

Guilford County Planning Board JANUARY 8, 2014

The Guilford County Planning Board met on Wednesday, January 8, 2014 at 6:15 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: Ms. Bailey, Chair; Mr. Collins, Alternate; Mr. Derrickson, Vice Chair; Mr. Apple, Alternate; Mr. McKinney.

Planning Staff Present: Tonya Hodgin, Planning Staff, as well as Leslie Bell, Planning Director and Les Eger.

APPROVAL OF MINUTES:

Mr. Collins moved to approve the minutes of the December, 2013 meeting, as submitted, seconded by Mr. Derrickson. The Board voted unanimously in favor of the motion. (Ayes: Derrickson, Bailey, Apple, Collins, McKinney: **Nays:** None.)

ELECTION OF OFFICERS

Chairwoman Bailey turned the meeting over to Vice Chair Derrickson to open the election of officers for the Guilford County Planning Board for the upcoming year.

Vice Chair Derrickson stated that he would make a motion to nominate Ms. Bailey to remain in place as Chairwoman. Upon unanimous vote, Ms. Bailey will remain as Chairwoman for the Board.

Vice Chair Derrickson stated that he would open the floor for nomination for Vice Chair. Ms. Bailey nominated Mr. Derrickson for the position of Vice Chair for the Board. Upon unanimous vote Mr. Derrickson will remain as Vice Chair for the Board

Vice Chair Derrickson stated that he would open the floor for nominations for Secretary to the Board. Mr. McKinney nominated Les Eger to remain as Secretary to the Board. Upon unanimous vote, Les Eger will remain as Secretary for the Board.

Nominations for the election of officers was therefore closed.

Chairwoman Bailey explained the procedures followed by the Guilford County Planning Board. She stated that cases are usually called as they are listed on the agenda, Withdrawals and Continuances may be handled before other cases. For public hearing items, the applicant and proponents will have a total of 20 minutes to present their case. The opposition will then have a total of 20 minutes to present any concerns. A five-minute rebuttal for the applicant may be granted by the Chair. Approvals require a 5-7 majority vote, a vote of less than 5-7 on a motion to approve will be forwarded to the Board of Commissioners for a final decision. A tie vote on

any motion constitutes denial of the request. Decisions of the Planning Board can be appealed to the Board of Commissioners and appeals must be made within 15 days on most items, must be in writing and there is a processing fee.

REZONING CASE #13-12-GCPL-05740: located northwest corner of the Richardson Wood road and Fair Grove Church Road in Monroe Township. Being Guilford County tax parcels #0128656 and 0128735, approximately 9.5 acres owned by Doris and Bernice Mitchell. (APPROVED)

Les Eger stated that this is a Rezoning case, #13-12-GCPL-05740, to change zoning from AG to Residential Single Family 40. The property is located on the northwest corner of the Richardson Wood Road and Fair Grove Church Road in Monroe Township the RS-40, Residential single-family district is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residences for environmental features, public service capacities or soil characteristics necessitate very low-density single-family development. The overall gross density in RS – 40 areas will typically be 1.0 unit per acre or less. Staff recommends approval. Approval of this request will enable the applicant to develop the site is approximately eight residential structures.

Chairwoman Bailey asked if there was anyone wishing to speak on this matter.

Ken Mackovic, 5300 Century Oaks Drive, stated that he represents the applicant and they wish to develop this property into seven home sites. The request for rezoning is just a formality because it is more than four home sites. In response to questions, Mr. Mackovic stated that there are individual well and septic systems for each lot. He submitted a plan which was reviewed by TRC and there was conditional approval of the plan, based on rezoning.

There being no one to speak in opposition to the request, the public hearing was closed.

Mr. McKinney moved that in the matter of Case # 13-12-GCPL-05740, AG to RS-40 and the Guilford County Planning Board believes that its actions to approve this zoning amendment located on Guilford County Tax Parcels #0128656 and #0128735, 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 for the following reason: 1) it is generally consistent with the land use category indicated on the property on the Northern Lakes Area Plan Future Land Use Map, seconded by Mr. Apple. The Board voted unanimously in favor of the motion. (Ayes: Bailey, Collins, Apple, McKinney, Derrickson. Nays: None)

Other Business

Les Eger stated that now that there is a better microphone system in place Guilford County Planning Board will continue to meet in the Old Guilford County Courthouse.

Mr. Derrickson stated that he felt it was better to continue to meet in the Old Guilford County Courthouse as the public is used to this meeting place. He feels it might be confusing for the public if the meeting place is changed. Mr. McKinney stated that he agrees with Mr. Derrickson.

Mr. Derrickson stated that Mr. McKinney had asked about call-in votes from Board members and that might be something that should be discussed. Mr. Eger pointed out that the Board must have a quorum to conduct business. Mr. Bell stated he would check on the possibility of call-in voting. Mr. McKinney pointed out that another Board he sits on has used conference calling at some of their meetings to enable them to have a quorum.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 6:65 p.m.

Respectfully submitted,

Donna Bailey, Chairwoman

Les Eger, Secretary to the Board

LE/jd