

**Guilford County  
Planning Board  
MAY 9, 2018**

The Guilford County Planning Board met in regular session on Wednesday, May 9, 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; and Mr. Mann.

**Members Absent:** Ms. Burnett, Mr. Collins, and Mr. Apple.

**Staff Present:** Les Eger, Tonya Hodgin and Paul Lowe, 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:**

**April 11, 2018 Regular Meeting Minutes:**

Ms. Hayworth moved approval of the April 11, 2018 regular meeting minutes as written, seconded by Mr. Alexander. The Board voted 6-0 in favor of the motion. (Ayes: Jones, Leonard, Hayworth, Alexander, Geter, Mann. Nays: None.)

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

***Public Hearing Items:***

**REZONING CASE #18-04-GCPL-02066: RS-40 to AG**

Located on the west side of Huffine Mill Road, approximately 1,160 feet north from its intersection with Huffine Farm Road in Madison Township. Being Guilford County Tax Parcel #0111766. Approximately 60 Acres owned by Bryant Properties.

**(APPROVED)**

Paul Lowe, Planning Department, read the case into the record. This request is to rezone 60 acres from RS-40 (Residential Single-Family) to AG (Agricultural). Surrounding land uses include Country Hills Golf Course to the north and low-density residential to the south, east and west. The land use

plan for this request is the Northeast Area Plan, updated in 2016, that recommends for rural residential uses. This request is consistent with the area plan. If this request is approved, no area plan amendment update will be required. Staff recommends approval of this request.

**Speaking in Support:**

Sean Dowell, Dowell Commercial Realty, was representing the property owner, Mr. Bryant. The Bryant family owns the adjacent Country Hills Golf Course and they are a long-established Guilford County family. Part of the reason for the purchase of this property was to protect the area where the golf course is located. The parcel is zoned at a higher density than what the owner is planning to use it for; therefore, a down-zoning of the property is being requested. The owner enjoys the agricultural nature of the area and they want to make sure that the property neighboring their own maintains that character.

**Speaking in Opposition:**

None.

There being no other speakers, Mr. Mann moved to close the public hearing, seconded by Ms. Hayworth. The Board voted 6-0 in favor of the motion. (Ayes: Jones, Leonard, Hayworth, Alexander, Geter, Mann. Nays: None.)

**Discussion:**

None.

Chair Jones moved to **Approve** this zoning amendment located on Guilford County Tax Parcel # **0111766**, from **RS-40** to **AG** because:

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

The plan designates the area as rural residential which is consistent with this request.

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

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.

It is further reasonable and in the public interest because the request will limit future residential and agricultural uses.

The motion was seconded by Mr. Leonard. The Board voted 6-0 in favor of the motion. (Ayes: Jones, Leonard, Hayworth, Alexander, Geter, Mann. Nays: None.)

***Non-Public Hearing Items:***

**REVIEW OF POLICY AND PROCEDURES FOR (BOARD) APPOINTMENTS—ADOPTED 4/5/18**

Referring to information distributed to members, Leslie Bell, Guilford County Planning Director, reviewed changes in policies and procedures for boards and commissions that are appointed by the Board of County Commissioners.

Mr. Bell gave an overview of some of the changes that were adopted by the Board on April 5, 2018 as follows:

(Page 2) – Under Section 2.4, it indicates that no member may serve more than two consecutive full terms. However, if a member is appointed to fulfill an unexpired term of another member, the amount of the unexpired term will determine whether or not it counts as a full term or not. In addition, Mr. Bell explained that under Section 2.5, there is a provision to serve more than two terms which would require a 2/3 super majority vote by the Board of County Commissioners, not a simple majority vote. He asked members to review the criteria allowing board members to serve two consecutive terms.

(Page 4) – Under Section 4.3, 45 days prior to the date of a vacancy occurring, all applications for a particular position will be checked for eligibility by the Clerk to the Board.

(Page 6) – Under Section 8.4, it indicates what is considered to be an unexcused absence and what the thresholds are to remain on the board if a member has unexcused absences. He asked members to review the information explaining unexcused absences.

(Page 7) – Under Section 8.5, it indicates that excused absences are defined as absences caused by events beyond one's control. If the individual refuses to resign, he or she may be dismissed by action of the Board of County Commissioners. A year is to be defined as a 12-month period beginning on the date of appointment.

(Page 8) – An annual report shall be presented to the Board of County Commissioners. A recap of actions by the board during the previous year, along with any issues that might have arisen, will be prepared by staff.

Mr. Bell explained that the Board of County Commissioners has been working under a policy for procedures which was 30 years old. The changes occurred because they felt it was time to revise the way boards and commissions operate.

#### **ADDITIONAL BUSINESS:**

Mr. Bell informed members that there is a signed and executed agreement for the rewrite of the Ordinance. The Evaluation Committee and various stakeholder groups will be meeting in the near future and Planning Board members will be contacted for their input.

#### **ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 6:12 p.m.

Respectfully submitted,

---

Frankie Jones, Chairman

---

Leslie P. Eger, Secretary to the Board

FJ:sm/jd