

**Guilford County  
Planning Board  
OCTOBER 8, 2014**

The Guilford County Planning Board met on Wednesday, October 8, 2014 at 6:30 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: Mr. Westcott, Vice-Chair; Mr. Apple, Mr. Collins; Mr. Leonard; Mr. Geter; Mr. Cannon; Mr. Jones; and Mr. Mann.

Staff Present: Les Eger, Carrie Spencer, and Tonya Hodgin; Planning Staff.

**APPROVAL OF MINUTES:**

Mr. Collins moved approval of the September 10, 2014 meeting minutes as written, seconded by Mr. Geter. The Board voted 8-0 in favor of the motion. (Ayes: Westcott, Apple, Collins, Leonard, Geter, Cannon, Jones, Mann. Nays: None.)

Vice-Chair Westcott explained the policies and procedures of the Guilford County Planning Board.

**SWEARING-IN OF NEW MEMBERS:**

Mr. Cannon, Mr. Mann, and Mr. Jones were sworn-in as new members of the Guilford County Planning Board.

**PUBLIC HEARING ITEMS:**

**REZONING CASE 14-09-GCPL-04885: LB (Limited Business) & AG (Agricultural) to  
AG (Agricultural)  
(APPROVED)**

Located on the northeast corner of High Rock Road and Highway NC 61 in Washington Township, Being Guilford County Tax Parcel #0220451, Approximately 2.7 Acres owned by Marilyn C. Lowe.

Mr. Eger stated that the applicant for this property is Marilyn Lowe. The property is located in the northeast corner of High Rock Road and Highway NC 61 in Washington Township. The request is in a portion of the county that is primarily light residential and farming. There are no historic structures on the property. The Land Use Plan for the area is the Northeast Plan which was updated in 2008. The plan recommends for Light Commercial zoning. The designation on the Land Use Map was to recognize the current zoning of the time and recommend for the zoning of that property. Even though this request is not consistent with the intent of the plan, it should be taken into consideration that the plan was looking at the property and what the current zoning was at the time which was Limited Business. It was zoned Limited Business because original zoning was applied when Guilford County established zoning in 1964. Although not consistent with the Land Use Plan, the rezoning is definitely compatible with surrounding land uses, agricultural uses, and surrounding zoning districts. This request is in the public interest. Staff recommends approval of the request.

William Nelson, 6619 High Rock Road, is the son-in-law of the applicant, Marilyn Lowe. He stated that at one time there was a little store on the subject property that closed about 60 years ago. The property has remained stagnant since that time. Colonial Pipeline came through the property when the pipeline was moved to Chapel Hill. The reason this issue is coming up is because this was a much larger parcel six months ago. Ms. Lowe's father left approximately nine acres to his children and the property has been split up. Ms. Lowe is paying high taxes on the small 2.7 acre parcel and they hope she can realize payback within several years by having it rezoned Agricultural.

There being no other speakers, Vice-Chair Westcott closed the Public Hearing.

Mr. Collins moved that in the matter of rezoning case **14-09-GCPL-04885**, the Guilford County Planning Board believes that its action to approve the zoning amendment located on Guilford County Tax Parcel 0220451 from AG (Agricultural) and LB (Light Business) to AG (Agricultural) to be inconsistent with the adopted Northeast Area Plan and considers the action taken to be reasonable and in the public interest because although the request is inconsistent with the adopted Northeast Land Use Plan it has been determined that zoning the property to Agricultural is compatible with the surrounding area and uses, seconded by Mr. Leonard. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Westcott, Apple, Collins, Leonard, Geter, Cannon, Jones, Mann. Nays: None.)

#### **TEXT AMENDMENT CASE # 14-09-GCPL-04933 (APPROVED)**

A proposed text amendment to the Guilford County Development Ordinance, Appendix 1-A-2 Authority, removing authority of the Guilford County Planning Department to assign or modify street addresses and designating the County Manager as responsible person for appointing the County Address Ordinance Administrator. This formerly will initiate the migration of addressing duties (upon mutual agreement) to the Guilford County GIS Unit, which serves as the hub for the County's geographic, and digital land management information system.

Mr. Eger stated that the text amendment before the Board is a request to take the responsibility of assigning the Address Administrator out of the Guilford County Planning and Development Office and putting the responsibility into the County Manager's hand. Therefore, the County Manager will be able to appoint different people to be the Address Ordinance Administrators. This has come about because the responsibilities have migrated for addressing in Guilford County to the GIS Department from the Planning Department. The Ordinance was set up saying that the responsibility had to be within the Planning Department and therefore, a text amendment must occur to legitimize the location of responsibilities. Staff is requesting a recommendation of approval to the Guilford County Commissioners.

Mr. Jones commented that reference is made to the Address Ordinance Administrator in the first sentence of the text amendment but subsequent references are to Address Administrator. He recommended that there be consistency in the two terms throughout the text amendment.

Mr. Jones moved approval of text amendment **14-09-GCPL-04933** subject to making the title of the new office consistent throughout the text amendment, seconded by Mr. Cannon. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Westcott, Apple, Collins, Leonard, Geter, Cannon, Jones, Mann. Nays: None.)

#### **NON-PUBLIC HEARING ITEM:**

- **Discussion on future text amendments**

Mr. Eger indicated that he is working on two text amendments to bring before the Board. The first is related to the text amendment for cell towers. He felt that more work should be done on the Ordinance relative to this issue. Work on the text amendment was started several years ago but had to be postponed. He would like to bring this matter back to the Board in the future.

Mr. Eger stated that another text amendment that should be looked into involves "granny pods". Guilford County allows accessory residential structures but the Legislature has changed the rule that a "granny pod" can be on property only for somebody who is disabled and cannot take care of themselves. A "granny pod" is a mobile unit set up for an individual who cannot afford to go into a senior facility. The unit is allowed to be moved onto the property with the caretaker.

Mr. Collins asked if a permit would still be required for the unit. Mr. Eger stated that a permit would still be required and standards set forward by the State must be met.

Mr. Leonard asked members to consider moving the Guilford County Planning Board meeting time from 6:30 p.m. to 6:00 p.m. to be more consistent with earlier meeting times of other Boards. Members plan to discuss the change at the next meeting.

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**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 6:47 p.m.

Respectfully submitted,

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Michael Westcott, Vice-Chairman

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Les Eger, Secretary to the Board

MW:sm/jd