

**Guilford County
Planning Board
August 14, 2019**

The Guilford County Planning Board met in regular session on Wednesday, August 14, 2019 at 6:00 p.m. in the Meeting Room, Second Floor, Old Guilford County Courthouse, 301 West Market Street.

Members Present: Mr. Thompson; Mr. Geter; Mr. Apple; Mr. Alexander; Ms. Hayworth; Mr. Mann; Ms. McKinley; Mr. Leonard; and Mr. Jones.

Members Absent: None

Staff Present: Matt Talbott; Paul Lowe; Oliver Bass; and Tonya Hodgins -- Planning Department; Leslie Bell, Guilford County Planning Director; and Kaye Graybeal, Guilford County Deputy Director

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

AGENDA AMENDMENTS:

None.

APPROVAL OF MINUTES: JULY 10, 2019

Ms. Hayworth moved approval of the July 10, 2019 meeting minutes, seconded by Mr. Thompson. The Board voted unanimously in favor of the motion.

CONTINUANCE REQUESTS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Public Hearing Items:

Road Closing Case #19-06-GCPL-04949:

Being that 1.41-mile portion of Bryan Boulevard SR #4464/2085 that runs from the corporate limits of the City of Greensboro to the right-of-way of I-73 in Friendship Township.

Paul Lowe stated that the resolution of intent was adopted on July 10, 2019. Paul Lowe said that this went to TRC on July 15, 2019 and TRC recommended to closing a portion of Bryan Blvd. Staff is asking this Commission to close that portion of Bryan Blvd.

IN SUPPORT:

Barton Cook, 100 S. Elm Street, stated that he was an attorney representing the Airport Authority. Mr. Cook's clients have petitioned that a section of Bryan Blvd. be closed. Mr. Cook stated that when I-73 was completed between Bryan Blvd and Highway 68 it eliminated the need for that portion of Bryan Blvd. to remain open between I-73 and Regional Road. Mr. Cook said that on June 3, 2017 the DOT removed a .52 mile stretch of Bryan Blvd. The 9.6-mile section that remained went from Regional Road to a cul-de-sac that was created. Mr. Cook stated that the Airport Authority petitioned the NC DOT to remove a .96-mile section from state road system. The NC DOT removed that section on August 2, 2018. Mr. Cook stated that the southernmost .07-mile section of the .96-mile section is in the city limits of Greensboro. Mr. Cook stated that they are requesting the County to close .89-mile section within that .96 section, but the total would be 1.4 miles from Bryan Blvd to Greensboro City limits except for a 1.4-mile section of the road the adjoining property belongs to the Airport Authority. 494-foot section belongs to the Cain Family Five, LLC., and they have access to that property from Business Park Drive. Mr. Cook stated that the reason that the Airport Authority is requesting that this section be closed is because it owns property on both sides of Bryan Blvd., and they would like to use this section for future developments of airport projects.

IN OPPOSITION:

None

Seeing no other speakers, the public hearing was closed.

DISCUSSION:

None

MOTION:

Mr. Leonard moved to adopt the resolution, seconded by Ms. Hayworth. The Board voted unanimously to adopt the resolution. (Ayes: Jones, Thompson, Geter, Apple, Alexander, Hayworth, Mann, McKinley, and Leonard. Nays: None).

CONDITIONAL ZONING CASE #19-07-GCPL-05606: AF TO CZ-RS-40

Proposed conditional zoning from AG to CZ-RS-40 limited to the following Development Conditions: The property will be subdivided into a maximum of 37 lots for construction of single family detached residences.

Located approximately on the north side of Alamance Church Road at its intersection of Cathcart Road, being Guilford County Tax Parcel #110903, approximately 43.51 Acres owned by Catherine Kirkpatrick Carson Davison and Park R Davidson.

The Alamance Area Plan land use classification of Agriculture-Rural Residential is consistent with the proposed use, thus no plan amendment is requested.

(APPROVED)

Matt Talbott stated that this request is to Conditionally Zone property from AG to CZ-RS-40 limited to the following Development Conditions: The property will be subdivided into a maximum of 37 lots for construction of single family detached residences.

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 low density single-family detached dwellings on large lots in areas without access to public water and wastewater services. The overall gross density in RS-40 areas will typically be 1.3 units per acre or less.

