

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

The Guilford County Planning Board met on Wednesday, March 11, 2015 at 6:00 p.m. in the County Commissioner's Meeting 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. Apple; Mr. Jones; Mr. Mann; Mr. Cannon

Members Absent: Mr. Geter, Ms. Gibson; Mr. Leonard

Staff Present: Leslie Bell, Guilford County Planning Director; Tonya Hodgin, Planning Staff

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

APPROVAL OF MINUTES:

- **February 11, 2015 Meeting Minutes**

Mr. Apple moved approval of the February 11, 2015 meeting minutes as written, seconded by Mr. Mann. The Board voted unanimously 5-0 in favor of the motion. (Ayes: Collins, Apple, Jones, Mann, Cannon. Nays: None.)

PUBLIC HEARINGS:

ROAD RENAMING CASE #14-11-GCPL-06046

Renaming a portion of recently renamed Gate City Boulevard to Jamestown Parkway. The proposed change is for those portions of recently named Gate City Boulevard, in unincorporated Guilford County, from Guilford College Road running south to Vickrey Chapel Road.
(APPROVED)

Mr. Bell stated that this item first appeared before the Board on September 14, 2014 for the road renaming. It includes the expansion of High Point Road as well as the new alignment of High Point and then, this portion. At that time the Board made a decision to rename the portion from Groomtown Road, or this portion of the road, all the way to Vickrey Chapel Road to Gate City Boulevard. A subsequent application has come in from the City of Jamestown and a representative is present to speak on the request.

Chuck Smith, 4815 Tumbleweed Drive, requested approval to rename the section that was named Gate City Boulevard from Guilford College Road to Vickrey Chapel Road to be redesignated as Jamestown Parkway. Mr. Smith and Mayor Volz attended the September, 2015 Planning Board meeting when the Gate City Boulevard name was approved and since then, they have conducted public meetings and gained support through the Jamestown community for the name change to Jamestown Parkway. Town Council has adopted a resolution, as distributed to members, for the name change.

Mr. Smith stated that the subject three-quarters or less of a mile of roadway is in Jamestown. It makes Jamestown unique and will help promote community pride and new business in that area. In addition, several years ago Jamestown established the Scenic Corridor in the 2020 Plan over what was called the Jamestown Bypass Project to insure the bypass through Jamestown is unique and portrays the character of the community while enhancing the safety of motorists using the road. They have also

established a bypass zoning district for underlying properties to provide opportunities for compatible and sustainable development along future Jamestown Bypass. Guilford College Road is the first major four-way intersection in Jamestown from the northeast; thus creating a logical place for the name change. Changing the name to Jamestown Parkway would be less confusing to travelers. Jamestown's ETJ (Extraterritorial Jurisdiction) does extend along the Bypass from Vickrey Chapel Road to incorporated properties near Mackay Road. Mr. Smith stated his opinion that this is the time to make the name change prior to any road signs being erected.

John Capes, 704 O'Neill Drive, Jamestown, North Carolina, pointed out that the subject area is where growth opportunities exist for Jamestown over the next few years. Renaming the roadway will help define what the town of Jamestown will look like over the next decade and longer. He commented that renaming the road will help the Jamestown community maintain the identity they have worked so hard to create.

Martha Wolfe, 108 Woodland Drive, Jamestown, North Carolina, disclosed that she is the Town Clerk of Jamestown; however, she is present to speak as a resident. She said that this is an identity issue. Businesses have flourished in the downtown area and the road designation will continue to bring traffic in.

In Opposition:

There was no one present to speak in opposition; however, Mr. Bell stated that an email was received from David Parrish, Greensboro Assistant City Manager, in opposition to the request. Copies of the email were distributed to Board members for their review. Mr. Parrish cited three reasons for opposition as follows: (1) the request would be confusing to travelers; (2) some of the adjoining property is located in Greensboro's ETJ; and (3) perhaps this request would be better served once the roadway is extended further south to High Point, but not at this time.

