

MINUTES OF BOARD OF COUNTY COMMISSIONERS

Greensboro, North Carolina
January 3, 1985

The Board of County Commissioners of Guilford County met in adjourned regular session at 1:30 p.m. in the Commissioners' Room in the County Courthouse, Greensboro, North Carolina.

PRESENT: Chairman Forrest E. Campbell, Commissioners R. Odell Payne, Fred L. Preyer, Paul W. Clapp, and Dorothy K. Kearns.

ABSENT: None.

ALSO PRESENT: Norma H. Bodsford, Clerk to Board; John V. Witherspoon, County Manager; William B. Trevorrow, County Attorney.

The Board observed a moment of silent prayer.

Chairman Campbell said this was the time and place set for a public hearing on amendments to the Guilford County Zoning Ordinance concerning the establishment of the Guilford County Technical Review Committee as the Designated Planning Agency for review and approval of subdivision plans and site plans pursuant to State Statute.

Following a public hearing on December 12, 1984, the Guilford County Planning Board had recommended approval of the request.

James Elza, Director of Planning and Community Development, explained that the main purpose of this amendment was to shorten the process for handling the purely technical and routine subdivision plans and site plans. He said that this would greatly shorten the time required for passage of these routine plans, since the Technical Review Committee meets twice a month. He said that the Technical Review Committee would not engage in granting variances, waivers, or exceptions to the technical specifics of the Ordinance involved. Mr. Elza said that if a developer fails to meet the technicalities of the Ordinance, he could appeal to the Planning Board for any deviations which the Planning Board felt appropriate.

Commissioners discussed the amendments and generally felt that this would help speed the process for routine items, but still have the necessary controls in special cases.

Commissioner Kearns offered the following resolution and moved its adoption:

BE IT RESOLVED that the Guilford County Zoning Ordinance is hereby amended to read as follows:

Amend Section 5-3A R-12M Multi-Family Residential District as follows:

Subsection G.(2) Procedure for Site Plan Approval for Group Housing Development to be rewritten as follows:

G.(2) Upon approval of the plan for group housing by the Technical Review Committee one (1) copy of the plan shall be filed with the Planning Division, one (1) copy with the Inspections Division, one (1) copy with the Fire Marshal's Office, and one (1) copy with the Environmental Health Division.

Subsection G.(3) - deleted.

Amend Section 3-25 Site Plan Requirements as follows:

Subsection E. to be rewritten as follows:

B. Detailed development plans shall be examined by the Technical Review Committee which may approve, deny, or recommend changes in the plans. Development plans may be amended when accompanied by the appropriate filing fee and approved by the Technical Review Committee.

Amend Section 5-6 B-3 Highway Business District as follows:

Subsection B(2) part deleted, section now to read as follows:

B.(2) Detailed development plans are processed in accordance with Section 3-25.

Amend Section 5-10 M-4 Industrial Districts as follows:

Subsection F(2) part deleted, section now to read as follows:

F.(2) Detailed development plans are processed in accordance with Section 3-25.

Amend Section 5-12 I-10 Institutional District as follows:

Subsection G(2) rewritten to read as follows:

G.(2) Upon approval of the plan for a group housing development or multi-building non-residential development by the Technical Review Committee, one (1) copy of the plan shall be filed with the Planning Division, one (1) copy with the Inspections Division, one (1) copy with the Fire Marshal's Office, and one (1) copy with the Environmental Health Division.

Subsection C(3) deleted.

The Board further approved the addition of the following sections to the Guilford County Zoning Ordinance:

Section 6-18 Establishment of the Technical Review Committee

There shall be and hereby is created a Technical Review Committee which is established pursuant to GS 153A-321 as the Designated Planning Agency to review and approve all technically based matters including but not limited to site plans and subdivision plans. Membership of the Technical Review Committee shall consist of a representative of the Planning Division, Environmental Services Division, Soil Scientist Division, Inspections Division, Environmental Health, Fire Marshal, and Legal Department and not more than four (4) ex-officio members will be appointed from outside public agencies.

Section 6-19 Appeal From Decision of the Technical Review Committee

Any decision of the Technical Review Committee may be appealed to the Planning Board if a written request for appeal is presented to the Planning Division within ten (10) calendar days of date of notification and will be scheduled for the next Planning Board meeting.

Section 6-20 Modifications or Waivers

Where because of topography, the condition or nature of adjoining areas, or the existence of other unusual physical conditions, street compliance with the provisions of Section 3-25 would cause an unusual and unnecessary hardship on the applicant or developer, the Planning Board may modify or waive the requirements set forth in Section 3-25. In granting such modification or waiver, the Planning Board may require such conditions as will secure, insofar as practicable, the requirements of Section 3-25. Any modification or waiver authorized shall be entered into the minutes of the Planning Board together with the circumstances that justified the modification or waiver granted, and the conditions upon which the modification or waiver was granted.

The Board further amended Section 11. Preliminary Plan Requirements of the Guilford County Subdivision Ordinance by deleting certain words and phrases and inserting certain words and phrases (to read as follows):

Section 11. Preliminary Plan Requirements:

- B. Following review of the preliminary plan and other materials submitted for conformity thereof to these regulations, the Technical Review Committee shall within thirty-five (35) days act on the plans as submitted. If necessary, modifications of the preliminary plan may be required by the Technical Review Committee as conditions of preliminary approval. The modified preliminary plan will then be resubmitted according to the procedure set forth in Section 11-A. The Technical Review Committee may express its approval and state the conditions of such approval, if any, or if disapproved shall express its reason thereof.

If the Technical Review Committee fails to act within thirty-five (35) days following the meeting at which a preliminary plan or revised preliminary plan is considered by the Technical Review Committee the subdivider may seek preliminary approval at the next regular meeting of the Planning Board of Guilford County.

Motion was seconded by Commissioner Preyer and adopted on voice vote as follows: AYES: Campbell, Payne, Preyer, Clapp, and Kearns. NOES: None.

NOTICE OF PUBLIC HEARING
ZONING ORDINANCE TEXT AMENDMENT
AND SUBDIVISION ORDINANCE TEXT AMENDMENT
GUILFORD COUNTY

The Board of County Commissioners will consider requests to amend the Guilford County Zoning Ordinance and the Guilford County Subdivision Ordinance by making text amendments as shown below:

DATE: January 3, 1985

TIME: 1:30 p.m.

PLACE: Board Meeting Room, Plaza Level

Guilford County Courthouse, Greensboro

Case No.
144-84

Amend the Guilford County Zoning Ordinance and Subdivision Ordinance concerning the establishment of the Guilford County Technical Review committee as the Designated Planning Agency for review and approval of subdivision plans and site plans pursuant to State Statute.

Complete text amendment changes are available for public inspection in the Guilford County Planning and Development Department.

All interested citizens will be given an opportunity to be heard.

Forrest E. Campbell, Chairman
Board of County Commissioners

Enterprise 12/19

E12-19-84

1
COUNTY
Commissioners

27

NCOLINA 27402

1984

Gentlemen:

Please run the enclosed display ad in the News-Record on Tuesday, December 18, 1984, and Tuesday, December 25, 1984. We would appreciate a layout similar to the enclosed sample.

Please submit proof copy.

Sincerely yours,

Norma H. Bodsford

Norma H. Bodsford
Clerk to Board

NHB:sul

Enclosures