-family Land Use Classification recommendation for the Alamance Area Plan. The conditions of the Special Use Permit will continue to apply to its current use. The proposed AG zoning matches the current zoning on those parcels abutting the subject parcel, seconded by Mr. Craft. The Board voted 8-0 in favor of the motion. (Ayes: Donnelly; Alston; Little; Gullick, Craft; Stalder; Little; Drumwright. Nays: None.)

Evidentiary Hearing Item(s)

SPECIAL USE PERMIT CASE #23-02-PLBD-00038: MAJOR LAND CLEARING INERT DEBRIS (LCID) LANDFILL: 5233 MCLEANSVILLE ROAD (APPROVED)

Chair Donnelly stated that anyone wishing to speak on this Hearing must be sworn in. Therefore, persons wishing to speak were sworn or affirmed for their testimony in this matter.

Oliver Bass stated that the property involved in this case is located at 5233 McLeansville Road (Guilford County Tax Parcel #119692 in Jefferson Township), approximately 3,200 feet northeast of the intersection of Burlington Road and comprises approximately 121.91 acres. Subject parcel is zoned AG, Agricultural. Conditional Zoning Case #39-02 (AG to CU-HI) was denied on appeal to the Board of Commissioners on April 3, 2003. The proposed uses were limited to a Major Construction and Demolition (C&D) Landfill. The current Major LCID was permitted with a Special Use Permit under the AG zoning district.

This is a request to approve a Special Use Permit (SUP) for a Major LCID with the proposed development conditions listed below. The proposed SUP site plan amends the current SUP site plan to expand the limits of the LCID Active Area. A maximum of ten (10) acres will be

disturbed at any time for LCID operations. Proposed SUP conditions for this request include the following:

1. A copy of the construction and operating permit from NCDEQ and a copy of the recorded notice with deed book and page number will be provided.
2. A watering method will be used to keep haul road dust from leaving property.
3. Hours of operation for the Major LCID: Monday-Friday 7:30 a.m. - 5:00 p.m., closed Saturday and Sunday during summer and spring, and Monday – Friday 8:00 a.m. – 4:30 p.m., closed Saturday and Sunday during the winter and fall.

This request includes a new SUP site plan which, if approved, would replace the existing SUP Case #29-98-SP site plan, approved on May 13, 1998, including replacing the following conditions (an asterisk "*" after a listed condition under SUP Case #29-98-SP indicates a revision or omission under this request):

1. A copy of the construction and operating permit from NCDENR and a copy of the recorded notice with deed book and page number will be provided.
2. A watering method will be used to keep haul road dust from leaving the property.
3. Technical Review Committee (TRC) site plan approval or conditional approval will be obtained.*
4. Hours of operation: Monday - Friday 7:30 a.m. to 5:30 p.m., Saturday 7:30 a.m. to 12:00 p.m.*

The site is operating under Special Use Permit Case #29-98-SP for a Major LCID. Nearby uses include a Wastewater Treatment Plant operated by the City of Greensboro and a demolition landfill.

A Major LCID is currently operating on the site. While mining activities have ceased, the site is under an expired State Mining Permit from the NC Department of Environmental Quality that must be closed. To the North are Agricultural tracts of land; to the South is an Agricultural, single-family dwelling and railroad right-of-way; to the East is a Demolition Landfill (SUP Case #61-90), and to the West is a Wastewater Treatment Plant within the City Limits of Greensboro. There are no inventoried historic resources located on or adjacent to the subject parcel. There are no cemeteries shown to be located on this property, but efforts should be made to rule out the potential of unknown grave sites.

