

**Guilford County
Planning Board
February 11, 2015**

The Guilford County Planning Board met on Wednesday, February 11, 2015 at 6:00 p.m. in the Blue Room of the Old Guilford County Courthouse, Greensboro, North Carolina. There was a brief Business Meeting prior to the regular session.

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

Members Absent: Mr. Jones, Mr. Mann, and Mr. Cannon.

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

Chairman Collins reviewed the rules and procedures of the Guilford County Planning Board.

APPROVAL OF MINUTES:

- **November 12, 2014 Meeting Minutes**

Chairman Collins stated that two corrections need to be made to the previously approved November 12, 2014 meeting minutes, as noted by staff.

Mr. Geter moved approval of the amended November 12, 2014 meeting minutes, seconded by Mr. Apple. The Board voted unanimously 5-0 in favor of the motion. (Ayes: Collins, Geter, Apple, Gibson, Leonard. Nays: None.)

- **January 14, 2015 Meeting Minutes**

Mr. Apple moved approval of the January 14, 2015 meeting minutes as written, seconded by Mr. Geter. The Board voted unanimously 5-0 in favor of the motion. (Ayes: Collins, Geter, Apple, Gibson, Leonard. Nays: None.)

PUBLIC HEARINGS:

REZONING CASE # 15-01-GCPL-00267: AG to RS-30

Located on the east side of Sutter Road approximately 18,000 feet north of NC Highway 150 West in Center Grove Township. Being Guilford County Tax Parcel #0220011 and 0139173 pt., approximately 17.65 acres owned by Roddy V. Hilton. **(APPROVED)**

Mr. Eger stated that this request is to rezone approximately 17.65 acres from Agricultural (AG) to Residential (RS-30) for 30,000 square foot built lots. This request for single-family residential is in a portion of Guilford County that is primarily single-family residential and large lot residential subdivision. The land uses to the north, south, east, and west around the subject site are all low density residential subdivisions. The Land Use Plan for this area is the Northern Lakes Area Plan that recommends for agricultural, rural residential districts and RS-20 and RS-30 type zonings. This request is consistent with the Land Use Plan and is compatible with surrounding zoning districts. The request is being presented in the public interest of creating new residential developments. Staff recommends approval of the rezoning request. Approval would allow the developer to develop approximately 15 to 17 residential lots on the property.

Bob Dischinger, 4609 Dundas Drive, President of Evans Engineering, was present to speak in support of the request on behalf of the applicant, Roddy Hilton. This request is to rezone the property from the existing AG zoning to RS-30 zoning. A packet of information was distributed to Board members. Referring to the handout, he reviewed the location map, an aerial map, an illustrative sketch plan, and a copy of the letter that was sent to surrounding neighbors describing the development plan. He stated that one neighbor called to inquire about the type of development that will take place.

Mr. Dischinger pointed out that the request meets the intent of the Northern Lakes Area Plan and it is compatible with surrounding uses and zoning. He asked the Board to consider approval of the request.

Mr. Leonard commented that 15 to 17 lots are referenced for development; however, the plan only shows nine lots. Mr. Dischinger explained that a stream bisects the property north and south. They are looking at developing the western most property with the eight lots. Lot nine in the back will have an access easement. Hilton family members currently own adjacent land that could be recombined with some of the other adjacent properties in the future.

Mr. Eger explained that he arrived at the number of lots based on an average of the total acreage taking approximately a quarter of the area out due to the terrain. He noted that there is a drop-off on the site and development would be difficult there. The applicant's engineer looked at the site and felt it would be difficult to build in that area. Mr. Eger indicated that building there might be possible at some point in the future if they could meet all the buffering requirements for the stream. Staff has provided a best case scenario for development.

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

In the matter of **Case #15-01-GCPL-00267**, Mr. Apple moved that the Guilford County Planning Board believes that its action to approve the zoning amendment located on Guilford County Tax Parcel # 0220011 and 0139173 pt., from AG to 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. The Board voted unanimously 5-0 in favor of the motion. (Ayes: Collins, Geter, Apple, Gibson, Leonard. Nays: None.)

ITEMS FROM STAFF:

Chair Collins stated that several cases are scheduled for the March, 2015 meeting. Due to the number of cases, it may be necessary to change the location of the meeting room to accommodate a larger number of people.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 6:13 p.m.

Respectfully submitted,

Tony Collins, Chairman

Les Eger, Secretary to the Board