

**Guilford County
Planning Board
MARCH 14, 2018**

The Guilford County Planning Board met in regular session on Wednesday, March 14, 2018 at 6:00 p.m. in the Blue Room, Old Guilford County Courthouse, 301 West Market Street.

Members Present: Mr. Jones, Chair; Mr. Collins; Ms. Hayworth; Mr. Alexander; Mr. Geter; Mr. Apple; Mr. Mann and Ms. Burnett.

Members Absent: Mr. Leonard.

Staff Present: Oliver Bass and Paul Lowe, Planning Department; Stephen Thomas, Guilford County Fire Marshall's Office; and Leslie Bell, Guilford County Planning Director.

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

AGENDA AMENDMENTS:

None.

APPROVAL OF MINUTES:

February 21, 2018 Regular Meeting Minutes:

Ms. Burnett moved approval of the February 21, 2018 regular meeting minutes as written, seconded by Mr. Apple. The Board voted 8-0 in favor of the motion. (Ayes: Jones, Collins, Hayworth, Alexander, Geter, Apple, Burnett, Mann. Nays: None.)

Chair Jones explained the rules and procedures of the Guilford County Planning Board.

CONTINUANCE REQUESTS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

REZONING CASE #18-02-GCPL-01016: CU-LI-SR to Amended CZ-LI-SR

Located at the southeastern corner of the intersection of Burlington Road and I-840 in Jefferson Township. Being Guilford County Tax Parcel #0119279. Approximately 18.45 acres owned by Loop Eight, LLC.

(APPROVED)

Mr. Bass stated that this is a request to rezone approximately 18.45 acres of land from CU-LI-SR (Conditional Use-Light Industrial-Scenic Corridor) to Amended CZ-LI-SR (Conditional Use-Light Industrial-Scenic Corridor). The parcel is located at the intersection of Burlington Road and Interstate 840. The proposed conditions that accompany this request allow all uses that are permitted in the LI district, except those which have been excluded by the applicant-including amusement parks and landfills, & recycling plants. The development condition that is being proposed by the applicant will remain the same, and includes a 50-foot buffer area along Burlington Road, also known as Hwy 70, and between Old Burlington Road and the railroad track that separates the residential subdivision on the south side of Old Burlington Road. In addition, any billboards that might be located on the site would have to comply with the North Carolina Department of Transportation's Outdoor Advertising Control Act. Bass explained that the area was impacted by the construction of the Outer Loop, and includes a mix of rural residential development and commercial uses. Bass noted that the two access points for the property are located on Burlington Road which is a major thoroughfare. Bass shared that the average daily traffic count for Burlington Road was 12,000 trips per day, as of 2015.

Mr. Bass summarized staff's analysis of the request and said that the property is located within the Northeast Area Plan, which was updated in 2016. The plan recommends for Light Industrial use which is consistent with this request. The request is being proposed in the public interest through the provision of services and employment opportunities for residents and citizens. Staff recommends approval of this request and finds that no land use plan map amendment will be necessary if the request is approved.

Speaking in Support:

Henry Isaacson, 804 Green Valley Road, is an Attorney representing the applicant, Loop Eight, LLC. At the request of Mr. Isaacson, Pete Gorla, property owner, stood to be recognized. Packets of information supporting the request were distributed to Board members.

Mr. Isaacson explained that the petitioners had worked with staff to craft an application that was agreeable to both neighboring property owners, and the existing businesses in the area. Isaacson stated that the use was compatible with surrounding uses, and shared that the that the property is within a short distance of a major interchange at Interstate 840 and US 70. Isaacson noted that the property is currently used for the storage of mini storage containers, trailers, and abandoned cars for the City of Greensboro. Isaacson commented that the existing 50-foot wooded buffer would remain, and added that there is little activity on the property.

Mr. Isaacson described photographs of the property noting the site's proximity to Interstate 840 and US 70. He referred to aerial photographs to identify the applicant's property, and shared to the Planning Board that the applicant had sent a letter to adjoining property owners, utilizing the County's contact list, was included in their packet. Isaacson stated, that both the County & petitioner had not received any phone calls from the letters that had been sent to adjoining property owners.

Speaking in Opposition:

None.

There being no other speakers, Ms. Hayworth moved to close the public portion of the hearing, seconded by Mr. Apple. The Board voted 8-0 in favor of the motion. (Ayes: Jones, Collins, Hayworth, Alexander, Geter, Apple, Mann, Burnett. Nays: None.)