The applicant shall demonstrate that the review factors listed below have been adequately addressed:

1. Circulation: Number and location of access points to the property and the proposed structures and uses, with particular reference to automotive, pedestrian safety, traffic flow and control, and access in case of emergency. Per the submitted SUP site plan and proposed conditions in this application, access will be from McLeansville Road. An

- NCDOT commercial driveway permit will be required during the official commercial site plan review process.
2. **Parking and Loading:** Location of off-street parking and loading areas. Parking for a Major Construction and Demolition Debris Landfill is subject to TABLE 6-1-1: PARKING REQUIREMENTS of the Guilford County UDO, which requires a minimum of one (1) space per 2500 sf gross floor area (GFA) for waste-related industrial uses. Upon receiving a site plan application for a use subject to this subsection, the Planning & Development Director is authorized to apply the off-street parking standard applicable to the use or establish the off-street parking requirements by reference to standard parking resources published by the National Parking Association or the American Planning Association.
 3. **Service Entrances and Areas:** Locations of refuse and service areas with adequate access for services vehicles. Locations of service areas will be reviewed to allow for adequate access for all service vehicles when the official site plan is submitted for review by the TRC per Section 6.1 in the Guilford County UDO.
 4. **Lighting:** Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other property in the area. A lighting plan for any proposed lighting will be reviewed when the official site plan is submitted for review by the TRC per Section 6.3 of the Guilford County UDO.
 5. **Utilities:** Location and availability of utilities (public or private). Soil suitability for septic will be evaluated by Guilford County Environmental Health upon site plan review by the TRC. Utility easements will be reviewed by the TRC.
 6. **Open Spaces:** Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable). Landscaping requirements will be reviewed by the TRC for compliance with Section 6.2 of the Guilford County UDO.
 7. **Environmental Protection:** Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space and other natural features. Environmental regulations will be reviewed by Guilford County's Watershed/Stormwater Section for compliance with all environmental regulations per Article 9 of the Guilford County UDO.
 8. **Landscaping, Buffering & Screening:** Installation of landscaping, fencing or berming for the purpose of buffering and screening where necessary to provide visual screening where appropriate. A minimum average 30-foot Type B landscape buffer is required where a proposed non-residential use abuts a property with a single- or two-family dwelling, and a minimum average 20-foot Type C landscape buffer is required when a non-residential use abuts an AG or RS zoning district pursuant to the Guilford County UDO. A 100-foot LCID buffer is shown on the submitted SUP site plan.
 9. **Effect on Nearby Properties:** Effects of the proposed use on nearby properties, including, but not limited to, the effects of noise, odor, lighting, and traffic. A lighting plan, if required, will be reviewed by the TRC per Section 6.3 of the Guilford County UDO.
 10. **The general compatibility with nearby properties, including but not limited to the scale, design, and use in relationship to other properties:** Major Land Clearing & Debris Landfill is compatible with surrounding uses that include a wastewater

treatment plant to the west and Demolition Landfill to the east of subject parcel. Non-residential uses are required to have expanded landscape buffers when adjacent to residentially zoned properties or single-family or two-family dwellings.

During consideration of a Special Use Permit, the Planning Board must determine that the following Findings of Fact have been satisfied based upon relevant and credible evidence presented during the hearing:

1. A written application was submitted and is complete in all respects;
2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted;
3. The use, a Major Land Clearing and Inert Debris, subject to the submitted SUP Site Plan along with any approved conditions for which the Special Use Permit is sought, is in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications;
4. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and is in general conformity with the plan of development of the Jurisdiction and its environs; and
5. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

After reviewing the proposed development plan for this request, staff offers the following for Planning Board consideration:

1. The development of the parcel shall comply with all regulations as specified in the Guilford County Unified Development Ordinance (UDO);
2. The development shall proceed in conformity with all amended plans and design features submitted as part of the Special Use Permit Application and kept on file by the Guilford County Planning and Development Department;
3. The development shall proceed upon approval of plan and design features by the appropriate Guilford County staff, illustrating conditions related to the request and applicable development standards;
4. The development shall comply with added conditions if applicable; and
5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted.

Chair Donnelly pointed out that there is not a Summary Report from the TRC on the Watershed Review, and that will happen concurrently with and be completed before the Permit is available.

