

**Guilford County
Planning Board
APRIL 12, 2017**

The Guilford County Planning Board met in regular session on Wednesday, April 12, 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. Apple; Mr. Geter; Mr. Collins; Ms. Burnett and Ms. Hayworth.

Members Absent: Mr. Mann, Mr. Alexander and Mr. Leonard.

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

AGENDA AMENDMENTS

None.

OLD BUSINESS

None.

OATH OF OFFICE FOR CYNDY HAYWORTH

Ms. Hodgkin administered the oath of office to the Board's newest member, Cyndy Hayworth.

APPROVAL OF MINUTES

March 8, 2017 Regular Meeting Minutes:

Mr. Geter moved approval of the March 8, 2017 regular meeting minutes as written, seconded by Mr. Apple. The Board voted unanimously in favor of the motion.

NEW BUSINESS

Public Hearing Items:

ROAD CLOSING CASE #17-02-GCPL-00606

Being an unopened and unnamed road between lots 32 and 33 as recorded in PB 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 described the case and said that the Resolution of Intent for this case to be heard at tonight's meeting was adopted at the March 8, 2017 meeting.

Staff has the following comments: Pursuant to NCGS 153A-241 concerning closing public roads, the Planning Board must hold a public hearing before the road can be closed. Based upon the information

present at the hearing, the Board must find that (1) The closing of these roads are not contrary to public interest; and, (2) That no individual owning property in the vicinity of the road or in the subdivision in which it is located would be deprived of reasonable means of ingress and egress to their properties.

Mr. Eger stated that staff received this request and the application was processed and set up for public hearing. It was determined at the February 21, 2017 Technical Review Committee meeting that closing of said road is not contrary to the public interest and no individual in the vicinity will be deprived reasonable access to their property.

Mikael Mikkola, 129 Kingston Avenue, Kernersville, North Carolina, was representing the landowner in this matter. There is already a road 600 feet further down at a main intersection that crosses over the railway. He requested that the subject road be closed.

There being no other speakers, Mr. Collins moved to close the public hearing, seconded by Ms. Hayworth. The Board voted 5-0 to approve the motion. (Ayes: Jones, Collins, Geter, Apple, Hayworth. Nays: None.)

Mr. Collins moved approval of this request based on the following finding of fact: (1) The Planning Department has received a request to close an unnamed and unopened road between lots 32 and 33 as recorded in PB 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. As determined at the February 21, 2017 Technical Review Committee meeting, closing of said road is not contrary to the public interest and no individual in the vicinity would be deprived of reasonable access to their property. The motion was seconded by Mr. Apple. The Board voted unanimously 5-0 to approve the motion. (Ayes: Jones, Collins, Geter, Apple, Hayworth. Nays: None.)

EASEMENT CLOSING CASE #17-02-GCPL-00614

Being all of a 20' 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 described the case and said that the Resolution of Intent for this case to be heard at tonight's meeting was adopted on March 8, 2017. This is a portion of an unused utility easement

Mr. Eger stated that Pursuant to NCGS 153A-241 concerning closing easements, the Planning Board must hold a public hearing before the easement can be closed. Based upon the information presented at the hearing, the Board must find the closing of said easement is not contrary to public interest. Staff submits the following findings for consideration by the Board: (1) The Planning Department has received a request to this easement on the Bolen Estate property; (2) At the March 21, 2017 Technical Review Committee meeting, staff reviewed the request and determined that closing of the 20' utility easement will not deprive any owner utility service to their property; and (3) All utility companies servicing this area have signed utility easement releases for the property.

Speaking in support of this was Nancy Bolen, 304 North Bunker Hill Road, Colfax, North Carolina. She said this easement is off of an old survey dating back to 1983. It adjoins property that was originally part of her grandmother's land and upon the death of her uncle, who was the previous owner, Ms. Bolen received that portion of the land. Several years ago she had the deeds combined which is why the easement is still there. The property in question is just a large field.

There being no other speakers, Ms. Hayworth moved to close the public hearing, seconded by Mr. Collins. The Board voted 5-0 to approve the motion. (Ayes: Jones, Collins, Geter, Apple, Hayworth. Nays: None.)

Mr. Geter moved approval of this request to close a 20' utility easement located on Lot #1 as shown on the 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. In addition, at the March 21, 2017, Technical Review Committee meeting, it was determined that the closing of the 20' utility easement will not deprive any owner utility service to their property and all utility companies servicing this area have signed utility easement releases for the property. The motion was seconded by Ms. Hayworth. The Commission voted unanimously 5-0 to approve the motion. (Ayes: Jones, Collins, Geter, Apple, Hayworth. Nays: None.)

Ms. Burnett joined the meeting at 6:15 p.m.

REZONING CASE #17-03-GCPL-01101: CU-HB-SR to Amended CZ-HB-SR

Located approximately 640 feet northwest of the intersection of Guilford College Road and Hickory Grove Road in Friendship Township. Being a portion of Guilford County Tax Parcel #0151163. Approximately 5.85 Acres owned by Four Grands LLC.