Rebuttal in Support:

Chuck Smith addressed the ETJ concern and said that unfortunately, Jamestown was not requested to give input when the Gate City Boulevard name was proposed. If given the opportunity, they would have raised some objections. Referring to the map, he pointed out that all the way from Mackay Road through Vickrey Chapel Road there is a checkerboard effect of jurisdictions that go in and out of the entire road. They have no problem with the name being Gate City Boulevard; they are just requesting the section from Guilford College Road to Vickrey Chapel Road be designated as Jamestown Parkway. They are not opposing the Gate City Boulevard name in Jamestown's jurisdiction. They are trying to set up this portion of the roadway that Jamestown's east Main Street actually connects. There are several properties along that portion in Jamestown's ETJ for the future extension of the road in 2025 and hopefully the name of Jamestown Parkway will continue through southern Jamestown. In addition, he felt that delaying the name change would only add to the confusion. Responding to a question from Mr. Cannon, Mr. Smith stated that he was contacted by David Parrish regarding the City's opposition to the request.

John Capes said that the subject request is for less than one mile and in regard to ETJ, there are parts and pieces between Jamestown and Greensboro that have been traded off for quite some time. There is a good parcel there that is not even being discussed even though it is in Jamestown and Gate City Boulevard would still extend into that. They are requesting the renaming as a starting point because it is reasonable and it helps tremendously from an identity standpoint.

Mr. Bell indicated that staff is recommending approval of the request.

Comments:

Mr. Jones stated that he did not have a problem with the request. He felt if the City had a bigger problem with the request, they would have done more to make their opposition known outside of the one email. He noted that no one from the City was present to speak in opposition and County staff is recommending approval of the request.

Chair Collins pointed out that one of the concerns when this came up before was a life safety issue. He asked if the issue had been cleared up.

Jerry Coble, Guilford County Fire Marshall's Office, asked the Board to consider having the name change take place at a major intersection, preferably a signaled intersection, as reflected in this request. He noted there are currently no dedicated addresses and said that delaying establishment of addresses would only cause confusion in the future.

Mr. Cannon moved approval of the request, seconded by Mr. Apple. The Board voted unanimously 5-0 in favor of the request. (Ayes: Collins, Apple, Jones, Mann, Cannon. Nays: None.)

TEXT AMENDMENT CASE #15-02-GCPL-00679

A proposed amendment to the Guilford County Development Ordinance revising Section 7-1.6(A) Design of Improvements to permit design flexibility where site constraints or other factors make it impractical to upgrade the existing storm control device. Text amendment was recommended unanimously 6-0 in favor by the Environmental Review Board at the February 5, 2015 regular meeting. **(APPROVED)**

Frank Park, Guilford County Chief Plans Engineer and Secretary of the Environmental Review Board, presented the case. He stated that this request is a watershed ordinance revision which was approved and recommended by the Environmental Review Board on February 5, 2015. The ordinance specifically revises Section 7-1.6(A) (c). The revision is to allow design flexibility where site constraints or other factors make it impractical to upgrade existing storm device.

Mr. Park read existing ordinance Section 7-1.6(A) for the benefit of members. The part of the ordinance they are requesting to be amended relates to (c) as follows: *Design or improvement shall (c) meet or exceed the guidelines in the latest addition of Guilford County Water Quality Protection Manual issued by Guilford County.* He is proposing to replace it with the following wording: *(c) When existing BMP (Best Management Practice) is proposed to treat stormwater from near development projects, applicant shall demonstrate that the existing BMP has the capacity to treat the stormwater generated from new impervious surfaces. Also existing BMP shall be upgraded to the standards in the latest addition of the Guilford County Water Quality Protection Manual issued by Guilford County to the extent practicable.* He indicated this wording was suggested by NCDENR (North Carolina Department of Environmental and Natural Resources). The reason for the change is to improve the wording and clarify when it comes to the existing BMP. If the BMP decides to handle the one inch rainfall event from the entire site including the new impervious area, then the existing BMP shall be upgraded to the standards in the latest edition of NCDNER's Stormwater BMP Manual to the extent practicable. There should be an option to make this possible without compromising water quality. It is the same standard as if new construction is being developed relating to impervious surfaces. This change would allow the engineer to come up with a more creative design rather than using a prescriptive design approach using the Manual. Mr. Park provided a practical example reflecting the amended text allowing for a more creative way to meet the stormwater control device and still meet the intent of the North Carolina BMP Manual.

There was no one present wishing to speak in opposition to the request.

Mr. Bell stated that staff is recommending approval of the text amendment request. Staff feels that the amendment adds more predictability to the process.

Comments:

None.

Mr. Jones moved approval of the text amendment, seconded by Mr. Mann. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Collins, Jones, Mann, Apple, Cannon. Nays: None.)

