

**Guilford County
Planning Board
REMOTE/VIRTUAL REGULAR MEETING
February 10, 2021**

The Guilford County Planning Board met in regular session on Wednesday, February 10th, 2021 at 6:00 p.m. at the NC Cooperative Extension-Agricultural Center, 3309 Burlington Road, Greensboro, NC.

Members Present: Mr. Apple; Ms. Buchanan; Mr. Alexander (remotely); Ms. Gathers (remotely); Ms. McKinley (remotely); Mr. Mann (remotely); Mr. Craft (remotely); and Chair Frankie Jones

Members Absent: Mr. Thompson

Staff Present: Mitchell Byers, Planning Technician; J. Leslie Bell, Guilford County Planning Director; Matt Talbott, Sr. Planner/Planner II, Michael Townsend (remotely); and Robert Carmon .

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

AGENDA AMENDMENTS:

Leslie Bell requested that **EASEMENT CLOSING CASE #20-12-GCPL-08615** be moved to a later date. Chair Jones saw no issue with this and asked if there was any objection to this from the Board.

With no objection, Mr. Alexander moved that the case be continued to the March 2021 meeting, seconded by Ms. McKinley. The Board voted 8-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, McKinley, Mann, and Jones Nays: None).

APPROVAL OF MINUTES:

Mr. Apple moved to approve the January 13th, 2021 minutes, seconded by Mr. Alexander. The Board voted 8-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, McKinley, Mann, and Jones Nays: None).

RULES OF PROCEDURE:

Chairman Frankie Jones read the rules of procedures.

CONTINUANCE REQUESTS: None.

OLD BUSINESS: None.

NEW BUSINESS: None

Non-Public Hearing Items: None

Public Hearing Items:**EASEMENT CLOSING CASE #20-12-GCPL-08615 (CONTINUED UNTIL MARCH 2021)**

Being all three of the 20-foot easements located on Lot #s 3, 4, 9, 10, 12, & 13 as shown on Plat Book 36 Page 16 and located on Guilford County Tax Parcel # 126013.

CONDITIONAL ZONING CASE #21-01-GCPL-00324: RS-40 & CU-LI to CZ-LI 2918, 2920, 3000, 3002A, 3006, 3008, 3010, 3016 Sandy Ridge Road

Located on the east side of Sandy Ridge Road, approximately 1000 feet north from its intersection of Tyner Road, approximately 17.18 acres (Guilford County Tax Parcel #170675, #170667, #170659, #170666, #170679, #170676, #170674, #170672) owned by Tim Burnett. The proposed Conditional Zoning is consistent with the Airport Area Plan land use classification of nonresidential, thus if approved, no plan amendment would be required.

Mr. Bass stated that the case's development conditions have been based on the Board's codes and the property sketches. The area contains industrial, commercial and institutional use. The remaining properties are underdeveloped. To the north there is a major highway. To the south and east there are public institutions. To the west there is a pocket of single-family and commercial. Staff finds the zoning reasonable because it falls in the Airport Area Plan, the area is non-residential, and the rezoning will allow growth for the county. With no questions from the staff the applicant approached the Board.

In Support:

Diane Gaines, legal representative for the applicant, stated that based on the information she has gathered shows that the area is mostly commercial, that the construction won't affect the flow of traffic, and that the conditional zoning can bring economic growth to the area. Ms. Gaines concluded her portion by stating that this is backed up with the recommendation from staff.

In Opposition:

With nobody in opposition or questions, the public hearing was closed, as moved by Mr. Apple and seconded by Ms. Buchanan. The Board voted 8-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, McKinley, Mann, and Jones. Nays: None).

CONDITIONAL ZONING CASE #21-01-GCPL-00370: LO to CZ-LB 1233 Guilford College Rd

Located on the northeast corner of Guilford College Road and Hilltop Road intersection, approximately .48 acres (Guilford County Tax Parcel #155100) owned by Jack & Cheryl Bailey, Jerry & Sheila Bailey, and Jimmy & Susan Bailey. The proposed Conditional Zoning is inconsistent with the Southwest Area Plan land use classification of Office, thus if approved, an area plan amendment to the Southwest area plan would be required.