Jennifer Fountain, attorney representing the applicant, works in offices at 804 Green Valley Road, Suite 200. She stated that she had a booklet to present to each Board member for their

review so they can follow along with her presentation. Mr. Donnelly noted that all of the members of the Planning Board received the packet as well as the Planning staff available at the meeting. Jennifer Fountain began stating her case. Major land clearance and an inert debris landfill is currently operated on this property and has been operated by the Pryor family for almost 25 years. She asked the family to stand to show their support of the request. This landfill does not accept household garbage, but only accepts trees, stumps and other vegetation along with concrete, brick, soil, rock and gravel. This type of landfill is also known as an LCID. They recycle concrete and asphalt products to sell to the general public. This is a 121-acre property which was rezoned and granted an SUP back in 1998. At that time, TRC approved the site plan. The site plan shows the location of four (4) initial cells to be used for the landfill; in addition to, the rest of the property to be used for deeper cells. They now wish to use the landfill beyond the four (4) initial cells that were shown on the site plan in 1998, but still within that original 121 acres. The County staff advised that a new SUP must be obtained to continue the use beyond those four (4) initial cells. They are seeking to be able to continue operating the landfill in the same manner it has been for the last 25 years. The site plan with this application shows the limits to include a majority of the property, which was the owner's original intent in the 1998 application. The landfill does, and will continue to meet all the local zoning requirements as well as the State's Permitting requirements. She walked the Board members through the booklet she had presented for evidence that was relevant to this request for a Special Use Permit. The evidence submitted shows that they are in compliance with all requirements and conditions of this request.

In response to questions posed by Chair Donnelly, Mr. Dalton Ward, Engineer for the project, stated that as previously submitted by Ms. Fountain, this property has been used as a landfill for about 25 years, and there have been no violations that he is aware of during that time. There also have been no issues with surrounding property owners. The site is heavily regulated by the State, and there have been no issues throughout that time. There is a limit on the amount of area that they can use for the additional cells they are proposing. Each cell goes through its own separate review and permitting process. The State requires an inspection every five (5) years and the permit with the State is renewed. They will prove that they have erosion control measures in place and the required number of buffers and screenings.

Molly Chism, Real Estate Appraiser in High Point, said she has been there for about 30 years. Her report is included in the booklets presented by Attorney Fountain and indicates that there are single-family homes that are sold within one-half mile of this subject property and landfill. The reports show examples of how the values of those homes are not affected by their location near the landfill. Based on the objective data in her study, she concluded that the extension of the existing LCID landfill, in accordance with the submitted plans, will not substantially injure the value of adjoining or abutting properties.

Attorney Fountain returned and stated that it is felt that the applicants have met all the requirements of the request for this SUP and hopes the Board will grant the request.

There being no one to speak in opposition, the Public Hearing was closed by unanimous vote.

A motion to close the public hearing for Special Use Permit Case #23-02-PLBD-00038 was made by Mr. Little and seconded by Mr. Gullick and that motion was approved unanimously.

Mr. Craft moved that in the matter of Special Use Permit Case #23-02-PLBD-00038, Major Land Clearing Inert Debris Landfill located at 5233 McLeansville Road, the Guilford County Planning Board Grants a Special Use Permit, having held an Evidentiary Hearing on October 11, 2023, to consider a request for SUP for said property, subject to site plan along with proposed conditions, Guilford County Tax Parcel, #119692 in Jefferson Township, and comprises approximately 121.91 acres, and having heard all the evidence and arguments presented, makes the following Findings of Fact and draws the following conclusions:

1. The application was submitted and is complete in all respects;
2. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based on the sworn testimony and evidence submitted during the Evidentiary Hearing, which shows the following: the landfill has been operating for approximately 20 years without incident; State permitting requirements, County UDO, and TRC approval of the site plan are all safeguards that will ensure there is minimal harm to public safety; Dalton Ward, Engineer, presented evidence that LCIDs are heavily regulated and inspected to prevent any negative impacts to the environment; this testimony demonstrated that because landfills will be developed into cells, there would be no additional traffic generated; the UDO, NC Administrative Code and site plan requirements also will prevent or minimize any harm to public safety; accordingly, the proposed use will not be detrimental to the health and safety and instead will provide a much-needed service to a growing part of the community.
3. The use, Major LCID, for which the SUP is sought is in conformance with all special requirements related to this use; the use meets all required conditions and specifications and based upon the sworn testimony and evidence submitted during the Evidentiary Hearing, which shows the following: LCIDs are permitted in Agricultural zoning districts in connection with a SUP; Dalton Ward submitted evidence that the landfill will conform with the special requirements for LCIDs set forth in both State and County regulations; additionally, the site plan approved by staff and the TRC provides additional development standards required for the landfill.
4. That the location of the use, if developed according to the plan, will be in harmony with the area in which it is located and is in general conformity with the plan of development, the jurisdiction and the environs. This is based upon the sworn testimony and evidence submitted during the Evidentiary Hearing, which shows the following: the use is in conformity with the UDO, the Comprehensive Plan and the Land Use Policies of Guilford County; the Comprehensive Plan speaks to the need of expansion of recycling and disposal of solid waste options; the landfill will not only provide a place for disposal of stumps and inert debris, but also recycles much material for the residents of Guilford County and the construction industry; the property is adjacent to the wastewater treatment plan of

Greensboro, agricultural property, and the owner's residences and is not out of character with the neighborhood properties; the regulations governing the use further ensure that possible disturbance to neighboring properties will be sufficiently mitigated and minimal.

5. The use will not substantially injure the value of adjoining or abutting properties, and [or] that the use is a public necessity. This is based upon the sworn testimony and evidence submitted during the Evidentiary Hearing, which shows the following: Appraiser Molly Chism testified to the findings of a market study prepared for the site, which demonstrated that there would be no injury to the value of adjoining or abutting properties.

Therefore, on the basis of the foregoing, it is ORDERED that the application for a SPECIAL USE PERMIT for Major LCID be granted, subject to the following:

1. The development of the parcel shall comply with all regulations as specified in the Unified Development Ordinance (UDO).
2. The development shall proceed in conformity with all amended plans and design features submitted as part of the SUP application and kept on file with Guilford County Planning and Development Department.
3. The development shall proceed upon the plan of design features of the TRC, illustrating conditions related to the request and applicable development standards.
4. [There are no added conditions.]
5. If the specified conditions addressed in the SUP are violated, the permit shall be revoked, and the use will no longer be allowed. Only by re-applying to the Planning Board for another SUP and receiving its approval, can the use be again permitted.

The motion was seconded by Dr. Bui. The Board voted 8-0 in favor of the motion. (Ayes: Donnelly; Alston; Little; Gullick, Craft; Stalder; Little; Drumwright. Nays: None.)

H. Other Business

2024 Proposed Planning Board Meeting Schedule

Mr. Bass stated that in the Board members' package is the proposed Planning Board meeting schedule for 2024.

Mr. Stalder pointed out that the February 2024 meeting date is actually the 14th and asked that the meeting be rescheduled for a different date. The Board agreed that the meeting date would be changed to Thursday, February 15, 2024.

Mr. Stalder moved to approve the proposed Planning Board Meeting Schedule for 2024, with a correction that the February meeting would be held on Thursday, February 15th, seconded by Mr. Little. The Board voted 8-0 in favor of the motion. (Ayes: Donnelly; Alston; Little; Gullick, Craft; Stalder; Little; Drumwright. Nays: None.)

Comprehensive Plan Update

Mr. Bass stated that they are in the final leg of the development of the Plan. They have had the focus group meetings for the community-wide survey and completed the community workshops over the last month. The next phase is to prepare the draft of the plan and propose the recommendations, which will be made available to the public by visiting the County website once the draft is presented. They are still accepting comments from the public.

Chair Donnelly expressed his appreciation for staff's hard work. He attended a meeting; there was a nice turn-out, and he thought it was very well presented with the opportunities for folks to provide input into the Plan.

Mr. Bass noted that for the November meeting, staff is expecting about five (5) cases; a rezoning case, another Special Use Permit, a Text Amendment, a Road Closing, and a possible Road Renaming.

I. Adjourn

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

The next scheduled meeting is November 8, 2023, at 6:00 p.m.