

**Guilford County
Planning Board
October 9, 2019**

The Guilford County Planning Board met in regular session on Wednesday, October 9, 2019 at 6:00 p.m. in the Blue Room, First Floor, Old Guilford County Courthouse, 301 West Market Street.

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

Members Absent:

Staff Present: Matt Talbott; Paul Lowe; and Tonya Hodgin -- Planning Department; Leslie Bell, Guilford County Planning Director; and Bobby Carmon, Fire Marshal

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

AGENDA AMENDMENTS:

Case # 19-09-GCPL-07282 and Case #19-09-GCPL-07286 were removed from the agenda.

APPROVAL OF MINUTES: August 14, 2019

Ms. McKinley moved approval of the September 18, 2019 meeting minutes, seconded by Mr. Alexander. The Board voted unanimously in favor of the motion.

CONTINUANCE REQUESTS: None

OLD BUSINESS:

Conditional Zoning Case #19-07-GCPL-05606: AG to CZ-RS-40
Located 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.

Propose conditional zoning from AG to CZ-RS-40 limited to following development conditions: The property will be subdivided into a maximum of 37 lots for construction of single-family detached residences. The proposed Conditional Zoning is consistent with the Alamance Area Plan land use classification of AG Rural Residential, thus if approved, no plan amendment would be needed. **(APPROVED)**

Matt Talbott stated in the Board's packet there was a letter from Charles Melvin where he reached out to the neighbors that spoke. Mr. Talbott stated that Cathcart Road was never platted. Matt Talbott stated that the applicants had a predevelopment meeting with TRC to talk about the issues that originally came up. Mr. Talbott stated there will be no connection to Cathcart Road. Mr. Jones stated that there has been discussion about not showing Cathcart Road and wanted to know if that was a condition. Mr. Talbott stated that it was not a condition, but just a discussion.

IN SUPPORT OF:

Mr. Melvin 300 North Greene Street introduced Tom Pickett one of the owners.

Tom Pickett 1919 Boulevard Street stated that he has 30 plus years of real estate. They are using people that have more than 30 years of experience to develop this property. All of the streets in the subdivision will meet NC DOT standards. RS-40 is heavily regulated and they plan to follow the regulations. Mr. Pickett stated that none of the septic tanks have failed in 20 years. Mr. Pickett stated that they sent a letter out to all the residents that spoke at the last meeting addressing the concerns that they had. Mr. Pickett stated that they put the stub in because they thought it was required but found out it was not, so they took it out and have no intention of connecting to Cathcart Road. Leslie Bell stated that it was a predevelopment meeting with TRC members.

Richard Dunn 5969 Monnett Rd. Julian, NC stated that he owned and operates a real estate company in the southeast Guilford area, and they need housing out in that area.

Mr. Melvin stated that they have offered as much information that they have gathered to the neighbors. Mr. Melvin stated that Mr. Dunn stated that this development is needed. Mr. Melvin stated that this development will take years to complete. Mr. Melvin stated that this is the type of development the County needs to have. Ms. Hayworth asked how much of this acreage will be pervious. Joseph Stutts 303 Bessemer Avenue stated that the water run-off would be under 23%. Ms. Hayworth asked how much traffic would be added to the already traffic. Mr. Stutts stated he met with DOT about three months ago and since, the opening of the bypass traffic has dropped by half. Mr. Stutts stated that NC DOT has approved the intersection for the new road off Alamance Church Road.

IN OPPOSITION:

Katie Kiefer 3928 Old Julian Road stated that they did receive the letters from the developer and one of the things that was really concerning for her was the part of the letter that stated that the county has not experienced any significant impact on existing wells as new wells have been drilled on new residential lots anywhere in Guilford County. Ms. Kiefer stated that may be so, but how many people have not reported their well issue. Ms. Kiefer stated that she was concerned about her well. Ms. Kiefer stated that there has been no meeting scheduled for them to talk about these issues. Mr. Jones asked if today was the first time she called. Ms. Kiefer stated that this was the second time she has called.

Rena Mcleod 5336 Woody Lane Julian, NC stated that her mom and dad owns the property that runs along the whole length of the property. Ms. Mcleod wanted to postpone this so they can have a community meeting and a chance to look at the maps that were presented today. Ms. Mcleod stated that this property slopes down hill to her property with a stream in between the two properties, so they will get run-off.

Peg Burns 5322 Amick Road Julian, NC stated that she is just off of Alamance Church Road. The traffic speed on Alamance Church Road is horrendous. The speed limit is 50 mph at this intersection. Mr. Jones stated that the traffic count had gone down, not the speed on Alamance Church Road. Ms. Burns stated she is a wife of a retired fire fighter. Ms. Burns stated that there were no hydrants or town service in that area. Ms. Burns stated that if a fire started in the development, they would have to set up a tank or shuttle. Bobby Carmen stated that was correct. Ms. Burns stated that there needs to be two entrances and exits. Mr. Jones stated that nothing has been approved as of yet, tonight is the first step in the process. Ms. Burns stated that she couldn't believe that it is proposed with only one entrance and exit.

