

**Guilford County  
Planning Board  
JANUARY 11, 2017**

The Guilford County Planning Board met in regular session on Wednesday, January 11, 2017 at 6:00 p.m. in the Blue Room, First Floor, Old Guilford County Courthouse, 301 West Market Street.

**Members Present:** Mr. Jones, Chair; Mr. Leonard; Mr. Apple; Mr. Alexander;  
Mr. Geter and Ms. Burnett.

**Members Absent:** Mr. Collins, Mr. Mann, and Mr. Cannon.

**Staff Present:** Les Eger and Tonya Hodgin, Planning Department. Also present  
was Leslie Bell, Guilford County Planning Director.

**APPROVAL OF MINUTES**

**December 14, 2016 Regular Meeting Minutes:**

Mr. Geter moved approval of the December 14, 2016 regular meeting minutes as written, seconded by Mr. Apple. The Board voted 6-0 in favor of the motion. (Ayes: Jones, Geter, Leonard, Apple, Alexander, Burnett. Nays: None.)

**RULES AND PROCEDURES**

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

**REQUEST FOR CONTINUANCES**

None.

**AGENDA AMENDMENTS**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

***Public Hearing Items:***

**ROAD CLOSING CASE #16-11-GCPL-06182**

Being approximately 200 feet of an unopened and unnamed road recorded in PB 42 PG 54, between lots 12 and 13 that is located 180 feet from the Bonnie Lane and Witty Road intersection, in Center Grove Township. **(APPROVED)**

Mr. Eger stated that this is a closing of an unopened road and the closing will remove it from dedication. In closing a road that was dedicated for the public, the Planning Board must consider that

the road to be closed will not have any impacts on surrounding property owners, it is not contrary to the public interest and nobody would be denied access to their property.

On January 3, 2017, the Technical Review Committee discussed this matter and it was determined that the proposed road closing is not contrary to the public interest and no individual would be deprived of their property if this road were to be closed. Staff is recommending approval of this request.

**Speaking in Support:**

Patrick Donnelly, 7 Corporate Center Court, said that his office has been in contact with the neighboring property owners. His expectation is that the property will be transferred to Michael T. and Amber Hendrik who are homeowners to the east of the road.

There being no other speakers, Mr. Alexander moved to close the public hearing. The motion was seconded by Mr. Apple. The Board voted 6-0 in favor of the motion. (Ayes: Jones, Geter, Leonard, Apple, Alexander, Burnett. Nays: None.)

In the matter of Road Closing Case **#16-11-GCPL-06182**, Mr. Leonard moved approval of the road closing as presented, seconded by Mr. Geter. The Board voted 6-0 in favor of the motion. (Ayes: Jones, Geter, Leonard, Apple, Alexander, Burnett. Nays: None.)

**REZONING CASE #16-12-GCPL-06662: CZ-LI-SR to Amended CZ-LI-SR**

Located approximately 1,140 feet southeast of the intersection of Osborne Road and McCuiston Road in Morehead Township. Being Guilford County Tax Parcel #0140188. Approximately 4.21 Acres owned by The Investment Group of NC, LLC. **(APPROVED)**

Mr. Eger stated that the property currently has a use condition attached to it in 1988 that it can only be used as a transfer facility for the US Postal Service. Other conditions were also applied to the property back at that time in addition to the use restriction. The applicant has amended the zoning requesting all uses permitted in the LI zoning district excluding animal services, laundry/dry cleaning plant, fuel oil sales, truck stop, and truck or freight parking. They did leave in conditions about parking in certain areas along the highway as indicated in the packet distributed to members.

The property to be rezoned is approximately 4.2 acres and is surrounded by a number of different land uses. To the north there is a church and low-density residential uses and across I-85, there are commercial uses. To the east, it is commercial and to the west it is commercial with low-density residential uses. This property is located in an area that has really changed over the years due to increased accessibility. There is no land use plan for this corner of Guilford County and therefore, surrounding land uses should factor into the Board's decision. There is a mixture of residential and non-residential uses surrounding this request with the majority of uses adjacent to this request being non-residential. It is felt that the amended industrial zoning would still be compatible with the surrounding area. It is consistent with existing land uses because there is such a mixture of land uses in the area. Staff feels that this will still be in the public interest by providing opportunities for future employment centers other than US Postal services. The US Postal Service no longer has use for this parcel. Staff recommends approval of this request.

Robert Russell, Associated Surveying and Engineering, 2705-D W. Gate City Boulevard, was representing the owner, Mr. Hamsi, of Investment Group of North Carolina. Mr. Russell explained that when the owner purchased the property, he did not know that it could only be used as a post office. Their rezoning request was intended to limit things that could potentially be harmful to nearby

residents. Letters were sent to 14 of the closest neighbors and as of today, no comments have been received as a result of the mailing.

The owner's intent with this property is to operate a facility to repair cars before they are put out for sale. This is not to be a commercial center and therefore, not a lot of drive-up traffic of that nature is expected. They tried to limit most things that they felt would be detrimental to the neighbors. The owner is aware that a site plan must be submitted and that they must confirm to all existing regulations.

There being no other speakers, Mr. Leonard moved to close the public hearing. The motion was seconded by Ms. Burnett. The Board voted 6-0 in favor of the motion. (Ayes: Jones, Geter, Leonard, Apple, Alexander, Burnett. Nays: None.)

Mr. Leonard noted that the letter sent to neighbors states no truck or freight terminals whereas the condition says no truck or freight parking. Mr. Russell offered to add an additional condition to say "no truck or freight terminals."

Ms. Burnett moved to add "no truck or freight terminals" to the proposed use conditions of the rezoning application, seconded by Mr. Apple. The Board voted 6-0 in favor of the motion. (Ayes: Jones, Geter, Leonard, Apple, Alexander, Burnett. Nays: None.)

In the matter of **#16-11-GCPL-06662**, Mr. Apple moved that the Guilford County Planning Board believes that its action to approve this zoning amendment located on Guilford County Tax Map Parcel #0140188, from CZ-LI-SR to amended CZ-LI-SR, to be compatible with the surrounding land uses and zoning and considers the action to be reasonable and in the public interest for the following reason: (1) It is generally compatible with the surrounding land uses and zoning for the area. The motion was seconded by Ms. Burnett. The Board voted 6-0 in favor of the motion. (Ayes: Jones, Geter, Leonard, Apple, Alexander, Burnett. Nays: None.)

## **ADJOURNMENT**

Mr. Eger stated that there will not be a Planning Board meeting in February, 2017.

There being no further business before the Board, the meeting adjourned at 6:17 p.m.

Respectfully submitted,

---

Frankie Jones, Chairman

---

Leslie P. Eger, Secretary to the Board

FJ:sm/jd