

# Guilford County Planning Board APRIL 10, 2013

The Guilford County Planning Board met on Wednesday, April 10, 2013 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: Ms. Bailey, Chair; Mr. Nelson, Alternate, Mr. Wood, Mr. Derrickson, Mr. Collins, and Ms. Gibson and Ms. Munden.

Also Present: Les Eger and Tonya Hodgins, Planning Staff.

## **APPROVAL OF MINUTES:**

Mr. Wood moved to approve the minutes of the January 9, 2013 meeting, as submitted, seconded by Mr. Derrickson. The Board voted unanimously in favor of the motion. (Ayes: Bailey, Derrickson, Munden, Wood, Collins, Nelson. Nays: None.)

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.

## **ROAD RENAMING:**

**CASE #12-12-GCPL-00578:** Renaming a portion of previously named Spotswood Road to a new name: Walter Combs Way. Located in Bruce Township, and running approximately 2400' south from the US Highway 158 & US Highway 220 intersection, being Secondary Road #2104 **(APPROVED)**

Mr. Eger stated that this is a request to rename a portion of previously named Spotswood Road and is proposed due to the closing of the US Highway 220 access from the most northwestern portion of Spotswood Road, detaching that portion from the southeastern portion that will remain unchanged. This resulted in the creation of a "jump street" that would require a new road name; the road name change affects fourteen different property owners. The name Walter Combs Way is proposed after

soliciting suggestions from the property owners. Guilford County EMS and Guilford Metro-911 concur with the recommendation and approval should resolve potential EMS and address location problems. Staff recommends approval of the request.

Mr. Wood asked why is there a request to rename this roadway. Les Eger stated that the connection from one side of US 220 to the other is being closed due to roadwork in this area.

Chair Bailey asked if there was any one present wishing to speak either in support or opposition to the proposed road renaming and no one came forward.

In the matter of Case #03-02-GCPL-00578 to rename a portion of previously named Hagan Stone Park Road, Mr. Derrickson moved that the road be renamed Walter Combs Way, seconded by Mr. Nelson. The Board voted unanimously in favor of the motion. (Ayes: Bailey, Collins, Gibson, Derrickson, Munden, Wood, Nelson. Nays: None.)

### **CONDITIONAL USE REZONING:**

#### **CASE #13-02-GCPL-00576: AG & RS-40 to CU-LI**

Located at the southwest corner of Sandy Ridge Road and Endicott Road intersection, in Deep River Township, being Guilford County Tax Parcel #0170686, approximately 2.02 Ac. Owned by Living Waterscapes, LLC. **(APPROVED)**

Mr. Eger stated that this request is to rezone approximately two (2) acres from AG & RS-40 to CU-LI to accommodate a special trade contractor facility for pond construction, maintenance and associated retail sales. The proposed use(s): 1) garden center or retail nursery of aquatic plants, water feature displays and water garden equipment, 2) special trades contractor office with sales and showroom of various outdoor living features such as water gardens, retention ponds, water reclamation and patios, 3) animal services for decorative fish sales and, 4) landscaping and horticultural services for landscaping, water features and retention pond services. Condition(s): per attached zoning sketch map. Staff recommends approval of the request.

Chair Bailey asked if anyone was present to speak in support of the request.

Joe Fagan, representing Living Waterscapes, is the applicant. He stated that they have been in business since 1999. There are currently three employees helping in the running of the garden center business and they are looking at hiring 3 to 5 more in the near future. This is a great location and he feels that the business will flourish.

Mr. Derrickson asked if the applicant has contacted any of the neighbors to see if there is anyone objecting to this request. Mr. Fagan stated that there are only two residential neighbors and he has spoken to both of them and they seem to support the request. He is not aware of any objections.

Chair Bailey asked if anyone was present to speak in opposition to the request and no one came forward. The public hearing was closed.

Mr. Wood moved that in the matter of Case #13-02-GCPL-00576, the Guilford County Planning Board believes that its action to approve this zoning amendment located on Guilford County Tax Map #0121287, from AG & CU-HB to CU-LI, to be consistent with the adopted Heart of the Triad 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 for the property on the Heart of the Triad Area Plan, other factors raised at the public hearing and the subject site is within the northwestern portion of the City of High Point's Planning area and in January of 2011, the High Point City Council adopted the Northwest Area Plan which provides guidance as to the manner in which this portion of the City's Planning Area is to be developed. The subject property is within an area designated by the Northwest Area Plan as business support area. Other factors indicate that it is within the public interest and for that reason, he moved that the request be approved, seconded by Mr. Nelson. The Board voted unanimously 7-0 in favor of the motion. (Ayes: Bailey, Munden, Collins, Derrickson, Gibson, Wood, Nelson. Nays: None.)

### **Other Business**

In response to a question by Mr. Wood regarding solar farms, Les Eger stated that on the 18<sup>th</sup> at 3:30 p.m. in the Blue Room, there will be a professor from A&T State University and a representative from the State Alternative Energy Agency talking to the Commissioners about solar facilities and they want to talk about the County ordinance as it relates to solar facilities. Board members are welcome to attend the meeting for educational purposes.

Chair Bailey asked about cases for the next meeting. Mr. Eger stated that there may be a case regarding the change in the economy, as a developer wants to rezone 100 acres for a 100-lot subdivision. There has not been one of those in about 4 years. There is beginning to be some activity in the construction business.

### **ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

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Donna Bailey, Chairwoman

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Les Eger, Secretary to the Board

LE/sm:jd