

Guilford County Planning Board DECEMBER 11, 2013

The Guilford County Planning Board met on Wednesday, December 11, 2013 at 6:15 p.m., Old Guilford County Courthouse, County Commissioner's Meeting Room, Second Floor, and Greensboro, North Carolina. There was a brief Business Meeting prior to the regular session.

Members Present: Ms. Bailey, Chair; Mr. Collins, Alternate; Mr. Leonard, Mr. Derrickson, Mr. Westcott, Alternate; Mr. Apple, Alternate; Ms. Gibson, Alternate; Mr. Nelson, Alternate

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

APPROVAL OF MINUTES:

Chair Bailey asked that the Planning Director be added to the list of staff attendees. With that change, Mr. Leonard moved to approve the minutes of the November, 2013 meeting, as corrected, seconded by Ms. Gibson. The Board voted unanimously in favor of the motion. (Ayes: Leonard, Derrickson, Bailey, Apple, Collins, Gibson, Westcott and Nelson: 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.

REZONING CASE #13-11-GCPL-05266:

Leslie Bell stated that this is a Rezoning case, #13-11-GCPL-05266, to change zoning from AG and Residential Single Family 30, to Conditional Use District Residential Single Family 30. The property is located on the north side of N. C.150, approximately 1,000 feet west of Sutter Road in Center Grove Township. Being Guilford County tax parcels #0138247, 0138248, and 0139177, approximately 13 acres owned by Edwin D. Seagraves.

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

Bob Dischinger, representing Evans Engineering, 4609 Dundas Drive, presented handouts to the Board members for their review. He stated that the handout indicates the plans they have for the use of the property. He is available to answer any questions the Board members may have.

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

Mr. Leonard moved that in the matter of Case # 13-11-GCPL-05266, AG & RS-30 to CU RS-30, the Guilford County Planning Board believes that its actions to approve this zoning amendment located on Guilford County Tax Parcels #0138247, #0138248 and #0139177, from AG & RS-30 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: 1) it is generally consistent with the land use category indicated on the property in the Northern Lakes Area Plan Future Land Use Map, seconded by Ms. Gibson. The Board voted unanimously in favor of the motion. (Ayes: Bailey, Collins, Gibson, Nelson, Westcott, Leonard, Derrickson. Nays: None)

Adoption of 2014 Planning Board Schedule

The Planning Board Schedule was adopted by affirmative vote by all members.

Chair Bailey stated that members would be notified if there were any matters to be heard by the Board in January.

ADJOURNMENT:

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

Respectfully submitted,

Donna Bailey, Chairwoman

Les Eger, Secretary to the Board

LE/jd