

**Guilford County  
Planning Board  
August 8, 2018**

The Guilford County Planning Board met in regular session on Wednesday, August 8, 2018 at 6:00 p.m. in the Blue Room, Old Guilford County Courthouse, 301 West Market Street.

**Members Present:** Mr. Jones, Chair; Mr. Leonard, Vice-Chair; Ms. Hayworth; Mr. Alexander; Mr. Geter; Ms. Burnett; Mr. Apple; and Mr. Collins.

**Members Absent:** Mr. Mann.

**Staff Present:** Les Eger, Tonya Hodgin and Matt Talbott -- Planning Department; Stephen Thomas, Guilford County Fire Marshal's Office; and Leslie Bell, Guilford County Planning Director.

Chair Jones called the meeting to order and welcomed everyone in attendance.

**AGENDA AMENDMENTS:**

None.

**CONTINUANCE REQUESTS:**

None.

**APPROVAL OF MINUTES:**

- **July 11, 2018 Regular Meeting Minutes:**

Mr. Geter moved approval of the July 11, 2018 regular meeting minutes as written, seconded by Ms. Hayworth. The Board voted 8-0 in favor of the motion. (Ayes: Jones, Leonard, Hayworth, Alexander, Geter, Collins, Apple, Burnett. Nays: None.)

Chair Jones explained the rules and procedures of the Guilford County Planning Board.

**OLD BUSINESS:**

***Public Hearing Item:***

**CONDITIONAL ZONING CASE #18-05-GCPL-03028: AG to CZ-LI**

Located at the southwest intersection of NC Highway 62 West and Downsfield Road, in Sumner Township. Being Guilford County Tax Parcel #0144555. Approximately 14.97 Acres owned by DWS Properties, LLC. If this case is approved, the recommended uses specified for the subject properties in the Southern Area Plan 2016 Update will be updated from Rural Residential to Light Industrial.

**(WITHDRAWN)**

Mr. Eger stated that the applicants of Case #18-05-GCPL-03028 are present and would like to request a withdrawal. They plan to come back at a later date to apply for a different zoning district.

Norris Clayton, 1306 West Wendover Avenue, is the engineer for the applicant. He requested that this case be withdrawn. They have had good meetings with the neighbors and staff has come up with an alternative zoning that they have already applied for. The new request will be on the agenda at next month's meeting.

Tricia Barker, Attorney, was retained to represent the neighbors in this action. With the help of staff and Mr. Clayton, the neighbors have reached a resolve and plan to come back next month when the new request will be heard.

In the matter of CASE #18-05-GCPL-03028, Mr. Leonard moved to approve the withdrawal, seconded by Mr. Alexander. The Board voted 8-0 in favor of the motion. (Ayes: Jones, Leonard, Hayworth, Alexander, Geter, Collins, Apple, Burnett. Nays: None.)

### **NEW BUSINESS:**

#### ***Public Hearing Items:***

##### **REZONING CASE #18-07-GCPL-04292: AG to RS-40**

Located on the northern side of Pleasant Ridge Road approximately 300 feet north of its intersection with Pleasant Oaks Road, in Bruce Township. Being a portion of Guilford County Tax Parcel #0148468. Approximately 3.41 Acres owned by Douglas, R.D., Jr. and Douglas, Ruth S.

**(APPROVED)**

Matt Talbott, Planning Department, read the case into the record. This request is to rezone approximately 3.41 acres from AG to RS-40 to be combined with the adjacent RS-40 acreage tract for a future residential subdivision.

The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions. The RS-40, Residential Single-Family District, is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services.

The applicants are R. D. Douglas and Ruth S. Douglas. The property is located on the northern side of Pleasant Ridge Road approximately 300 feet north of its intersection with Pleasant Oaks Road, in Bruce Township. There is no history of denied zoning cases. This request is in an area that is primarily large lots and low-density residential. The existing land use on the property is single-family residential homes. Surrounding uses include vacant to the north and east, low-density residential to the west, and cemetery/low-density residential to the south. There are no historic properties located on or near this property.

The land use plan for this area is the Airport Area Plan. The Plan's recommendation is low-density residential. This request is consistent with the intent of the Airport Area Plan, compatible with the surrounding uses and zoning and is being proposed in the public interest through the provision of future residential building lots. The Plan designates the area as Agricultural Rural Residential which is consistent with this request. The RS-40 district is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. It will provide low-density residential lots for single-family homes in this area. Staff recommends approval of this request. It is consistent with the plan for the area and compatible with the surrounding development patterns.

Speaking in support of this request was Sean Jones, 7622 Bentley Road, who was representing the Douglas family. Mr. Jones currently has the property under contract. There is a small parcel in the middle of the property that for some reason is still zoned Agricultural and he would like that parcel to conform to the rest of the property that is zoned RS-40.