Ralph Robinson 3300 Alamance Church Road stated that he lived across the road from the property. Mr. Robinson stated that his concern was the septic system on all these houses. Mr. Robinson stated that his property didn't perk good and they had to run extra lines.

IN SUPPORT REBUTTAL:

Mr. Melvin stated that they have not gotten together yet, since this is the first step in this process. Once a site plan is approved then lots can be sold, and permits issued for wells and septic tanks. Mr. Melvin stated that this development would be an asset to Guilford County.

IN OPPOSITION REBUTTAL:

Katie Kiefer stated that she wanted to get copies of the new maps. Mr. Melvin stated that they would be happy to do that.

Peg Burns asked what a stream buffer is Joseph Stutts stated that a stream buffer protects the creek and it is 50 feet on each side and the vegetation of the first 25 feet has to be left as is. It is to remain natural and undisturbed. Ms. Burns asked if it would be used as a water source. Mr. Stutts stated that it has to be left natural and undisturbed. Ms. Burns asked if the water could be used as a water source in case of fire. Bobby Carmon stated that in order to use that water as a source it must be 30,000 gallons of water. Mr. Carmen stated that most ponds do not qualify to use as a water source. Ms. Burns asked where the closest water source was in case of fire. Mr. Carmen stated that he didn't have that answer.

Seeing as there were no other speakers the Public Hearing was closed.

DISCUSSION: None

MOTION:

Mr. Thompson moved to **Approve** this zoning amendment located on Guilford County Tax Parcel **#110903**, from **AG to CZ-RS-40**.

1. This amendment is consistent with applicable plans because: 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 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential, and Rural Preservation zoning districts. The Request of RS-40 zoning is consistent with this plan.
2. The amendment is reasonable and in the public interest because: It increases Guilford County housing stock and provides some job creation.

Seconded by Ms. Hayworth. The Board voted 9-0 in favor of the motion (Ayes: Thompson, Geter, Apple, Alexander, McKinley, Hayworth, Mann, Jones and Leonard. Nays: None).

NEW BUSINESS:

Public Hearing Items

Rezoning Case #19-09-GCPL-07282: RS-40-MH & AG to RS-30

Located on the east side of Northwest School Road, approximately 200 feet north from its intersection of Sterlingshire Drive in Bruce Township. Being Guilford County Tax Parcel #149501 & #220681 approximately 40.73 Acres owned by Donald & Joyce Ellison and James Kellam.

The proposed Rezoning is consistent with the Airport Area Plan land use classification of low-density residential, thus if approved, no plan amendments would be required.

(REMOVED)

Conditional Zoning Case #19-09-GCPL-07286: RS-40 to CZ-LI

Located south of the intersection of Harvey Road and Riverdale Road, on the north side of business Loop 85, in Jamestown Township. Being Guilford County Tax Parcel #161147 & the county portion of #161146, approximately 2.437 Acres owned by Ritch Face Veneer Company.

Proposed Conditional Zoning from Rs-40 to CZ-LI limited to the following use conditions: 1) Contractors, General Building; 2) Manufacturing or processing uses permitted in the LI zoning district; 3) Equipment rental and leasing; 4) Wholesale trade of machinery equipment and supplies; 5) Employment agency, personnel agency; 6) Educational research; 7) Warehouse; and 8) Communication and broadcasting facility and the Development Conditions: 1) Headquarters and office uses to be concentrated near Interstate 85; indoor and outdoor storage and maintenance activities to be located away from interstate maintaining a well-kept appearance to passers-by.

The proposed Conditional Zoning is inconsistent with the Southwest Area Plan land use Classification of Residential Single-Family, thus if approved, an area plan amendment to Light Industrial would be required. **(Removed)**

Non-Public Hearing Items:

Resolution of Intent for Road Closing Case \$19-09-GCPL-07042:

Being the entirety of Cardinal Circle & the remaining 1,182 feet of Robin Road that currently ends at the intersection with Cardinal Circle previously platted in PB 32 PG 20 in Monroe Township. The road closure request is adjacent to parcel #125762.

Paul Lowe stated that Staff asks the Planning Board to adopt a resolution of intent and set a public hearing for November 13th [October 30, 2019] to close the entirety of Cardinal Circle and the remaining 1,200 feet of Robin Road.

Mr. Leonard made a motion to adopt the resolution of intent, seconded by Ms. McKinley. The Board voted 9-0 in favor of the motion (Ayes: McKinley, Alexander, Hayworth, Leonard, Jones, Apple, Geter, Mann and Thompson Nays: None).

OTHER BUSINESS:

Special Meeting for October 30th, 2019. [To replace the November 13, 2019 meeting]

Mr. Alexander made a motion to approve the special meeting, seconded by Ms. McKinley. The Board voted unanimously.

2020 Meeting dates

Leslie Bell stated that the November 11th meeting will move to the next week, due to holiday.

Mr. Jones made a motion to approve the 2020 meeting dates, seconded by Mr. Leonard. The Board voted unanimously.

Mr. Bell gave an update on the UDO Project.

ADJOURNMENT:

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