REZONING CASE #15-02-GCPL-00667: AG to HI

Located on the south side of West Market Street approximately 1250 feet east of McGuire Road in Deep River Township, Being Guilford County Tax Parcel #0170778, approximately 29 +/- acres, owned by Steve and Amanda Pearman. **(APPROVED)**

Mr. Bell explained that this is a rezoning request to go from Agricultural (AG) zoning to Heavy Industrial (HI) zoning. The Agricultural zoning district is primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered residences and large tracts of land not intended for major residential subdivisions. The Heavy Industrial zoning district is primarily intended to accommodate a large range of assembly, fabricating, and manufacturing activities that the district has established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impact or require special measures to insure compatibility with adjoining properties. It is Tax Parcel #0170778 located on the south side of West Market Street which is approximately 1250 feet east of McGuire Road in Deep River Township. The owners are Steve and Amanda Pearman. Mr. Bell described the subject property, as well as surrounding properties. The average daily trips are estimated at 9,300. The proposed improvements include two new designs of West Market Street which will only permit right-in and right-out access for the site. The projected traffic generation is 64 trips per day. Regarding land use analysis, it is in the heart of the Triad Plan. The Plan recommendation is for business center and it is intended to create a wide variety of employment uses such as office, research, and corporate park institutional related uses. Intended uses within the Plan prohibit future Heavy Industrial uses to encourage high quality development. Regarding land use plan consistency, although it is not consistent with the intent of the land use element of the Plan, the proposed Heavy Industrial zoning industrial use does provide employment opportunities, is adjacent to a Heavy Industrial use, and is in an area with scattered industrial uses. Furthermore, development standards of the Guilford County Development Ordinance do include buffering and screening and separation of uses while restricting traffic movement on Market Street and the railroad will help to minimize impact on the surrounding uses. The proposed zoning, if approved, will provide for future employment which is considered in the public interest of the Plan. Staff is recommending approval of the request.

Gene Lauder, 2810 Griffith Road, Winston Salem, North Carolina, is an owner of Lauder Grading. He indicated that they have a need for a satellite office in Guilford County. At the request of the City of Greensboro, Davenport Transportation conducted a traffic study and determined that with this use of the property there would be no impact to West Market Street traffic patterns. Members were shown receipt of an email from W.E. Wilson, who is an engineer, in support of the Davenport traffic study. Mr. Wilson concurred that the traffic study was correct. In addition, Mr. Lauder received an industrial crossing agreement from Norfolk Southern Railroad. They plan to leave the crossing where it is and work with NCDOT and the City to widen it to its maximum width. Mr. Lauder stated that almost everyone he spoke with signed a petition in favor of Heavy Use for this property. The deed search for this property found that the Guilford County Board of Education owned a strip of land south of West Market Street. In reality, the Pearmans and previous property owners have been crossing property owned by someone else for over 100 years. With the aid of Attorney Gary Wolfe, the Pearmans and the Stanley family, adjacent property owners, he has secured an agreement from the School Board to

purchase the strip of land that will allow traffic to cross from West Market Street onto the Pearman's property. He stated that he has been all through the neighborhood introducing himself and explaining what he would like to do with the property. He is a grading and utility contractor who would like to replicate what he does in Winston Salem by building a satellite office on the Pearman's property. He confirmed for Chair Collins that the crossing is the only means of access into the property.

There was no one wishing to speak in opposition to the request.

Comments:

Responding to a question from Chair Collins, Mr. Bell confirmed that staff feels the request is compatible even though it is inconsistent with the Plan.

In the matter of Case #15-02-GCPL-00667, Mr. Mann moved that the Guilford County Planning Board believes that its action to approve the zoning amendment located on Guilford County Tax Parcel #0170778 from Agricultural (AG) to High Industrial (HI), to be inconsistent with part of the Triad Plan and considers the action reasonable and in the public interest because although the plan is inconsistent with the adopted part of the Triad Plan, it has been determined that zoning the properties to Heavy Industrial is compatible with the surrounding area and its uses, seconded by Mr. Apple. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Collins, Jones, Mann, Apple, Cannon. Nays: None.)

