

**Guilford County  
Planning Board  
November 13, 2013**

The Guilford County Planning Board met on Wednesday, November 13, 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. Leonard, Mr. Derrickson, Mr. Wood, Mr. Apple, Alternate; Ms. Gibson, Alternate; Mr. Collins, Alternate, Mr. Westcott, Alternate

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

**APPROVAL OF MINUTES:**

Mr. Derrickson moved to approve the minutes of the October 9, 2013 meeting, as submitted, seconded by Mr. Leonard. The Board voted unanimously in favor of the motion. (Ayes: Leonard, Derrickson, Wood, and Bailey, Apple, Collins, Gibson, Westcott. Nays: None.)

Chairwoman Bailey explained the procedures followed by the Guilford County Planning Board. Cases are usually called as they are listed on the agenda, Withdrawals and Continuances may be handled before other cases. Speakers are asked to sign in on the sheet provided near the far wall. 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 #13-10-GCPL-04818:**

Les Eger stated that this is a request to rezone from Agricultural and RS-40 to CU-RS-30. The property is located in the northern part of Guilford County along Church Street and is in an area that is generally Low Density Residential, as it is located within Tier IV of the watershed critical area. Conditions that apply to this is on the 25 acres, that they would have a maximum of 12 residential building lots for a density of approximately 2 acres per lot. The Land Use Plan for this area is the Northern Lakes Plan which was adopted in 2008 and recommended for rural residential up to 2 units per acre. This request is consistent with that plan and compatible with the surrounding uses and is in the public interest. Staff recommends approval of this request, which would enable the applicant to develop the property for a major residential subdivision with the density of approximately 1 dwelling unit per 2 acres.

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

Bob Dischinger, President, Evans Engineering, stated that he is representing 7CCC, LLP and they wish to develop the property to build residential units on this property. He presented a handout that outlined their plans for this development project.

Mr. Wood asked why it was being downsized from RS-40 to RS-30. Mr. Dischinger stated that they are trying to be as flexible as possible and yet avoid clustering on the property.

Les Eger added that there are septic systems on all the lots and the lots have been configured to make sure there is a septic system on every lot within the subdivision.

There being no other speakers, the public hearing was closed.

Mr. Wood moved that in the matter of rezoning Case # 13-10-GCPL-04818 Agricultural and Residential 40 to Conditional Use Residential 30, the Guilford County Planning Board believes its action to approve this zoning amendment located on Guilford County Tax Parcel #0139364, from AG, RS-40 to CU-RS-30, to be consistent with the adopted Northern Lakes Area Plan and considers the action reasonable and in the public interest for the following reasons: that it is generally consistent with the land use category indicated for the property on the Northern Lakes Area Plan Future Land Use Map, seconded by Mr. Leonard. The Board voted unanimously in favor of the motion. (Ayes: Bailey, Apple, Collins, Westcott, Leonard, Wood, Derrickson. Nays: None)

**TEXT AMENDMENT CASE #13-10-GCPL-04834:**

Les Eger stated that this is Part 2, of the quasi-judicial changes that were put in place last year by the State Legislature under House Bill 276, requiring quasi-judicial meetings to now conform to some different standards than they used to. Basically, this goes into the Special Use Permit section in the ordinance related to solar farms, cell towers, and different uses that have come before the Board in the last several years for Special Use Permit. It changes the voting process where now it is by a simple majority. The Board members' packet shows the new text to be inserted.

Chairwoman Bailey asked if there was anyone wishing to speak on this matter and no one came forward. The public hearing was closed.

Mr. Wood moved to recommend the text amendment, as presented by staff, seconded by Mr. Derrickson. The Board voted unanimously in favor of the motion. (Ayes: Bailey, Apple, Collins, Westcott, Leonard, Wood, Derrickson. Nays: None)

The next Planning Board meeting is scheduled for December 11, 2013 and there is one case to be heard.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 6:50 p.m.

Respectfully submitted,

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Donna Bailey, Chairwoman

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Les Eger, Secretary to the Board  
LE/jd