The CZ, Conditional Zoning District, is hereby established as a companion district for every district established in Section 4-2. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also apply.

The property is located approximately on the north side of Alamance Church Road at its intersection of Cathcart Road, being Guilford County Tax Parcel #110903, approximately 43.51 Acres owned by Catherine Kirkpatrick Carson Davison and Park R Davidson.

There is currently a single-family home with accessory buildings on the property.

The surrounding uses to the north and south are single-family residential. The east is single-family/vacant. To the west is vacant property.

The land use plan is the Alamance Area Plan. The plan recommendation is Agricultural-Rural Residential. The AG Rural Residential plan recommendation is designated to recognize land currently zoned or recommended for future agricultural and residential. Anticipated land uses are those permitted in the AG, RS-40, RS-30 and PD-R and RPD zoning districts. The request of RS-40 zoning is consistent with this plan.

Staff recommends approval. The Alamance Area Plan land use classification of AG Rural Residential is consistent with the proposed zoning including the proposed conditions, thus no plan amendment is requested.

SPEAKING IN SUPPORT:

Charlie Melvin, 300 N. Green Street, stated that he has assisted Tom Pickett and Marvin Ball the owners of the property. The owners bought this property back in 2005 with the intent of developing it into rural type residential. The owners have just held the property since 2005. The owners feel this is the appropriate time to start this project. The owners did send out letters to all the adjoining property owners about the proposed rezoning. The owners think this is the appropriate time and location to develop larger lots detached single-family residences. Mr. Melvin stated that it would be a maximum of 37 lots. Mr. Melvin stated that the owners of the property have had experience in developments of this kind.

SPEAKING IN OPPOSITION:

Gina Christoffe, 3269 Alamance Church Road, stated that she has lived out there for 15 years. In that 15 years she has noticed that the soil does not perk well. She has concerns about water running down and coming into her yard. Ms. Christoffe stated that they have well issues and they have a shallow well and have ran it dry three times in 15 years. Ms. Christoffe stated that her concerns are they going to have enough space for the septic, or will they be tapping water.

Katy Kieffer, 3928 Old Julian Road, stated that her concerns are the water, and will these houses be going in affect her well. She also wanted to know if she had to redrill her well, who would pay for that?

Robin Heath, 3327 Alamance Church Road, stated that she was downhill from the subject property and she is worried about the water runoff. Also, her concern is the well and would like a formal guarantee from the developers that if they get sediment in their wells or if they must redrill that the developers will assume responsibility. Ms. Heath stated that she is against this development because of traffic and the water. Chair Jones stated that they can't force the developers to add conditions.

Rena McLeod, 5336 Woody Lane, stated that she inherited the property from her dad. Ms. McLeod stated that her parents had lived there for 62 years. The well water was not enough to even wash clothes in the house, so they had to go to the laundry mat. The well on this property is 300 feet. Ms. McLeod asked what kind of barrier they will put up to stop water coming down the hill? Ms. McLeod also wanted to know if the developers was going to assume responsibility if they had to redrill the well. Ms. McLeod also wanted to know what the developers was going to do about the cemetery on her property? Chair Jones asked where the cemetery was? Ms. McLeod stated it was on her property. Chair Jones stated that the state handles cemeteries. Matt Talbott stated that they would not be disturbing the cemetery.

Eugene Coltrane, 3311 Alamance Church Road, stated that he lived downhill and he was concerned about that.

Sherrie Brewer, 7893 NC Hwy 22 Climax, NC stated that she wanted to know if the water has been tested to see if it could handle that many septic tanks and that many wells. Ms. Brewer wanted to know where the other entrance was going to be?

Michele Hebbard, 5302 Amick Road Julian, NC, stated that her concern was the water and the flooding of her pasture from the water coming down. Ms. Hebbard stated that she is concerned about how the traffic will impact the neighborhood. Ms. Hebbard wanted to know if there was only going to be one way in and out? Ms. Hebbard stated that she did not want a stoplight. Ms. Hebbard also wanted to know where another entrance would go.

Katie Kiefer wanted to know what this Commission looked at? Chair Jones stated that they look at the compatibilities of the plan itself.

