

Guilford County
Planning Board
REMOTE/VIRTUAL RECONVENED MEETING
VOTING SESSION
OCTOBER 15, 2020

The Guilford County Planning Board was reconvened by *virtual meeting* on Thursday, October 15, 2020 at 6:30 p.m.

Members Present: Mr. Jones-Chair (remotely); Mr. Apple (remotely); Mr. Alexander-Vice Chair (remotely); Ms. McKinley (remotely); Dr. Gathers (remotely); and Ms. Buchanan (remotely); One Vacancy.

Members Absent: Mr. Thompson and Mr. Mann.

Staff Present: Tonya Hodgin, Planning Tech(remotely); J. Leslie Bell, Planning and Development Director (remotely); Kaye Graybeal, Planning and Development Deputy Director (remotely); Oliver Bass, Senior Planner (remotely); Matt Talbott, Senior Planner (remotely); Paul Lowe, Planner I (remotely); and Bobby Carmon, Deputy Fire Marshal (remotely)

Chair Jones called the meeting to order and welcomed everyone in attendance. He stated that this meeting was for voting only and no other business would be discussed.

Ms. McKinley entered the meeting at 6:32 pm for voting.

Public Hearing Items:

LAND DEVELOPMENT CODE UPDATE CASE #20-09-GCPL-06321: Update of Land Development Ordinance resulting in the adoption of a Unified Development Ordinance (UDO)

The Board discussed the letter they received from Ellis Armstrong and was given time to review.

Chairman Jones made a motion to approve. He moved that the proposed UDO be recommended to the Board of County Commissioners for the scheduling of a public hearing and adoption. Further, that upon adoption that the County would allow applicants to either to use the new UDO or the old development ordinance for a period of one year from the effective date. This assists for transition to the new UDO while providing options in case some unforeseen circumstances arise with the new UDO that can unintentionally delay an applicant from moving forward with a proposed development project. This motion also includes any textual changes to address inadvertent admissions, discrepancies and additions to ensure thoroughness and clarity.

The official zoning map is included for acknowledgement for the Planning Board's action #20-09-GCPL-06321The amendment is consistent with applicable plans because it is consistent with the most recent 2016

updates of the following 8 [the eight and non-updated Woody Mill Road Vicinity Small Area Plan is included as it covers a portion of the unincorporated area of Guilford County] area plans:

- Alamance Creek Area Plan
- Liberty Road/Woody Mill Road Vicinity Small Area Plan
- Northeast Area Plan
- Northern Lakes Area Plan
- Northwest Area Plan
- Rock Creek Area Plan
- Southern Area Plan
- Southwest Area Plan

The proposal also is consistent with current comprehensive transportation plans and reflect the goals and objectives of the 2006 Guilford County comprehensive plan. Further, the proposed UDO is more user-friendly, protects existing rural development patterns, promotes more housing choices, adds flexibility, promotes agriculture and land use activity reflective of the more than \$52 million revenue of market value of agricultural products sold consistent with NCGS 160D new planning legislation. Updates to the 2016 area plans, if any, will be forthcoming for the future land use and compatibility matrix based on the zoning district transition table.

The amendment is reasonable and in the public interest because

The proposed Unified Development Ordinance is reasonable and in the public interest because: 1) the UDO implements and reflects input from the 18 identified stakeholder groups that met on June 19, 2018 (see UDO Assessment Report on project website); 2) incorporates the review and input from the 18-member UDO multi-disciplinary Steering Committee (including various Guilford County staff) that actively participated throughout the drafting of the UDO document; 3) reflects responses to the citizen survey and comments from the public workshop conducted as part of this project to solicit broad public input; and, 4) the proposed UDO document is consistent with current policy (e.g., termination of Water and Sewer Agreement with the City of Greensboro) that influences growth and development patterns in the unincorporated area of Guilford County.

Mr. Alexander seconded the motion.

The Board voted unanimously 6-0 in favor of the motion. (Ayes: Jones, Apple, Alexander, McKinley, Gathers, and Buchanan. Nays: None.)

Chairman Jones stated this constitutes a recommendation to the Board of County Commissioners for approval.

OFFICIAL ZONING MAP REVISIONS CASE #20-09-GCPL-06322: Update of Land Development Ordinance resulting in revisions to the Official Zoning Map

Chairman Jones asked if any comments were submitted and Mr. Bell responded with the letter from the beginning of the voting session from Ellis Armstrong.

Mr. Alexander moved to approve the revisions to the Guilford County Official Zoning Map associated with the UDO zoning district transition table and to be effective upon adoption of the UDO by the Board of Commissioners because the amendment is consistent with the most recent 2016 updates of the following 8 [the

eight and non-updated Woody Mill Road Vicinity Small Area Plan is included as it covers a portion of the unincorporated area of Guilford County] area plans:

- Alamance Creek Area Plan
- Liberty Road/Woody Mill Road Vicinity Small Area Plan
- Northeast Area Plan
- Northern Lakes Area Plan
- Northwest Area Plan
- Rock Creek Area Plan
- Southern Area Plan
- Southwest Area Plan

These changes also are consistent with current Comprehensive Transportation Plans in that the zoning districts contain dimensional standards that reflect property locations on local, collector, major and minor thoroughfares. Coordination and compatibility with the 2006 Guilford County Comprehensive Plan support approval. Subsequent updates to Area Plans since the 2016 update will be forthcoming and will reflect changes (if any) to the Future Land Use Compatibility Matrix based on the Zoning District Transition Table.

The proposed changes to the official zoning map is reasonable and in the public interest because: 1) the UDO implements and reflects input from the 18 identified stakeholder groups that met on June 19, 2018 (see UDO Assessment Report on project website); 2) incorporates the review and input from the 18-member UDO multi-disciplinary Steering Committee (including various Guilford County staff) that actively participated throughout the drafting of the UDO document; 3) reflects responses to the citizen survey and comments from the public workshop conducted as part of this project to solicit broad public input; and, 4) the proposed UDO document is consistent with current policy (e.g., termination of Water and Sewer Agreement with the City of Greensboro) that influences growth and development patterns in the unincorporated area of Guilford County; 5) modernizes the nomenclature for the relatively higher-density zoning districts by expressing respective zoning district descriptions in density units per acre; and 6) maintains the rural character of the relatively lower-density zoning districts.

Mr. Apple seconded the motion.

The Board voted unanimously 6-0 in favor of the motion. (Ayes: Jones, Apple, Alexander, McKinley, Gathers, and Buchanan. Nays: None.)

Chairman Jones stated this constitutes a recommendation to the Board of County Commissioners for approval.

ADJOURNED:

There being no further business before the Board, the meeting was adjourned at 6:45 pm.

FJ:jd