

# Guilford County Planning Board MAY 8, 2013

The Guilford County Planning Board met on Wednesday, May 8, 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. Collins, Alternate; Ms. Gibson, Alternate; Mr. Westcott Alternate; Mr. Nelson, Alternate; Mr. Wood, Ms. Munden, Mr. McKinney, Mr. Derrickson

Planning Staff Present: Les Eger and Tonya Hodgin.

## **APPROVAL OF MINUTES:**

Mr. Wood moved to approve the minutes of the April 10, 2013 meeting, as submitted, seconded by Mr. Derrickson. The Board voted unanimously in favor of the motion. (Ayes: Bailey, Derrickson, McKinney, Munden, Wood, Collins, Westcott. 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.

## **CONDITIONAL USE REZONING:**

**CASE #13-04-GCPL-01446: AG to CU-LI** Located at the southeast corner of the Spotswood Road and US Highway 158 intersection, in Bruce Township, being Guilford County Tax Parcel #0150642, approximately 4.5 Ac owned by 220 Properties, LLC.  
**(APPROVED)**

Mr. Eger stated that this is a request to rezone from 4.6 acres agricultural to conditional use light industrial. The conditions that they have applied to this request are for sales, service of pumps, pipes, fountains and waterscapes. He stated that the applicant is 220 Properties, LLC. Area is primarily low density residential with several commercial uses along US 158 and US 220. The surrounding land uses to the North are vacant/Duke power line easements. To the south, low

density residential, vacant and wooded. To the east is vacant/Duke Power lines and easements. To the west, vacant/Duke Power line easements. 1998 Northwest Area plan recommended for agricultural and rural/residential. Although this request is not consistent with the recommendation with the plan for the area, the request is compatible with the changes that are occurring with the US 220 and US 158 realignment.

Staff recommends approval of the request.

Chair Bailey asked if there was any one present wishing to speak in either support or opposition to the rezoning.

Hassel Moran, Owner of Pump Pipe Sales, Inc., of Greensboro is the applicant. He stated they are located on 3222 Edgefield Road and have been in business since 1982 in Greensboro. PSI sells wholesale, retail supplies for plumbing, drainage well pumps, fountains and waterscapes. Current customer base includes hundreds of contractors in the area, as well as thousands of homeowners and municipality within the area. He stated that have always been good corporate citizens without any problems in the county and they have been a significant part of growth within the county. They cover a hundred-mile radius of where they are currently located. The expansion of I-73 has caused them to move and forced them into a company buyout. He stated that due to the highway expansion, this location is an attractive spot for the future growth of the business. He described how the shape and width of land does not fair well for residential or commercial and is an attractive location for his business.

Chair Bailey asked if anyone was present to speak in opposition to the request and no one came forward. She then asked if there were questions or comments from the board.

Mr. Wood asked when they plan to start developing the property and getting the site ready for the move.

Mr. Moran stated that the DOT advised they can stay in their current location until the end of the year. Hopefully if the rezoning goes through, they are ready to purchase the land by the end of the month or first part of June and break ground shortly after that.

Chair Bailey asked if there were any more comments or questions.

Mr. Collins asked if the realignment of Spotswood has taken place to straighten up the intersection for trucks entering the location. Mr. Moran answered that it has. Mr. Collins commended Mr. Moran for being in business for 30 years.

Chair Bailey asked if there were any more comments or questions from the board or ready to entertain a motion.

Mr. Wood moved that in the matter of Case #13-04-GCPL-01446 AG & CU-LI, the Guilford County Planning Board believes that its action to approve this zoning amendment located on Guilford County Tax Map #0150642, from AG to CU-LI, be inconsistent with the adopted Heart of the Triad Plan and considers the action reasonable and in the public interest for the following reasons: (1)

Although the request is inconsistent with the adopted Northwest Area Plan, it has been determined that zoning the property to CU-LI is compatible with the surrounding area and uses in light of the testimony presented tonight, seconded by Mr. Collins. The Board voted unanimously 7-0 in favor of the motion. (Ayes: Collins, Westcott, Wood, Munden, McKinney, Derrickson, Bailey. Nays: None.)

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 6:45 p.m.

Respectfully submitted,

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Donna Bailey, Chairwoman

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Les Eger, Secretary to the Board

LE/sm:cw