Rena McLeod stated that there was no road there, but it is a dirt driveway. Leslie Bell stated that road was platted. Leslie Bell stated that they could check to see if it is recorded in the Register of Deeds. Mr. Bell stated that it could have been a cart path at some point in time and that it has been given a road name.

SUPPORT REBUTTAL:

Charlie Melvin stated that the owners of the property are experienced in building rural residential. The RS-40 is the most restricted residential zoning in Guilford County. The zoning that has been requested allows the initiation of the development process. Guilford County now has Ordinances that deal with septic water, ground water and all the things that the neighbors have concerns about. Ms. Hayworth asked if the applicant had any conversations with the adjoining property owners? Mr. Melvin stated that they sent out an informative letter and only received one call. Ms. Hayworth asked what Mr. Melvin meant by informative letter? Mr. Melvin stated that the letter stated what they have gone over today. Ms. Hayworth asked if the one call was in favor or against? Mr. Melvin stated that the call was questioning whether they wanted to purchase a property.

OPPOSITION REBUTTAL:

Michele Hebbard stated that the only contact they have received is the letter. There was no discussion about how they want to come in or build the houses and develop the roads. Ms. Hebbard stated that

the letter didn't come out until they had gotten the notification of the hearing? Mr. Alexander asked if she was the one who called the developer? Ms. Hebbard stated that she did not. Mr. Thompson asked when they received the letter? Ms. Hebbard stated that they received it one week before this hearing.

Judy Latte, Alamance Church Road, stated that she has concerns about the water runoff and she wanted to know what kind of road construction would be done to accommodate traffic.

DISCUSSION:

Matt Talbott stated that he couldn't find Cathcart Road. Matt Talbott did find a deed that referenced Cathcart Road. Mr. Thompson asked if the applicant would consider a continuance of this case for 30 days to allow the applicant to meet with the neighbor's concerns. Mr. Thompson stated that it sounded like there hasn't been a lot of communication. Ms. McKinley stated there is no time requirement to have a meeting with the neighbors. Chair Jones stated that was correct. Mr. Melvin stated that the applicant would not want to continue. Mr. Mann stated that he agreed with a 30-day continuance. Ms. Hayworth stated that this is public interest, and this could have come in with more conditions and wonders if the 30 days will make any difference. Chair Jones stated that next month, if this is continued, the Commission can't reach any further decision on water, even if the developer has the septic test that's beyond the purview of this board. Chair Jones stated that on Cathcart Road as far as it goes off the property this Commission can't decide on that.

MOTION:

Mr. Leonard made a motion to continue this for 30 days so the owners could meet with the neighbors and address the neighbor's concerns, seconded by Mr. Thompson. The Commission voted unanimously in favor of the motion. (Ayes: Jones, Thompson, Geter, Apple, Alexander, Hayworth, Mann, McKinley, and Leonard. Nays: None).

Conditional Zoning Case #19-07-GCPL-05685

Proposed conditional zoning from AG & RS-40 to CZ-PD-R limited to the following Development Conditions: Maximum number of lots shall be 92.

Oliver Bass stated this request is to rezone parcel #228123 from AG and RS-40 to CZ-PD-R, Planned Development-Residential with the development condition to limit the number of lots to a maximum 92.

The RS-40, Residential Single-Family District, is primarily intended to accommodate low density single-family detached dwellings on large lots in areas without access to public water and wastewater services. The overall gross density in RS-40 areas will typically be 1.3 units per acre or less.

The CZ, Conditional Zoning District, is hereby established as a companion district for every district established in Section 4-2. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also apply.

The PD-R District is intended to accommodate a variety of housing types developed on large tracts in accordance with a Unified Development Plan. The PD-R District also accommodates neighborhood business and office uses which primarily serve nearby residents.

The property is located on the east side of Church St., approximately 3,000 feet south from its intersection of Burton Farm Road, being Guilford County Tax Parcel #228123, approximately 92.4 Acres owned by DN Heritage Properties LLC.

This request is rezone property to accommodate a residential subdivision in a Tier 4 Watershed Critical Area as shown on the sketch plan. The existing land uses are undeveloped. The surrounding uses to the north and west are single-family residential. To the south is large-acre residential. The area to the east is undeveloped.