REZONING CASE #15-02-GCPL-00676: AG to CU-RS-30

Located on the southeastern corner of the Burton Farm Road and Church Street intersection in Monroe Township, Being Guilford County Tax Parcel #0128942, approximately 147 +/- acres, owned by O.K. Moore and Elaine M. Kellam. **(CONTINUED FOR UP TO 60 DAYS)**

Mr. Bell stated that the Agricultural (AG) zoning district is primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land and is not intended for major residential subdivisions. The RS-30, Residential Single Family, district is presently intended to accommodate low density single family detached dwellings on large lots in areas without access to public water. The overall gross density in the RS-30 area would typically be 1.3 units per acre or less. The conditions to this particular request are as follows: (1) a maximum of 80 dwelling units; (2) flood plains and areas adjacent to the existing stream corridor shall be dedicated as public open space; and (3) all areas dedicated as public open space shall include a public multiuse trail easement to accommodate any future trail system as approved. The character of the area includes the surrounding residential subdivision to the north, vacant land to the south, residential subdivision of vacant land to the east, and residential to the west. There are no inventoried historical properties nearby. No cemeteries are shown to be on this property but efforts should be made to rule out the potential of any unknown gravesites. Regarding public schools, Burton Elementary has a capacity of 700 students. The 2014-15 current enrollment is 575 students. At Northern Middle School the maximum capacity is 878 students and the current enrollment is 888 students. The maximum capacity of Northern High School is 1,390 students and the 2014-15 enrollment is 1,378. This property is in Fire Protection District #13 and is approximately 2.5 miles from the fire station. The property will have potable water and onsite septic. Addressing existing conditions, Mr. Bell indicated that Church Street is a two lane major thoroughfare with an average daily total of 5,300 traffic counts in 2013. Burton Farm Road is a two lane local street. The average daily trip total is not available for Burton Farm Road. The proposed improvements will be required per the NCDOT driveway permit. The projected traffic generation is approximately 10 trips per residential structure with approximately 800 trips per day. The topography is flat, gently sloping, moderately sloping, and steeply sloping. There is a regulatory flood plain on the site. The chance of annual flood is one percent. There is a regulated stream present on the site. The property is located in the Greensboro Watershed, 3 Critical Area, Tier 4. This property is in the Northern Lakes Area Plan and the Plan recommends for

agricultural, rural residential use. This request mixed the intent of the Plan from major residential subdivision and is compatible with the surrounding buildings, development patterns, and residential subdivision and office conservation design by protecting flood plains and open space area. The request is being proposed in the public interest. Staff recommends approval of this request which will enable the applicant to develop the site with approximately 80 residential home sites.

Chris Rohrer, 200 South Regional Road, is with Land Solutions Land Surveying. He is present on behalf of the applicant. He felt that this was an appropriate request for the site given the shape and location of the property.

In Opposition:

William Brockett, 1101 Fox Haven Drive, stated that his property will be adversely affected by this proposal. He identified his property on the map for the benefit of Board members and pointed out that the property will run adjacent to his residence. He expressed concern about Foxhaven Drive which ends into a dead end street in front of his home. He felt that 800 trips a day represented a heavy participation of traffic. He moved to the area because it was quiet and not a thoroughfare street and now there is a possibility there will be a major road in this area. There are a lot of children who congregate to catch the school bus in the morning. The residents would like to know more details about the projected housing outline and how they will be affected by the 80 new homes.

Responding to a question from Chair Collins, Mr. Brockett indicated he has had no discussions with the developer.

Chair Collins reviewed the illustrative site plan on the monitor and explained to Mr. Brockett that there can be no more than 80 homes built on the site and the maximum number of homes that could be built near Mr. Brockett was 13 homes. The remaining new homes will be located on various roads across the creek.

Mr. Brockett asked for details about the buffer zone between his property and the 13 new homes. He was informed that the standard buffer will be applied because the same type of residential use will exist. Mr. Rohrer stated that the minimum side setback in the RS-30 district is 10 feet off the sideline.

Mr. Jones asked Mr. Brockett if his neighborhood had an HOA (Homeowner's Association). Mr. Brockett replied in the affirmative. Mr. Jones stated his concern that the HOA has its own restrictive covenants and there is a street that continues right next door not subject to the same restrictive covenants. He felt that the questions and issues being raised would be better addressed at a neighborhood meeting where the residents have an opportunity to talk to the developer. Mr. Jones felt the matter should be continued.

Mr. Brockett expressed additional concern with the potential loss of wildlife if the development is built. He described the heavy population of wildlife in the area.