(APPROVED)

Mr. Eger explained that this is a request to rezone from Conditional Use-Highway Business-Scenic Route (CU-HB-SR) to amended Conditional Zoning-Highway Business-Scenic Route (CZ-HB-SR). The conditions remove one of the requirements that prohibits metal roofing on the buildings. There will be warehouses on the site and the owner would like to use metal roofing.

Mr. Eger described the surrounding properties. The request is in an area under the Airport Area Plan which was updated in 2008. The proposed use is consistent with the industrial use allowed under the plan. The request is being presented in the public interest for the use of possible new businesses for the area. Rezoning this property to CZ-HB will permit all uses referenced in the Highway Business district excluding those that are in the report. Site conditions added to the original zoning and development standards of the County Development Ordinance will continue to minimize impacts onto the adjacent residential uses. No land use plan amendment for this request is needed if this request is approved. Staff is recommending approval of this request.

Chad Hockaday, 1655 Bunker Hill Sandy Ridge Road, Kernersville, North Carolina, was representing the owner. The owner has changed the zoning conditions to be able to use metal roofs. A meeting was held with surrounding neighbors last Monday and no one showed up at the meeting.

There being no other speakers, Mr. Collins moved to close the public hearing, seconded by Ms. Hayworth. The Board voted 6-0 to approve the motion. (Ayes: Jones, Collins, Geter, Apple, Hayworth, Burnett. Nays: None.)

In the matter of **#17-03-GCPL-01101**, Mr. Collins moved that the Guilford County Planning Board believes that its action to approve this zoning amendment located on Guilford County Tax Map Parcel #0151163, from CU-HB-SR to Amended CZ-HB-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 reasons: (1) It is generally consistent with the land use category indicated for the property on the Airport Area Plan Future Land Use Map. The motion was seconded by Mr. Apple. The Board voted 6-0 to approve the motion. (Ayes: Jones, Collins, Geter, Apple, Hayworth, Burnett. Nays: None.)

REZONING CASE #17-03-GCPL-01117: CU-HB –SR to CZ-LI-SR

Located approximately 640 feet northeast of the intersection of Guilford College Road and Hickory Grove Road in Friendship Township. Being a portion of Guilford County Tax Parcel #0151163. Approximately 3.21 Acres owned by Four Grands LLC. If this case is approved, the land use specified for the subject property in the Airport Area Plan will require updating.

(APPROVED)

Mr. Eger described the case and noted conditions attached to the request. The proposed use conditions are clearly for self-storage and general warehousing. The land use in the area is NCDOT, vacant to the north and east; low-density residential to the south; and Guilford College Road to the west. The land use plan for this area is the Airport Area Plan. With the original Airport Area Plan's adoption, this property was designated as future NCDOT Right-of-Way. Mr. Eger confirmed that after final design of the future NCDOT Right-of-Way, it was determined that the area would not be purchased for right-of-way. With no land use designation for this property, the surrounding land uses and zoning have been used in determining use compatibility and plan consistency. Staff feels that the amended conditional zoning industrial district will still be compatible and consistent with the plan for the area. Staff is recommending approval of this request which will limit it to Self-Storage and General Warehouse only. If approved, this request will require recommendations to amend the Airport Area Plan land use designation from NCDOT Right-of-Way to Light Industrial to the Guilford County Commissioners.

Chad Hockaday, 1655 Bunker Hill Sandy Ridge Road, Kernersville, North Carolina, was present in support of this request.

Also present in support of the request was Sean Jones, 7622 Bentley Road. Responding to a question from Ms. Hayworth, he described how this will look from the overpass. There will be required screening on all four sides. There is an elevation difference and it is required that there be screening from the public roadway.

There being no other speakers, Mr. Collins moved to close the public hearing, seconded by Ms. Burnett. The Board voted 6-0 to approve the motion. (Ayes: Jones, Collins, Geter, Apple, Hayworth, Burnett. Nays: None.)

Mr. Collins asked if the proposed extra screening is additional to whatever is being required. Mr. Eger explained that the Technical Review Committee can review the plan and reduce the screening. Additional screening was conditioned so that if the applicant requests to reduce the required screening, an opportunity to talk about the screening would be provided and an appeal could be made back to the Board.

Chair Jones noted that the applicant has done a good job on other self-storage units all across the area.

In the matter of **#17-03-GCPL-01117**, Mr. Collins moved that the Guilford County Planning Board believes that its action to approve this zoning amendment located on Guilford County Tax Map Parcel #0151163, from CU-HB-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 reasons: (1) It is generally consistent with the land use category indicated for the property on the Airport Area Plan Future Land Use Map; and (2) Approval of this request will require a recommendation to amend the Airport Area Plan land use designation for the property from NCDOT Right-of-Way to Light Industrial to the Guilford County Commissioners. The motion was seconded by Mr. Apple. The Board voted 6-0 to approve the motion. (Ayes: Jones, Collins, Geter, Apple, Hayworth, Burnett. Nays: None.)

ITEMS FROM PLANNING STAFF:

Mr. Bell said that staff is in process of doing some work with the Ordinance outside of just regular amendments. A RFP (Request for Proposals) will go out and staff will move forward from there. The main goal is to get the work engaged as quickly as possible by July 1, 2017. Staff will continue to update the Board on their progress.

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