The land use plan is the Northern Lakes Area Plan. The land use recommendation is AG Rural Residential (AGRR). The intent of the AGRR is to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer with densities not to exceed two units per acre. Anticipated land uses include Planned Unit Development-Residential (PD-R).

The AG Rural Residential land use recommendation allows residential development at densities up to two units per acre. The requested PD-R proposes a maximum density of approximately one unit per acre. PD-R is recognized as an anticipated land use in the AGRR.

Staff recommends approval. The rezoning request to CZ-PD-R is consistent with the land use recommendation of the Northern Lakes Area Plan. Adjacent area to the north and west has developed at similar residential densities proposed in this request. The attached Sketch Plan was reviewed by the Technical Review Committee.

Ms. Hayworth asked if someone could explain what the Tier 4 Watershed means? Oliver Bass stated that watershed is a public water supply. This property is located close to Reedy Fork.

IN SUPPORT:

Greg Garrett 221 Jonestown Road, Winston Salem, NC stated that he thinks they have a good plan for this property. This property is a little over 92 Acres. The property owners are wanting to sell this property, if approved tonight Mr. Garrett is planning to buy this property. The plan is for 92 single-family homes. The homes will range from 2,500 to 4,000 square feet and pricing will be very similar to the houses that are already there. Mr. Garrett thinks that the PD-R zoning district gives them a lot of flexibility to be able to develop the site efficiency and leave some of the natural characteristics of the property in place. Mr. Garrett did bring the civil engineer on this project. Mr. Garrett stated that the neighborhood meeting went well, and they resolved all the neighbors' concerns.

IN OPPOSITION:

None

DISCUSSION:

None

MOTION:

Mr. Jones moved to **Approve** this zoning amendment located on Guilford County Tax Parcel **#228123**, from **AG/RS-40 to CZ-PD-R** because:

1. The amendment **is** consistent with applicable plans because: The AG Rural Residential land use recommendation allows residential development at densities up to two units per acre. The requested PD-R proposes a maximum density of approximately one unit per acre. PD-R is recognized as an anticipated land use in the AGRR.

2. The amendment **is** reasonable and in the public interest because: it is consistent with the neighboring land uses, which is RS-40 zoning in the vicinity.

Seconded by Mr. Alexander. The Board voted unanimously in favor of the motion. (Ayes: Jones, Thompson, Geter, Apple, Alexander, Hayworth, Mann, McKinley, and Leonard. Nays: None).

Conditional Zoning Case #19-07-GCPL-05789

Proposed conditional zoning from RS-40 to CZ-LI limited to the following Proposed conditions: These conditions are those previously approved at the Guilford County Planning Board meeting held on July 13, 2011 for Conditional Zoning Case #11-06-GCPL-05789.

Matt Talbott stated that this request is to rezone approximately 5.16 acres from RS-40/AG to CZ-LI, for a proposed self-storage facility expansion.

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.

The AG, Agricultural District, is primarily intended to accommodate uses of an agriculture nature, including farm residences and farm tenant housing. It also accommodates scattered no-farm residences on large tracts of land. It is not intended for major residential subdivisions.

The CZ, Conditional Zoning District, is hereby established as a companion district for every district to established in Section 4-2. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process.

The LI, Light Industrial District is primarily intended to accommodate limited manufacturing, warehousing, research and development and related commercial/service activities which, in their normal operations have little to no adverse effects upon adjoining properties.

These conditions are those previously approved at the Guilford County Planning Board meeting held on July 13, 2011 for Conditional Zoning Case #11-06-GCPL-01897.

Uses are to be limited to offices for self-storage facility, self-storage buildings and accessory uses. The development conditions are as follows: Storage unit access will be limited to the hours of 6:00 a.m. and 11:00 p.m. each day of the week; all outdoor lighting will be directed downward and into the interior of the property and shall include diffusers or minimal wattage bulbs than minimize glare to adjoining roadways and properties; no caretaker dwelling units will be permitted; the side of the buildings facing Pleasant Garden Road will be constructed of brick or stone materials; an ornamental metal fence six feet high with seven feet high brick columns, approximately 12 feet on center, shall be constructed along the front of the property between the building and the road and on the north side of the property to a point approximately 200 feet from the front property line; an opaque fence eight feet in height will be constructed around the remaining property to be rezoned and placed inside of planting yards; no billboards will be permitted on the property; freestanding signage will be monument signs; the eight foot street yard along Pleasant Garden Road, from the proposed rezoning line to the north property line, and the Type "A" Planting yard along the entire north rezoning line shall be installed during this project; the eight foot street yard along Pleasant Garden Road from the proposed rezoning south to Blumenthal Road, the eight foot street yard along Blumenthal Road and the Type "A" Planting yard along the east property line will be installed at the time of future development area is constructed; There will be an additional eight foot planting yard added which will be planted along the decorative

