

**Guilford County  
Planning Board  
October 30, 2019**

The Guilford County Planning Board met in special session on Wednesday, October 30, 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. Mann; Mr. Geter; Mr. Apple; Mr. Alexander; Ms. Hayworth; Ms. McKinley; Mr. Jones and Mr. Leonard.

**Members Absent:**

**Staff Present:** Matt Talbott and Tonya Hodgins -- Planning Department; Leslie Bell, Guilford County Planning Director; and Kaye Graybeal, Guilford County Deputy Director; and Bobby Carmon Fire Department

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

**AGENDA AMENDMENTS:**

Road Closing Case #19-09-GCPL-07042 **Withdrawn**

**APPROVAL OF MINUTES: October 9, 2019**

Ms. Hayworth moved approval of the October 9, 2019 meeting minutes, seconded by Mr. Alexander. The Board voted unanimously in favor of the motion.

**CONTINUANCE REQUESTS:**

None

**OLD BUSINESS:**

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 request is consistent with the Airport Area Plan land use classification of Low-Density Residential, thus if approved, no plan amendment would be required.

Matt Talbott stated that the property is 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 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 MH Overlay District is intended to set forth regulations governing the development of subdivisions for manufactured housing in certain areas of Guilford County.

This request is in an area that is primarily moderate to low-density Residential and Agricultural uses on varying acreage tracts. Northwest High School is located to the south of the property

The surrounding uses to the north and west are single-family residential. The surrounding uses to the south are Northwest High School. The surrounding uses to the east are vacant.

Northwest School Road is a two-lane local collector road with an average of 8,300 ADT.

The Land Use plan is the Airport Area Plan. The plan recommendation is low-density residential. The low-density 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-30 zoning is consistent with this plan.

Staff recommends approval because the proposed rezoning is consistent with the Airport Area Plan land use classification of Low-Density Residential, thus if approved, no plan amendment would be required.

#### **IN SUPPORT:**

Brian Ford, 1003 Coldstream Drive, Burlington, N.C. stated that Lomonaco Investments is located in the Summerfield area and their main purpose is for the development of mixed used and residential communities in the area. They are focused in the north west United States for some time and relocated to the south about 10 to 15 years ago. The property is located in northwest Guilford County with a Greensboro address. It is about a mile from I-73 and two miles from Highway 68. The property is approximately 41 Acres and is currently zoned RS-40-MH & AG. The southern property has a single-family home and ancillary structures on it. The surrounding areas are Conditional Use Planned Development Residential communities. Those lots range anywhere from 15,000 to 30,000 square feet. To the south is Northwest Middle and High School. To the north are some HOA common areas for the community. Mr. Ford stated that they sent out a letter to the adjacent property owners and offered to meet with them. They heard back from a couple of home owners and their main concerns were preserving property values in the area, manufacturing housing overload, and creating a complimentary community. They are looking to rezone this property from RS-40-MH & AG to RS-30. This rezoning would eliminate the manufactured homes in this area and would be better consistent and complimentary to the surrounding areas. Ms. Hayworth asked Mr. Ford if anyone had mentioned transportation. Mr. Ford stated that as of this time nobody has discussed it.

Dede Cunningham 8202 Damson Court Oak Ridge, N.C. stated that she resides about two miles from this property. Ms. Cunningham is a realtor broker with Keller Williams in Greensboro and a licensed North Carolina General Contractor. As a local broker who conducts over \$30 million a year in business in the area. The majority of her business is within five miles of this property and she is in support of the rezoning. Looking at the area around the property, the proposed zoning request is compatible with the surrounding housing communities. The rezoning will also produce lots that are generally larger and more compatible with the surrounding communities and does eliminate manufactured housing. The overall impact will be positive for the area and Guilford County as well.

Donald Ellison 5310 Northwest School Road Greensboro, N.C. stated that these lots will be much larger, and the houses will be nicer. The best thing is that there will be no worry about mobile homes. The school parents cause a lot of the traffic. Mr. Ellison stated that he has lived there for 20 years and has never had a problem getting in or out.

James Kellam 5314 Northwest School Road Greensboro, N.C. stated that he has lived there all his life. He is the third generation on this property. Mr. Kellam stated that change and development is inevitable. Mr. Kellam thinks that the proposed development will enhance the properties and the neighborhood properties. Mr. Kellam hopes the planning board will approve this request.

Lucas Hairston 5340 Northwest School Road Greensboro, N.C. stated that he has lived here for three years and he is happy to have the developers develop this property. Mr. Hairston stated that he is in support of this request.

**IN OPPOSITION:**

None

Seeing 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 **#149501 & #220681**, from **RS-40-MH to RS-30** because:

1. The amendment is consistent with applicable plans because: it is consistent with the Airport Area Plan land use classification.
2. The amendment is reasonable and in the public interest because: it is compatible to existing neighborhoods.

Seconded by Ms. Hayworth. The Board voted 8-0 in favor of the motion (Ayes: Apple, Leonard, Geter, McKinley, Alexander, Mann, Thompson and Hayworth Nays: None).

**Conditional Rezoning 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 2.43 Acres owned by Ritch Face Veneer Co.

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; 8) Communication and broadcasting facility and the following Developmental Conditions: 1) Headquarters and office use 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.

Matt Talbott stated that this property is 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 and the county portion of #161146, approximately 2.437 Acres owned by Ritch Face Veneer Co.