Mr. Apple moved to **Approve** this zoning amendment located on Guilford County Tax Parcel **#0119279, from CU-LI-SR to Amended CZ-LI-SR** because (1) The amendment **is** consistent with the applicable plans because this request is consistent with the plan and is compatible with the surrounding area and is being proposed in the public interest under the provision of service and employment opportunities. The request does comply with the Northeast Area Plan. The motion was seconded by Mr. Collins. The Board voted 8-0 in favor of the motion. (Ayes: Jones, Collins, Hayworth, Alexander, Geter, Apple, Mann, Burnett. Nays: None.)

REZONING CASE #18-02-GCPL-01018: RS-30-SR to CZ-LI-SR

Located in the southeastern corner of the intersection of I-85 and South Holden Road in Sumner Township. Being Guilford County Tax Parcel #0142416. Approximately 4.33 acres owned by Jerry D. and Kathy L. Davis.

(APPROVED)

Mr. Bass shared that this is a request to rezone approximately 4.33 acres from RS-30-SR (Residential Single-Family-Scenic Corridor) to CZ-LI-SR (Conditional Zoning-Light Industrial-Scenic Corridor Overlay District). Bass noted that the property is located at the southeastern corner of the intersection of Interstate 85, and South Holden Road in Sumner Township, Parcel #0142416. If approved, Bass commented that the petitioner had added a condition to exclude billboards as a use on the property. All other uses allowed in the LI district would be permitted. Bass explained that the area consists of a mix of light industrial and several low-density residential uses. Bass added that the property is located on South Holden Road which is a two-lane major thoroughfare, which had a traffic count of 3,100 trips per day, in 2016.

Mr. Bass summarized staff's analysis of the area and said that the property is located within the Southern Area Plan which was updated in 2016. Bass stated that the plan recommends for rural residential which is primarily low-density, single-family and similar types of usage. In terms of consistency with the plan, given its rural residential recommendation, the proposed land use zoning is inconsistent with the recommendation. Bass stated that light Industrial is primarily for manufacturing and warehousing while RS-30 is primarily recommended for single-family residential on 30,000 square feet lots. The rezoning of this property to Light Industrial will provide the applicant the ability to develop the site with uses that have been trending in the area. Bass noted that the area is in transition and based on staff's study of recent rezonings, it was determined that industrial uses have been more prevalent over the last 15 years. Bass opined that the request is inconsistent with the recommendation of the Southern Area Plan and if approved, a land use plan amendment would be needed to change the land use classification from rural residential to light industrial. Staff recommends approval of this request.

Speaking in Support:

Johann Waller, J. C. Waller and Associates, was representing the owners, Jerry and Kathy Davis. Waller shared that the owners would like to rezone the property so they can develop commercial services activities on the parcel. Waller noted that the area is changing and there are a lot of light industrial uses along South Holden Road, even right across the street from the requested rezoning. Mr. Waller stated that he spoke with the County Planning Department who indicated no phone calls were received from adjoining property owners concerning this rezoning request.

Speaking in Opposition:

None.

There being no other speakers, Ms. Burnett moved to close the public portion of the hearing, seconded by Mr. Apple. The Board voted 8-0 in favor of the motion. (Ayes: Jones, Collins, Hayworth, Alexander, Geter, Apple, Mann, Burnett. Nays: None.)

Mr. Mann moved to **Approve** this zoning amendment located on Guilford County Tax Parcel **#0142416**, from **RS-30-SR** to **CZ-LI-SR** because: (1) This approval also amends the **Southern Area Plan 2016 Update**. (2) The zoning map amendment and associated **Southern Area Plan 2016 Update** amendment are based on the following changes in conditions in the **Southern Area Plan 2016 Update**: This is an area that has been transitioned from primarily residential to business use. The Light Industrial district is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. (3) The amendment **is** reasonable and in the public interest because the site is located in an area that has transitioned from primarily residential to business uses. Landscaping and lighting standards of the County Development Ordinance and the addition to the one condition provided by the applicant will minimize impact to the surrounding area. The motion was seconded by Mr. Geter. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Jones, Collins, Hayworth, Alexander, Geter, Apple, Mann, Burnett. Nays: None.)

ITEMS FROM THE PLANNING DEPARTMENT:

Mr. Bass informed the Board that two cases will be on the agenda for the next Planning Board meeting. One case is a property rezoning and the other one is a road naming. Public notices for these cases will be sent out shortly.

Chair Jones commented that when there is a Conditional Zoning case which excludes particular uses; that it would be helpful if the Board received a listing which provides all the potential uses in the specified zoning district.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 6:32 p.m.

Respectfully submitted,

Frankie Jones, Chairman

Leslie P. Eger, Secretary to the Board

FJ:sm/jd