metal fence parallel with Pleasant Garden Road; it will consist of four understory trees and 17 shrubs per one hundred feet.

Located at the northeast corner of the intersection Pleasant Garden Road and Blumenthal Road, being a portion of Guilford County Tax Parcel #135130, approximately 5.16 Acres owned by Randall & Paulette Clark.

This request is in an area with a mixture of residential uses with varying lot sizes, small businesses and light industrial uses. The property to the north was rezoned in 2011 to CU-LI for a self-storage facility. This request is to expand said facility.

There is currently a self-storage facility on the north side of the property. The section of the property of this request is currently vacant. To the south is vacant property. To the east is single-family residential and the west is vacant.

The land use plan is the Southern Area Plan. The plan recommendation is Agricultural. This request is inconsistent with the adopted plan; however, it is being proposed in the public interest through the provision of future employment opportunities and goods and services to the surrounding residential areas. The portion of this property to the north was rezoned in 2011 to CU-LI. There is Light Industrial zoned property within 300 feet of the subject property. There is also Light Industrial zoned property 1,800 feet north of the subject property.

1. The plan designates the area as agricultural which is inconsistent with this request.
2. The Light Industrial (LI) is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities which, in their normal operations have little or no adverse effect upon adjoining properties.
3. The request is reasonable and in the public interest as the site is located on Pleasant Garden Road with close access to I-85 which provides for ease of access and visibility. Landscaping and lighting standards of the County Development Ordinance in addition to the conditions provided by the applicant will minimize impacts onto the surrounding properties.
4. It provides employment opportunities and services to the citizens of Guilford County.

Staff recommends approval. The rezoning request to a CZ-PD-R is consistent with the land use recommendation of the Northern Lakes Area Plan. Adjacent areas to the north and west has developed at similar residential densities proposed in this request. The attached sketch plan was reviewed by the TRC.

Mr. Alexander stated that in 2011 both properties were approved. Matt Talbott stated that they voted just on the one property at that time. Ms. Hayworth asked how many people they would employ at a self-storage business. Matt Talbott stated it would not be a lot, but they are expanding. Chair Jones stated that after this would it be LI for both properties? Matt Talbott stated that it would just be this property, the other property should have already been changed.

IN SUPPORT:

Homer Wade, 621 Eugene Street, stated that he was there tonight representing the owners of the property. Mr. Wade brought the general contractor with him tonight. Mr. Wade stated this is one parcel. The owner was going to see how the self-storage market was in 2011. The owner built one building in 2011 and three more since then and the market is still strong. The owner rezoned the northern half of the property back in 2011, now the owner is wanting to rezone the other half. Mr.

Wade stated that when this property was developed in 2011 the owner had never done self-storage before. Mr. Wade stated that the conditions from 2011 will be the same for now. Mr. Wade stated that there will be one entrance and that they do not intend on putting in another entrance. The buildings will be constructed of similar material. The buffers along the property line on the road will mimic and match what is there.

Steve Gray, 9223 W. Market Street, Colfax, NC stated that he was the contractor on this project Mr. Gray would mention that an eight-foot opaque fence will continue all the way around the building. Mr. Gray stated that the front of the buildings outside of the fence were brick for aesthetic purposes. Mr. Leonard stated that the condition states that any building facing Pleasant Garden Road will be constructed of brick or stone. Mr. Gray stated that was correct. The conditions were basically copied from 2011.

