

**Guilford County
Planning Board
MAY 13, 2015**

The Guilford County Planning Board met on Wednesday, May 13, 2015 at 5:55 p.m. in the Blue Room, First Floor 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; Ms. Gibson; Mr. Geter; Mr. Leonard.

Members Absent: None.

Staff Present: Les Eger and Tonya Hodgin, Planning Department

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

APPROVAL OF MINUTES:

- **April 8, 2015 Meeting Minutes**

Mr. Cannon moved approval of the April 8, 2015 regular meeting minutes as written, seconded by Mr. Jones. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Collins, Apple, Jones, Mann, Cannon, Gibson, Geter, Leonard. Nays: None.)

PUBLIC HEARINGS:

REZONING CASE #15-04-GCPL-01777: AG to RS-30

Located on the east side of the Spencer Dixon Road approximately 1,100 feet south of NC 150 in Center Grove Township being Guilford County Tax Parcels #0139538, #0139543, #0139536, #0139517, #0139539 pt. and #0139540 pt. Approximately 22.14 Acres owned by Jacqueline Branz, Sharon Gray, and Robert Mitchell. **(APPROVED)**

Mr. Eger stated that this request is to rezone from AG to RS-30. There are 22 acres associated with this request. If approved the site would be developed into a major residential subdivision that could possibly house up to 22 residential building lots. The area surrounding this request is low-density residential subdivisions, large lot development and across the street from it are Northern Middle and High Schools. There are no known historical properties on the site. The site is in the area of the Northern Lakes Area Plan which recommends for agricultural, rural residential which means that RS-30, RS-40 and Agricultural uses are compatible with the intent of the Plan. If approved the request will be compatible with the surrounding areas. The request is in the public interest because if approved, this request would set up the site for future residential subdivision and housing. The site could accommodate up to 22 residential single-family stick-built lots. Staff is recommending approval of the request.

Speaking in support of the request was Bob Dischinger, President of Evans Engineering, 4609 Dundas Drive, Greensboro, North Carolina. He was present to represent Byron Development, contract purchasers for this piece of property. This request would rezone approximately 22 acres from AG to RS-30 to develop single-family detached lots. Mr. Dischinger distributed an informational handout to Board members. He described the location of the proposed rezoning and provided an illustrative sketch of the site showing 19 residential lots. Byron Development sent a letter to neighbors describing the project. One phone call was received in response to the letter. The caller had questions about the

development but stated that she was not opposed to the request. No calls were received by staff relative to the request.

There being no other speakers in support or opposition, Chair Collins closed the Public Hearing.

In the matter of **Case #15-04-GCPL-01777**, Mr. Mann moved that the Guilford County Planning Board believes that its action to approve the zoning amendment located on Guilford County Tax Parcels #0139538, #0139543, #0139536, #0139517, #0139539 and #0139540 from AG to RS-30 to be consistent with the adopted Northern Lakes Area Plan and considers the action to be 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. Apple. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Collins, Apple, Jones, Mann, Cannon, Gibson, Geter, Leonard. Nays: None.)

ITEMS FROM STAFF:

None.

ITEMS FROM BOARD MEMBERS:

Chair Collins informed members that Ray Alexander will be joining the Board as a new member at the next meeting.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 6:04 p.m.

Respectfully submitted,

Tony Collins, Chairman

Les Eger, Secretary to the Board

TC:sm/jd