

**Guilford County  
Planning Board  
JANUARY 14, 2015**

The Guilford County Planning Board met on Wednesday, January 14, 2015 at 6:00 p.m., Old Guilford County Courthouse, County Commissioner's Meeting Room, Second Floor, Greensboro, North Carolina. There was a brief Business Meeting prior to the regular session.

Members Present: Mr. Collins, Chairman; Mr. Jones; Mr. Mann; Mr. Geter; Mr. Apple; Mr. Cannon; Ms. Gibson; and Mr. Leonard.

Members Absent: None

Staff Present: Les Eger and Tonya Hodgin, Planning Department.

**APPROVAL OF MINUTES:**

Mr. Cannon moved approval of the December 10, 2014 meeting minutes as written, seconded by Mr. Jones. The Board voted 8-0 in favor of the motion. (Ayes: Collins, Jones, Mann, Geter, Apple, Cannon, Gibson, Leonard. Nays: None.)

Chairman Collins explained the policies and procedures of the Guilford County Planning Board.

**PUBLIC HEARINGS:**

**CASE #14-12-GCPL-06433**

The Guilford County Planning Board has been requested to rezone property from CU-RS-40 to AG. The property is located on the south side of Keansburg Road approximately 1,000 feet east of McIntyre Road in Washington Township. Being Guilford County Tax Parcels #0101292 and #0101318, approximately 12.66 acres owned by Jeff S. and Elizabeth C. Nall. **(APPROVED)**

Mr. Eger stated that this is a request to rezone approximately 12.66 acres from CU-RS-40 to AG. The conditions that were originally applied to this property were for bonafide farm buffers. Those conditions would be removed along with the RS-40 designation if this is rezoned to Agricultural. It is in an area in the county that consists of large lot residential subdivisions surrounded by vacant areas and farm uses. The Northeast Area Plan is the plan for this area of the county and it was updated in 2008. The plan recommends this area to be a rural district without public water and sewer, to be a minimum of 40,000 square feet, and that farm buffers be applied to new major residential subdivisions that adjoin bonafide farms. As a result of this, it was zoned CU-RS-40 because it was proposed to be a major residential subdivision which could have up to approximately 40 lots and that is why the farm buffer was put into place. When it was originally developed, it was to be developed as a major residential subdivision requiring farm buffers. Since that time the property was subdivided into five residential lots which made it a major residential subdivision. The five lots were sold off and the applicant bought two of the lots. After the rezoning occurred and the properties were purchased, the applicant combined his larger two lots into one lot resulting in a minor residential subdivision. The applicant has started farming on the property and would like to have it set up as a true farm. He feels that he will have a true farm with an agricultural farm designation by rezoning it back to Agricultural. By combining it back into four lots, it is a minor residential subdivision. This request is consistent with the intent of the Land Use Plan for the area and it is being done in the public interest. Staff recommends approval of this request.

Elizabeth Nall, 6720 Keansburg Road, Gibsonville, North Carolina, is one of the applicants for this request. They have neighbors, David and Margaret Deaton, who own the other lots which are vacant.

She pointed out the location of the Deaton's property on the map and noted that they have a very good relationship with their neighbor. Ms. Nall indicated that she would like to do hobby farming to be able to provide for her family.

There being no other speakers, Chair Collins closed the Public Hearing.

In the matter of **Case #14-12-GCPL-06433**, Mr. Cannon moved that the Guilford County Planning Board believes that its action to approve the zoning amendment located on Guilford County Tax Parcel #0101292 and #0101318 from CU-RS-40 to AG to be consistent with the adopted Northeast Area Plan and considers the action reasonable and in the public interest because it is generally consistent with the land use category for the property on the Northeast Area Plan Future Land Use Map, seconded by Mr. Leonard. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Collins, Jones, Mann, Geter, Apple, Cannon, Gibson, Leonard. Nays: None.)

#### **CASE #14-12-GCPL-06434**

The Guilford County Planning Board has been requested to rezone property from AG to CU-RS-30. The property is located on the west side of Royster Road approximately 1,200 feet south of NC Highway 150 West in Center Grove Township. Being Guilford County Tax Map 0221233, approximately 11.21 acres owned by Miriam A. Knight. **(APPROVED)**

Mr. Eger stated that this is a request to rezone approximately 11 acres from AG to CU-RS-30. The condition being requested is that there are no more than 13 residential lots built on the property. The request is in an area that has been developing over the years with low density residential lots. Some of the areas are still large lot acreage tracts with some farming activity but for the most part, it has become low-density residential lots of 30,000 to 40,000 square feet. The plan for the area is the Northern Lakes Area Plan adopted in 2008. That plan accommodates for agricultural uses, large lot residential developments and other density residential subdivisions not connected to public water or sewer as long as the density does not exceed two units per acre. This request does not exceed two units per acre, it is compatible with the surrounding zoning districts, and it is being proposed in the public interest to provide housing for the area. The request is consistent with the adopted plans for the area. Staff recommends approval of the request. It would enable the applicant to develop a residential subdivision compatible with the area.

Speaking in support of the application was Bob Dischinger, 4609 Dundas Drive, with Evans Engineering. He was present on behalf of Herbert Parks who is under contract to purchase this property. Mr. Dischinger distributed a handout to members describing the rezoning request. This request is to rezone approximately 11 acres from AG to CU-RS-30 to develop single family lots for custom builders. The application is conditioned to limit the development of the property to 13 lots. He provided an illustrative sketch showing how they plan to develop the property into a cul-de-sac with 13 lots ranging in size from 30,000 square feet to approximately an acre in size.

As distributed to members, a letter was sent to adjacent property owners describing the request and asking that any questions be directed to Mr. Parks. His office did receive phone calls from Mr. Knight and Mr. Sexton, adjacent property owners, regarding the property. Neither caller expressed any opposition to the rezoning. The development is consistent with the Northern Lakes Area Plan and compatible with adjacent uses.

Also speaking in support of the application was Lee Fulk, 7108 Byfield Road, Browns Summit, who works for Keller Williams Realty. He was representing Annette Knight who is the owner and seller of the subject property. She is no longer able to farm the property and is in favor of the rezoning request.

There being no other speakers, Chair Collins closed the Public Hearing.

In the matter of **Case #14-12-GCPL-06434**, Mr. Cannon moved that the Guilford County Planning Board believes that this action to approve the zoning amendment located on Guilford County Tax Parcel #0221233 from AG to CU-RS-30 to be consistent with the adopted Northern Lakes Area Plan and considers the action reasonable and in the public interest because it is generally consistent with the land use category indicated for the property on the Northern Lakes Area Plan Future Land Use Map, seconded by Mr. Leonard. Mr. Jones offered a friendly amendment to add the proposed condition to limit the development of the property to a maximum of 13 lots. Mr. Cannon accepted the friendly amendment. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Collins, Jones, Mann, Geter, Apple, Cannon, Gibson, Leonard. Nays: None.)

**ITEMS FROM STAFF:**

Mr. Eger advised members of a change in the location of future Planning Board meetings. The meetings will now be held in the Blue Room of the Old Guilford County Court House instead of the County Commissioner’s Meeting Room.

Mr. Eger stated that a voting chart will be included in the agenda packets to assist members. In addition, an effort will be made to work with Chairman Collins to get a notice out in time so that members can look at proposed sites.

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**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 6:24 p.m.

Respectfully submitted,

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Tony Collins, Chairman

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Les Eger, Secretary to the Board

TC:sm/jd