

**Guilford County  
Planning Board  
JULY 8, 2015**

The Guilford County Planning Board met on Wednesday, July 8, 2015 at 6:00 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; Ms. Gibson; Mr. Geter; Mr. Alexander.

**Members Absent:** Mr. Leonard, Mr. Cannon.

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

**APPROVAL OF MINUTES:**

- **May 13, 2015 Meeting Minutes**

Mr. Geter moved approval of the May 13, 2015 regular meeting minutes as written, seconded by Mr. Apple. The Board voted 6-0 in favor of the motion. (Ayes: Collins, Apple, Jones, Mann, Gibson, Geter. Nays: None.)

**SWEARING-IN OF NEW MEMBER:**

Ray Alexander was sworn-in as the newest member of the Guilford County Planning Board.

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

**PUBLIC HEARINGS:**

**REZONING CASE #15-06-GCPL-02807: AG to RS-40**

Located on the northwest corner of the Rumbley Road and Rumbley Road extension intersection in Bruce Township. Being Guilford County Tax Parcel #0147571, approximately 2.9 acres owned by Harold Anderson. **(APPROVED)**

Mr. Eger stated that this is a request to rezone approximately 2.9 acres from AG to RS-40. The area in which this request is taking place is in a part of the county that is primarily low-density residential and large lot subdivisions. The 2007 updated Northwest Area Plan is the plan for this request and it recommends rural residential. This request is consistent with the plan for the area and it is compatible with the surrounding zoning and uses and is in the public interest. Staff is recommending approval of this request. It will permit the applicant to subdivide the property into two additional lots for future housing needs.

Speaking in support of the request was Harold Anderson, 8429 Rumbley Road, Summerfield, North Carolina. He explained that the subject piece of property is too much for him to maintain and he would like to sell an acre of the land. The Planning Department informed him that the property had to be rezoned in order for it to be sold. Responding to questions, he said that the septic system has already been separated between the two lots.

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

In the matter of **Case #15-06-GCPL-02807**, Mr. Geter moved that the Guilford County Planning Board believes that its action to approve the zoning amendment located on Guilford County Tax Parcel #0147571 from AG to RS-40 to be consistent with the adopted Northwest 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 Northwest Area Plan Future Land Use Map, seconded by Mr. Apple. The Board voted unanimously 7-0 in favor of the motion. (Ayes: Collins, Apple, Jones, Mann, Gibson, Geter, Alexander. Nays: None.)

**NON-PUBLIC HEARING ITEM:**

**Proposed Text Amendment to Article 4-10-5 Unified Development Plan Approval.** The amendment is designed to assure that infrastructure that benefits the entire development is constructed in a timely manner. The phasing plan must be clearly delineated and strictly adhered to.

Mr. Eger stated that the proposed text amendment involves Planned Unit Development zoning districts in the County. Staff ran into problems with planned unit developments that were controlled by one developer or one group of developers with the intention of functioning as one zoned planned unit. However, due to circumstances resulting from the poor economy the development became fragmented by all the different owners of the property. As a result, the main infrastructure within the planned development experienced building delays due to the phasing of the project. Staff is trying to clean up the ordinance so that if this situation happens again in the future, another phase could not be moved into until the second phase has been completed. If phase two has the main infrastructure or major collector street, it must be built. If it is not built, a bond can be put up to insure the infrastructure is built.

Mr. Eger discussed the wording in the amendment. He said that the problems being seen are a result of the roads and not the water/sewer system reflected in wording he removed from the proposed amendment.

Responding to questions, Mr. Eger stated that 125 percent of the cost to build the specific infrastructure is required to secure a bond. Chair Collins felt that Section 4(b) (iii) would require the developer or any sub-developers to work out matters of infrastructure at the beginning of the process. Mr. Eger clarified that the text amendment applies only to new projects going forward. He asked for comments from the Planning Board Members concerning the proposed text amendment.

Mr. Jones felt that Section 4(b) (iii) was clear; however, Section 4(a) (VI) seemed vague. He suggested that the actual requirement, as stated in 4(b) (iii), should be included in terms of how the phasing will occur. He suggested that Section 4(a) (VI) should read as follows: *The phasing shall clearly specify the sequence in which major infrastructure improvements will occur.* Mr. Eger asked Board members to contact him with any other suggestions or comments about the proposed text amendment.

Jerry Coble, Guilford County Fire Marshall, asked the Board to support the text amendment for the roadway because it does affect emergency access which is very important. In addition, he asked the Board to consider including other infrastructure. He was not concerned about sewer lines but felt that water lines were very important relating to fire protection. If there were no requirements in place then the first phase of a subdivision could be built with hydrants but the hydrants could be left out in the second phase. He felt there should be language in the amendment to address this provision.

Chair Collins asked Mr. Eger to forward the language in the old amendment along with the change suggested by Mr. Jones to Board members for review. The proposed text amendment will be placed on next month's agenda as a Non-Public Hearing item for further discussion.

**ITEMS FROM STAFF:**

Mr. Eger indicated that there are four items on next month's agenda.

**ITEMS FROM BOARD MEMBERS:**

None.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 6:34 p.m.

Respectfully submitted,

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Tony Collins, Chairman

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Les Eger, Secretary to the Board

TC:sm/jd