

**Guilford County
Planning Board
MARCH 8, 2017**

The Guilford County Planning Board met in regular session on Wednesday, March 8, 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; Mr. Collins; and Mr. Mann.

Members Absent: Ms. Burnett, Mr. Cannon.

Staff Present: Les Eger, Planning Department, and Leslie Bell, Guilford County Planning Director.

APPROVAL OF MINUTES

January 11, 2017 Regular Meeting Minutes:

Mr. Alexander moved approval of the January 11, 2017 regular meeting minutes as written, seconded by Mr. Apple. The Board voted 7-0 in favor of the motion. (Ayes: Jones, Collins, Geter, Leonard, Apple, Alexander, Mann. Nays: None.)

AGENDA AMENDMENTS

None.

OLD BUSINESS

Non-Public Hearing Item

**REZONING CASE #16-06-GCPL-03086 AG to RS-40
(Previously heard on October 12, 2016)**

The owner voluntarily requests for Planning Board to rescind rezoning previously approved at the October 12, 2016 Planning Board meeting. Located north of the intersection of Bernie Road and Monnett Road and running approximately 1,991 feet west along Bernie Road in Clay Township. Being Guilford County Tax Parcel #0123356. Approximately 20.02 Acres owned by Mark and Sandy Voigt. **(RESCINDED)**

Mr. Eger provided background information on this case that was originally heard on October 12, 2016. The case was appealed to the County Commissioners and ultimately the applicant expressed an interest in withdrawing his request to rezone the property. The Commissioners agreed to withdraw the request to rezone and the matter was not heard as an appeal.

Since the applicant has requested to not have his property rezoned, the Planning Board is being asked to agree by unanimous vote to rescind their earlier vote to rezone the property from Agricultural (AG) to Residential Single-Family (RS-40).

Mr. Leonard moved approval to rescind the rezoning request in Case #16-06-GCPL-03086 that was heard by the Board on October 12, 2016. The motion was seconded by Mr. Apple. The Board voted unanimously 7-0 in favor of the motion. (Ayes: Jones, Collins, Geter, Leonard, Apple, Alexander, Mann. Nays: None.)

NEW BUSINESS

Non-Public Hearing Items:

RESOLUTION OF INTENT – ROAD CLOSING CASE #17-02-GCPL-00606

Being an unopened and unnamed road between lots #32 and #33 as recorded in Plat Book 19, Page 92, located approximately 600 feet east from Triad Business Park Drive, running south approximately 122 feet from West Market Street and terminating into Southern Railway right-of-way in Deep River Township.

(APPROVED)

Mr. Eger stated that the request tonight is to set a Planning Board public hearing on April 12, 2017 to consider this road closing case.

Mr. Leonard moved approval to set a Planning Board public hearing for this road closing case on April 12, 2017, seconded by Mr. Geter. The Board voted unanimously 7-0 in favor of the motion. (Ayes: Jones, Collins, Geter, Leonard, Apple, Alexander, Mann. Nays: None.)

RESOLUTION OF INTENT – EASEMENT CLOSING CASE #17-02-GCPL-00614

Being all of a 20-foot utility easement located on Lot #1 as shown on a recorded plat of Mabel S. Bolen Estate, Plat Book 75, Page 102 at the Guilford County Register of Deeds, and located in Deep River Township.

(APPROVED)

Mr. Eger stated that the request tonight is to set a Planning Board public hearing on April 12, 2017 to consider this utility easement closing case.

Mr. Leonard moved approval to set a Planning Board public hearing for this easement closing case on April 12, 2017, seconded by Mr. Apple. The Board voted unanimously 7-0 in favor of the motion. (Ayes: Jones, Collins, Geter, Leonard, Apple, Alexander, Mann. Nays: None.)

ASSIGNMENT OF ENVIRONMENTAL REVIEW BOARD DUTIES

Mr. Bell stated that the Board of Commissioners voted to abolish the Environmental Review Board (ERB) at their February, 2017 work session. The ERB has been in existence for many years but recent meetings have been very infrequent. It was determined that the quasi-judicial duties of the ERB could be picked up by the Planning Board without any undue work load.

Frank Park, Chief Plans Engineer, and Justin Gray, Stormwater Program Administrator, were present to answer questions from the Planning Board. Mr. Park said that over the last three years, only eight cases have been heard by the Environmental Review Board. He explained that when watershed variance cases arise, he and Mr. Gray will present the cases to the Planning Board. They will offer recommendations and findings for the Board to consider when they make their decision.

ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:08 p.m.

Respectfully submitted,

Frankie Jones, Chairman

Leslie P. Eger, Secretary to the Board

FJ:sm/jd