The proposed request is to Conditionally zone property 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; 8) Communication and broadcasting facility and the following Developmental Conditions: 1) Headquarters and office use 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.

If this conditional zoning request is approved the two subject parcels will be combined with parcel #161002 to expand the existing facility and to have access to Riverdale Dr. The two subject parcels are addressed off Harvey Road but currently have no street access.

This request in an area with a mixture of residential uses with varying lot sizes, small and large businesses such as furniture distribution and sales, churches, and light and heavy industrial uses, and a rock quarry. The adjacent property to the east was rezoned in 1978 to CU-LI with the similar conditions proposed in this request. This request is to expand said facility. The subject properties are currently vacant.

The surrounding uses to the north and the west are single-family residential. The surrounding uses to the south are I-85. The surrounding uses to the east are existing facility – Ritch Face Veneer Co.

The land use plan is the Southwest Area Plan. The plan recommendation is Residential Single-Family.

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 areas. The adjacent property to the East was rezoned in 1978 to CU-LI. There is Light Industrial zoned property across Business I-85. There is also Heavy Industrial zoned property 1,600 feet southeast of the subject property.

1. The plan designates the area as Residential Single-Family 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 Riverdale Drive with close access to Business 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 proposed conditional zoning is inconsistent with the Southwest Area Plan land use classification of the Residential Single-Family, thus if approved, an area plan amendment to Light Industrial would be required.

**IN SUPPORT:**

Henry Isaccson, 804 Green Valley Rd., stated that the applicant would like to add a condition to the development conditions. The developer would agree to place a landscape buffer according to the buffer table in the Development Ordinance section 6-3 along the property line that butts up to 517 Harvey Road. Ms. McKinley made a motion to accept the condition, seconded by Mr. Apple. The Board voted unanimously to accept the condition.

Mr. Isaccson stated that the Winfield Properties were the owner of the property on Harvey Road. The property next door has become available and Winfield Properties needs to expand. This is a classic case of a company that has grown and succeeded in its present location and now after 41 years it is necessary to expand. The company has been a good citizen and a good neighbor. Mr. Isaccson stated that he put in the conditions from the original zoning in 1978 under Tab 1 of the booklet. On page two of Tab 1 is the new conditions and they are very similar to the original zoning. The conditions will line up with the conditions on the existing tract if approved tonight. Tab 2 of the booklet shows a zoning map. This came from the County and it shows what the surrounding zonings are, and D is the existing tract which Winfield Properties is located, and it is just next door to the tract that has become available. Tab 3 in the booklet is photographs that Mr. Isaccson took. Tab 4 of the booklet is the letter that was sent out to all the neighbors. Mr. Isaccson stated that the first letter was from the Jamestown Church of God. The second letter was from Jeff Harris of Furniture Land South. The third letter was from Abu Rugs. The fourth letter was from a neighbor Paul Riason. Winfield prefers to stay at this location. This is a company that has been in the same location for 41 years and have grown to the extent that they need to expand their offices and accessory uses. They now have an opportunity to purchase the property next door. This company and its personnel have been good neighbors. This is a good fit for the county and the neighborhood.

Craig Stone 506 S. Elam Avenue Greensboro, N.C. stated that he is President of Winfield Properties. This is a family business. They are an affordable housing developer. This is an extension of the existing property. They would like to continue where they are.

**IN OPPOSITION:**

None

Seeing 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 **#161147** & the county portion of **#161146, from RS-40 to CZ-LI.**

1. This approval also amends the Southwest Area Plan.
2. The zoning map amendment and associated Southwest Area Plan amendment are based on the following change(s) in conditions to the Southwest Area Plan: that the land use classification of single-family residential needs to be amended to Light Industrial.
3. The amendment is reasonable and in the public interest because: this area already has a mixture of residential uses, small and large businesses, churches, sales and distribution and a rock quarry. It is located on Riverdale Drive with a close access to I-85. It provides ease of access and visibility. With the conditions provided by the applicant will minimize impacts on surrounding areas.

Seconded by Mr. Alexander. The Board voted 8-0 in favor of the motion (Ayes: Apple, Leonard, Geter, McKinley, Alexander, Mann, Thompson and Hayworth Nays: None).  
Mr. Jones came in at 6:44 p.m. for the remainder of the meeting.

**Road Closing Case #19-09-GCPL-07042: (Withdrawn)**

Being the entirety of **Cardinal Circle** & the remaining 1,182 feet of **Robin Road** that currently at the intersection with Cardinal Circle previously platted in PB 32 PG 20 in Monroe Township.

**OTHER BUISNESS:**

Leslie Bell gave an update on the UDO Project. Leslie Bell stated that they are working on the last three articles and hope to have a rough draft done by the end of the year. The last committee meeting may be done by conference call. Mr. Alexander stated that if they allowed the lady to speak to the Board that had an issue with the use of a private lane and a condition by TRC regarding such and they [the Board] don't say a thing won't that set precedent. Leslie Bell stated that it was a public meeting. The County Attorneys Office thought it was appropriate and in order. Leslie Bell stated that the Board can't affect the decision that the TRC has made on this case. Mr. Jones stated that he thought that they should put her at the end of the meeting. Mr. Alexander asked if they could close the meeting and then let her speak. Leslie Bell stated that it needed to be on record. Mr. Leonard stated that it needed to be put on record that this Board has no opinion on what she is talking about. Mr. Jones stated that his thought would be to limit it to no more than three minutes and have no control over the TRC decision.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 6:50 p.m.