IN OPPOSITION:

None

DISCUSSION:

None

MOTION:

Mr. Mann moved to **Approve** this zoning amendment located on Guilford County Tax Parcel #135130, from **RS-40/AG to CZ-LI:**

1. This approval also amends the Southern Area Plan.
2. The zoning map amendment and associated **Southern Area Plan** amendment are based on the following changes in conditions in the **Southern Area Plan**: The LI, Light Industrial District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties.
3. The amendment **is** reasonable and in the public interest because: the site is located on Pleasant Garden Road with close access to I-85 which provides for ease of access and visibility. Landscaping and lighting standards of the County Development Ordinance in addition to the conditions provided by the applicant will minimize impacts onto the surrounding properties. It provides employment opportunities and services to the citizens of Guilford County

Seconded by Mr. Thompson. The Commission voted unanimously in favor of the motion. (Ayes: Jones, Thompson, Geter, Apple, Alexander, Hayworth, Mann, McKinley, and Leonard. Nays: None).

Rezoning Case #19-07-GCPL-05786:

Proposed rezoning from RS-30 to AG. Located on the west side of Hines Chapel Road, approximately 400 feet north from its intersection of Streamside Drive, being a portion of Guilford County Tax Parcel #113776, approximately 2.40 Acres owned by Jimmy Oakley, Jr.

Matt Talbott stated that this request is to rezone a portion of Guilford County Tax Parcel #113776 from RS-30, single-family residential to AG, Agricultural.

The RS-30, Residential Single-Family District, is primarily intended to accommodate low density single-family detached dwellings on large lots in areas without access to public water and wastewater services. The overall gross density in RS-30 areas will typically be 1.3 units per acre or less.

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.

Located on the west side of Hines Chapel Road, approximately 400 feet north from its intersection of Streamside Drive, being a portion of Guilford County Tax Parcel # 113766, approximately 2.40 Acres owned by Jimmy Oakley, Jr.

This request is in an area that is primarily moderate to low-density residential and agricultural uses on varying acreage tracts. This property is currently vacant. To the north is vacant property. To the south and east are single-family residential. The property to the west is vacant.

The land use plan is the Northeast Area Plan. The plan recommendation is Residential Single-Family. The plan is consistent with the Northeast Area Plan because: An AG zoning is generally consistent with the Residential Single-Family land use designation in the Northeast Area Plan. The proposed AG 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 reasonable and in the public interest as the request will limit future residential and agricultural uses. The subject property is currently split zoned between AG and RS-30. It is also adjacent to AG zoned properties to the North and South.

Staff recommends approval. This request is consistent with the plan for the area and compatible with the surrounding development patterns. The Northeast Area Plan land use classification of Residential Single-Family is consistent with the proposed AG zoning, thus no plan amendment is needed if the rezoning is approved.

IN SUPPORT:

Jimmy Oakley Jr., 5327 Eckerson Road stated that he owns the land on Hines Chapel Road. Mr. Oakley stated that part of his land is RS-30 and Ag. Mr. Oakley is wanting to build a storage shed. Mr. Oakley was told that since he doesn't live on this piece of property, he could not put a building on that property. They are hoping to build a house soon on this piece of property. Mr. Oakley stated that he spoke with the neighbors and no one has any objection to it. Chair Jones asked Mr. Oakley if he was building a house? Mr. Oakley stated yes, it would be near Hines Chapel Road.

IN OPPOSITON:

None

DISCUSSION:

None

MOTION:

Mr. Alexander moved to Approve this zoning amendment located on Guilford County Tax Parcel #113776 from RS-30 to AG because:

1. The amendment is consistent with applicable plans because: An ag zoning is generally consistent with the Residential Single-Family land use designation in the Northeast Area Plan. The proposed AG 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 reasonable and in the public interest as the request will limit future residential and agricultural uses.
2. The amendment is reasonable and in the public interest because: The subject property is currently split between AG and RS-30. It is also adjacent to AG zoned properties to the North and South.

Seconded by Ms. Hayworth. The board voted unanimously in favor of the motion. (Ayes: Jones, Thompson, Geter, Apple, Alexander, Hayworth, Mann, McKinley, and Leonard. Nays: None).

OTHER BUISNESS:

Leslie Bell gave an update on the UDO Project. He stated that the next meeting would be on September 3, 2019 from 9:00 a.m. until 11:00 a.m. at BB&T on the third floor.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 7:40 p.m.