Sam Saben, 7703 Foxhaven Court, recently purchased his home in the subject neighborhood. He listed concerns associated with the potential development. He moved to the area because of its rural nature. He felt the good school district would be adversely affected if the project is built. His profession makes him familiar with the development process and he noted that studies are typically conducted to address the environment, traffic pattern safety and water quality standards. He would like to see the plot plan because it is tied into the rezoning. He expressed traffic safety concerns with the additional 13 homes introduced into an area that is not designed to take that much traffic. In addition, he cited concerns with water quality, loss of wildlife, and noise. He was supportive of having a meeting with the developer. He welcomes change but the project must keep the rural feel of the area and address safety issues associated with heavy patterns of traffic.

Rebuttal in Support:

Kevin Combs, 7400 Hatley Court, Oak Ridge, North Carolina, stated that their main focus has been on Church Street. They are not completely sure, due to soil issues, that they can get enough lots to justify developing the street adjacent to Mr. Brockett. A lot of neighborhood concerns are site plan concerns and they are still doing due diligence. They feel comfortable with the 60 or 70 lots off of Church Street but more due diligence is required for the dead end street. Even though 12 lots are drawn, building a road will not be justified if soil conditions only permit 5 or 6 lots. Other issues will be addressed in the site plan phase. If the street was extended and connected, their restrictive covenants would meet or exceed the neighborhood's current covenants. He reiterated that they are not yet to the point of knowing if that section of land justifies building a street. More studies and evaluation are needed. He plans to meet with the neighborhood.

Chair Collins said that the developer is setting aside an easement that cuts directly through the property along the spring bed that will be a possible future trail. As a result, there is no way the 80 homes would impact Mr. Brockett's part of the neighborhood.

Mr. Jones moved to continue this matter for 30 days, seconded by Mr. Cannon.

Mr. Bell advised the Board that if the Public Hearing is closed, the matter can appear on the agenda even if it comes up on the day it is sent out. If the Board moves to close the Public Hearing, there will be no need to reopen the Public Hearing. He pointed out advantages of allowing more than 30 days for the continuance.

Mr. Jones accepted the friendly amendment and moved to close the Public Hearing and continue this matter for up to 60 days, seconded by Mr. Cannon. The Board voted 4-1 in favor of the motion. (Ayes: Collins, Jones, Mann, Cannon. Nays: Apple.)

REZONING CASE #15-02-GCPL-00675: AG to RS-40

Located on the east side of Sutter Road approximately 2700 feet north of NC Highway 150 Center Grove Township, Being Guilford County Tax Parcel #0220014, approximately 10+/- acres, owned by Jan and Amanda Hilton. **(APPROVED)**

Mr. Bell stated that the Agricultural district is intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land and is not intended for major residential subdivisions. The RS-40, Residential Single Family district, is presently intended to accommodate single family detached dwellings or large lots in areas without access to public water and waste water services. The district is established to promote single family detached residences where environmental features, public service capacity, or soil characteristics necessitate very low density, single family development. The gross density in the RS-40 areas would typically be one unit per acre or less. The existing land use is vacant. The surrounding land use to the north, south, east, and west are all low density residential. No designated historic structures are in the vicinity. With regard to school facilities, this property is in the Northern Elementary school district which has a maximum capacity of 700 students. The 2014-15 enrollment is 575 students. At Northern Middle School the maximum capacity is 878 students and the current enrollment is 888 students. The maximum capacity of Northern High School is 1,390 students and the 2014-15 enrollment is 1,378. This property is in Fire Protection District #13 and is approximately 2.5 miles from the fire station. There are no recent traffic counts available. The projected traffic generation is approximately 100 trips per day. Water and sewer will be provided by private septic systems and on-site wells. Topography is gently sloping, moderately sloping to steeply sloping. There is a regulated stream present on the site. The property is outside the general watershed area and is in the NPDES Phase II area. No regulatory flood plain exists upon the site. This property is in the Northern Lakes Area Plan. The Plan recommends for agricultural, rural residential use. This request mixed the

intent of the Plan for medium size major residential subdivision. It is compatible with the surrounding RS-30 and RS-40 zoning and residential subdivisions and is being proposed in the public's interest. Staff recommends approval which will enable the applicant to develop the site with approximately 8 to 10 home sites.

Chris Rohrer, 200 South Regional Road, Land Solutions Land Surveying, was present on behalf of the owners, Jan and Amanda Hilton. These 10 acres were originally part of a larger farm and over the years parcels have been taken off. Mr. Hilton is a contractor and would like to build on the land. Several people have indicated an interest in lots in this area. There will only be four lots with frontage on Sutter Road.