Matt Talbott stated that the property is located on the northeast corner of Guilford College Road and Hilltop Road intersection, approximately .48 acres (Guilford County Tax Parcel #155100) owned by Jack & Cheryl Bailey. The proposed Conditional Zoning from LO to CZ-LB limited to the following Use Conditions: Professional Services: Kenneling and Pet Grooming plus all uses allowed in the LO district that are concurrently allowed in the LB district along with the attached Zoning Sketch Plan. The proposed Conditional Zoning is inconsistent with the Southwest Area Plan land use classification of Office, thus if approved, an area plan amendment to the Southwest area plan would be required.

The area can accommodate moderately-sized businesses and close to nearby residences and the freeway. The area was a commercial area that has transformed into a mostly residential area with a few commercial properties. To the

north and west there are residential areas. To the south and east it is commercial areas. The case is inconsistent with the present Southwest Area Plan, but it is compatible with plans nearby and the approval of the plan won't have a negative effect in the community. Staff recommended approval but it requires an adjustment to the Southwest Plan.

In Support:

Ryan Peters, pending property owners, represented himself before the Board. They want to expand their dog grooming business and feel like this location could be what they are looking for that will allow them to stop leasing and own their business.

In Opposition:

No one spoke in opposition and Chair Jones asked if the Board had any questions.

Dr. Gathers asked if the applicants had addressed the landscaping and lighting issues that came with staff's plan, and Matt Talbott confirmed that had been taken into consideration and was included in the plan. Mr. Craft asked if the business would include boarding, and Mr. Peters stated that the focus would be on grooming but possible boarding in a few years but would focus on the safety of the neighborhood. Ms. Buchanan asked if the business would require construction on site, and the applicant confirmed that the number of clients would not require that.

With no more questions the public hearing was closed, moved by Mr. Mann and seconded by Ms. McKinley. The Board voted 8-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, McKinley, Mann, and Jones Nays: None).

**UDO TEXT AMENDMENT ITEMS FOR HOUSEKEEPING, MAINTENANCE, AND ADJUSTMENTS
CASE #21-01-GCPL-00607**

Mr. Leslie Bell stated that in November 2020 that the Board made recommendations to adopt the UDO with the previous ordinance in place for a year in case some things were inadvertently omitted or needed. The proposed Unified Development Ordinance (UDO) was prepared to reflect the goals of the comprehensive plan and is consistent with the most recent 2016 updates of the following 7 Area Plans that canvass the unincorporated areas of Guilford County. The proposed text amendments were prepared to provide guidance and clarity to users and further support the goals of the comprehensive plan. Staff recommends approval with the amendments in mind to the case.

In Support: None

In Opposition: None

With no questions the public hearing was closed, moved by Mr. Apple and seconded by Ms. Buchanan. The Board voted 8-0 in favor of the motion (Ayes: Apple, Alexander, Buchanan, Gathers, Craft, McKinley, Mann, and Jones Nays: None).

OTHER BUSINESS:

**TEXT AMENDMENT CASE #21-02-GCPL-00830 UNIFIED DEVELOPMENT ORDINANCE TEXT
AMENDMENT SUPPLEMENT**

Mr. Leslie Bell stated that complimentary to the foregoing text amendment (TA Case # 21-01-GCPL-00607), amend/revise table of contents accordingly in Articles 3, 7, and 8 and all section references and titles, and all table references and titles to reconcile number formatting throughout document (i.e. change Section 3.01 to Section 3.1).

The proposed Unified Development Ordinance (UDO) was prepared to reflect the goals of the comprehensive plan and is consistent with the most recent 2016 updates of the following 7 Area Plans that canvass the unincorporated areas of Guilford County. The proposed text amendments were prepared to provide guidance and clarity to users and further support the goals of the comprehensive plan. Staff recommends approval. The recommended action is reasonable and in the public interest because it complements the text amendment items in TA Case #21-01-GCPL-00607 and will use consistent number formatting to ensure that section and table references are consistent.

RECESSED:

There being no further business before the Board, the *virtual* Regular meeting was recessed at 6:46 pm and will reconvene on February 11th, 2021 at 6:30 pm for a voting session.

DRAFT