There being no other speakers in support or opposition, Ms. Hayworth moved to close the public hearing. The motion was seconded by Mr. Alexander. The Board voted 8-0 in favor of the motion. (Ayes: Jones, Leonard, Hayworth, Alexander, Geter, Collins, Apple, Burnett. Nays: None.)

Mr. Alexander moved to **Approve** this zoning amendment located on Guilford County Tax Parcel #0148468, from **AG** to **RS-40** because:

1. The amendment **is** consistent with applicable plans because:

The Plan designates the area as Agricultural Rural Residential which is consistent with this request.

The RS-40 district is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residential residences where environmental features, public service capacities or soil characteristics necessitate very low density single-family development. The overall gross density in RS-40 areas will typically be 1.0 unit per acre or less.

2. The amendment **is** reasonable and in the public interest because:

It will provide low-density residential lots for single-family homes in this area.

The motion was seconded by Ms. Burnett. The Board voted 8-0 in favor of the motion. (Ayes: Jones, Leonard, Hayworth, Alexander, Geter, Collins, Apple, Burnett. Nays: None.)

**REZONING CASE #18-07-GCPL-04299: AG to RS-40**

Located on both the eastern and western sides of Yanceyville Road approximately 1,800 feet south of its intersection of Polonia Court, in Monroe Township. Being Guilford County Tax Parcels #0129841 and #0129842. Approximately 13.04 Acres owned by Ourselves, LLC.

**(APPROVED)**

Mr. Talbott read the case into the record. This request is to rezone approximately 13.04 acres from AG to RS-40 to be combined with the adjacent RS-40 acreage tract for a future residential subdivision.

The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions. The RS-40, Residential Single-Family District, is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services.

The applicant is Ourselves, LLC. The property is located on both the eastern and western sides of Yanceyville Road approximately 1,800 feet south of its intersection of Polonia Court, in Monroe Township. There is no history of denied zoning cases. The request is in an area that is primarily large lots and low-density residential. The existing land on the property is vacant. Surrounding land uses are vacant to the north, south, and west and low-density residential/agricultural to the east. There are no historic properties located on or near this property.

The land use plan for this area is the Northern Lakes Area Plan 2016 Update. The Plan's recommendation is for Agricultural Rural Residential zoning. This request is consistent with the intent of the Northern Lakes Area Plan, compatible with the surrounding uses and zoning and is being proposed in the public interest through the provision of future residential building lots. The Plan designates the area as Agricultural Rural Residential which is consistent with this request. The RS-40, Residential Single-Family District, is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low density single-family development. The overall gross density in RS-40 areas will typically be 1.0 unit per acre or less. It will provide low-density residential lots for single-family homes in the area. Staff recommends approval of this request. It is consistent with the plan for the area and compatible with the surrounding development patterns.

Speaking in favor of this request was Norris Clayton, 1306 West Wendover Avenue, who was representing the owner. He explained that this property was purchased after the RS-40 zoning around it was acquired. The intent of this request is to make all of the property consistent with RS-40 zoning.

There being no other speakers in support or opposition, Mr. Alexander moved to close the public hearing. The motion was seconded by Ms. Burnett. The Board voted 8-0 in favor of the motion. (Ayes: Jones, Leonard, Hayworth, Alexander, Geter, Collins, Apple, Burnett. Nays: None.)

Mr. Alexander moved to **Approve** this zoning amendment located on Guilford County Tax Parcel #0129841 and #0129842, from **AG** to **RS-40** because:

1. The amendment **is** consistent with applicable plans because:

The Plan designates the area as Agricultural Rural Residential which is consistent with this request.

The RS-40 district is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low density single-family development. The overall gross density in RS-40 areas will typically be 1.0 unit per acre or less.

2. The amendment **is** reasonable and in the public interest because:

It will provide low-density residential lots for single-family homes in this area.

The motion was seconded by Ms. Hayworth. The Board voted 8-0 in favor of the motion. (Ayes: Jones, Leonard, Hayworth, Alexander, Geter, Collins, Apple, Burnett. Nays: None.)

### **DEVELOPMENT ORDINANCE PROGRESS REPORT:**

Leslie Bell, Guilford County Planning Director, stated that members are in receipt of a summary of the six stakeholder group meetings that were held on June 19, 2018. The first steering committee meeting was held on July 14, 2018 and another steering committee meeting is scheduled for August 28, 2018. The second steering committee meeting is open to the public and will be held at the BB&T Building on the 3<sup>rd</sup> floor. Copies of a project schedule were distributed to members and reviewed by Mr. Bell. Phase One is being completed and the project is being transitioned into Phase Two. An assessment of

the existing ordinance will be shared with the Board at the end of the month. It will form the basis for any work that is done moving forward.

Responding to questions, Mr. Bell indicated that a date for the Public Workshop has not been set.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 6:17 p.m.

Respectfully submitted,

---

Frankie Jones, Chairman

---

Leslie P. Eger, Secretary to the Board

FJ:sm/jd