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

Discussion:

None.

In the matter of Case #15-02-GCPL-00675, Mr. Cannon moved that the Guilford County Planning Board believes that its action to approve the zoning amendment located on Guilford County Tax Parcel #0220014 from AG to RS-40, 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 in the Northern Lakes Area Future Land Use Map, seconded by Mr. Mann. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Collins, Jones, Mann, Apple, Cannon. Nays: None.)

REZONING CASE #15-02-GCPL-00685: AG and RS-30 TO CU-LI

Located on the west side of Brown Summit Road approximately 600 feet south of Marchwood Drive in Monroe Township, Being Guilford County Tax Parcel #0128055, approximately 24,000 square feet, owned by Melissa Bentley. **(APPROVED)**

Mr. Bell stated that the Agricultural district is intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land and is not intended for major residential subdivisions. The RS-30 or Residential Single Family district is primarily intended to accommodate low density single family detached dwellings on large lots without access to public and waste water services. The overall gross density in RS-30 areas would typically be 1.3 units per acre or less. The Light Industrial district is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no effect upon adjoining properties. This is identified as Tax Parcel #0128055 and is approximately 24,000 square feet. Addressing surrounding land uses, he indicated that property to the north is vacant. Properties to the south and west are residential and properties to the east are special trades, contractor, and vacant uses. The existing property does have a special trades contractor office and/or vehicle storage. There are no inventoried historical properties nearby and no cemeteries are shown to be on this property. Efforts should be made to rule out the potential for unknown gravesites. This property is in the Northeast Fire Protection district and the fire station is approximately 4.6 miles from the site. Water and sewer service will be provided by onsite septic system and wells. Existing conditions regarding traffic is that although there are no current address daily totals, it is on a two lane local collector street. The proposed improvements will be a determination by NCDOT once the NCDOT driveway permit is requested. The projected traffic generation estimates that no significant additional traffic impact is expected. The topography is gently sloping and there is no regulatory flood plain upon the site. There is no regulated stream present on the site and the property is located in the NPDES Phase 2 designated watershed area. It is in the Northern Lakes Land Use Plan and the Plan recommendation is residential. This request is inconsistent with the adopted Northern Lakes Area Plan;

however, the request is near the edge of recommended residential, two lots north of the existing industrial park, and across Brown Summit Road from the existing special trades contractor office. Additionally, development conditions of the County Ordinance will require a buffer yard which will minimize visual impacts to any residential uses. Staff recommends approval of this request. The rezoning will be conditioned to be Conditional Use Light Industrial which will permit the construction and operation of a contractor's office and special trades contractor vehicle storage in an area that currently has a mixture of both Industrial and Low Residential uses.

Melissa Bentley, 4402 Marchwood Drive, Brown Summit, North Carolina, lives adjacent to the subject property. She would like to rezone the property for a small heating and air conditioning business. She has three company vehicles and needs a place to park them at this point. She described surrounding properties including a business park that has approximately six businesses located behind the property. Ms. Bentley would like to rezone the property to be able to have a place to park vehicles and possibly in the future change to office space for a place to store supplies. Her employees come into work in the morning and return in the evening. They are gone during the day and there would be no traffic to create a hazard.

Discussion:

None.

In the matter of Case #15-02-GCPL-00685, Mr. Jones moved that the Guilford County Planning Board believes that its action to approve the zoning amendment located on a portion of Guilford County Tax Parcel #01128055 from AG to RS-30 to CU-LI, to be inconsistent with the adopted Northern Lakes Area Plan and considers the action reasonable and in the public interest because although the request is inconsistent with the adopted Northern Lakes Area Plan, it has been determined that zoning the property to CU-LI is compatible with the surrounding area and uses, seconded by Mr. Cannon. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Collins, Jones, Mann, Apple, Cannon. Nays: None.)

ITEMS FROM STAFF:

Mr. Bell addressed the action to continue Case #15-02-GCPL-00676 and stated that the Public Hearing has been closed. The applicant will return and the Board will inquire what has been done to address concerns that were raised at the meeting. The Board will not hear the same comments previously heard. This means there will not be another Public Hearing. Members indicated that they were comfortable with the motion that closed the Public Hearing.

It was noted that two cases are scheduled for next month's agenda.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 7:34 p.m.

Respectfully submitted,

Tony Collins, Chairman

Les Eger, Secretary to the Board

TC:sm/jd