MINUTES OF BOARD OF COUNTY COMMISSIONERS OF GUILFORD COUNTY

Greensboro, North Carolina
September 15, 2022

The Board of County Commissioners met in a duly noticed regular meeting on September 15, 2022 at 5:30PM, in the Commissioners' Meeting Room, 301 W. Market St., Greensboro; North Carolina.

PRESENT:	Chairman Melvin "Skip" Alston, presiding; Vice Chair J. Carlvena Foster; Commissioners James Upchurch, Mary Beth Murphy, Carly Cooke, Kay Cashion, Justin Conrad, Alan Perdue and Frankie T. Jones, Jr. (via virtual communication).
ABSENT:	None.
ALSO PRESENT:	County Manager Michael Halford; County Attorney Andrea Leslie-Fite; Clerk to Board Robin Keller; Assistant County Manager Jason Jones; Assistant County Manager Erris Dunston; Assistant County Manager Victor Isler; Emergency Services Director Jim Albright; Tax Director Ben Chavis; Cheri Neal, CoC Program Manager; Eric Hilton, Facilities and Property Management Director; Captain Aldous Heron, Sheriff's Office; members of staff and media partners.

Chairman Melvin "Skip" Alston announced that, following the Invocation, Emergency Services Director Jim Albright would lead those present in the Pledge of Allegiance.

I. INVOCATION

Tax Director Ben Chavis offered the invocation.

II. PLEDGE OF ALLEGIANCE

Emergency Services Director Jim Albright and members of his staff led those present in the Pledge of Allegiance.

III. WELCOME AND CALL TO ORDER

Chairman Alston welcomed those present and called the meeting to order at 5:33PM.

IV. SPEAKERS FROM THE FLOOR

1. Retired Judge Ralph Walker expressed his appreciation for the evening's resolution honoring Mr. Curtis Kennedy and the Board's resolution supporting a road naming for Judge William Osteen. He discussed Judge Osteen's personal and professional history.

2. Sam Bridges thanked the Board for the resolution honoring his father, Eddie Bridges, and for presenting the resolution honoring Judge Osteen during this evening's meeting.

3. Gail Dunham, Summerfield resident, spoke in opposition of ARPA funds that were dedicated to Summerfield.

4. Jerry Alan Branson expressed his concerns with a property located on Alamance Church Road that operates as a drug house, and noted the home was condemned on June 2 as a result of a fire. He reported individuals currently reside in the condemned house and Law Enforcement's response time to incidents at the property have exceeded twenty minutes. He requested the Board provide additional follow-up on the matter.

V. PRESENTATIONS

A. 2022-446 RECOGNIZE METRO-911 EMPLOYEES FOR 2022 STATE ACHIEVEMENTS

Recognize Metro-911 Employees for 2022 State and local Achievements.

Legislation Text

Commissioner Alan Perdue invited Metro 911 staff to the dais to receive recognition for their state and local achievements.

Melanie Jones, Metro 911 Director, thanked the Board for their recognition of the first responders and invited them to visit the 911 Center and observe staff in action.

B. 2022-459 RESOLUTION HONORING CURTIS R. KENNEDY'S YEARS OF DEDICATED SERVICE

Adopt resolution honoring Curtis R. Kennedy's years of dedicated service to Guilford County and the Mcleansville Fire District Commission.

Legislation Text

Commissioner Perdue read the resolution honoring the Curtis R. Kennedy's years of service to Guilford County, the Mcleansville Fire District Commission and his contributions to inspections and fire public safety at the local and state level.

Mr. Kennedy, joined by his family, shared some of his life experiences with the board and thanked them for the recognition.

North Carolina Commissioners of Insurance Mike Causey presented Mr. Kennedy with the Order of the Guardian. The highest civilian honor for those who have served more than 30 years of outstanding service in fire protection or insurance. Mr. Kennedy has served 71 years as one of the county's active volunteer Fire Commissioners and at the age of 100, continues to provide his sage advice to the Board.

C. 2022-496 APPROVE RESOLUTION HONORING WILLIAM LINDSAY OSTEEN SR.

Adopt resolution approving the application for honorary naming of a state transportation asset in honor of the late William Lindsay Osteen, Sr.

Legislation Text

Resolution Honoring William Lindsay Osteen_FINAL_READ

Commissioner Cashion invited family representatives to the dais to receive the resolution honoring the late Judge William Lindsay Osteen, Sr.

Motion was made by Commissioner Kay Cashion, and seconded by Commissioner Justin Conrad to adopt a resolution approving the application for honorary naming of a state transportation asset in honor of the late William Lindsay Osteen, Sr.

VOTE:	**Motion carried 9 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, James Upchurch, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Justin Conrad, Alan Perdue**
NOES:	**None**

Family friend Sam Bridges thanked the Commissioners for approving the resolution and supporting the naming in honor of the Judge Osteen and his family.

VI. CONSENT AGENDA

Chairman Alston noted Commissioner Frankie T. Jones, Jr. was participating in the meeting via virtual communication.

Motion was made by Vice Chair J. Carlvena Foster, and seconded by Commissioner Justin Conrad to approve the consent agenda.

VOTE:	**Motion carried 9 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, James Upchurch, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Justin Conrad, Alan Perdue**
NOES:	**None**

A. BUDGET AMENDMENTS

1. 2022-453 BUDGET AMENDMENT: FY2023 JCPC FUNDING PLAN REALIGNMENT & INCREASE OF $42,952

   Approve the amendment to the Guilford County Juvenile Crime Prevention Council's (JCPC) FY2023 funding plan, amend the General Fund budget to increase Federal/State funds by $42,952 and increase appropriation to Coordinated Services by $42,952.

Legislation Text

2022-453 - Alexander ASAP Program Closure

2022-453 - AYN-ASAP Residential Program DPS Response Letter 7.29.22

2022-453 - Response Letter for Traffic Teen Court Pilot Application 3-2-22_

2022-453 - ASAP Residential Program 8-23-22.pdf

Revised 22-23 Guilford County Funding Plan

2. 2022-454 BUDGET AMENDMENT: APPROVE RECEIPT OF THE USPCA AKC REUNITE K9 GRANT - $7,125

   Approve receipt of the USPCA AKC REUNITE K9 grant in the amount of $7,125, amend the General Fund Budget Ordinance to increase Other Revenue by $7,125 and increase appropriation to Law Enforcement by $7,125.

Legislation Text

K9-Program-Grant-Application (1)

K9 Grant Approval Letter

3. 2022-467 DHHS - PUBLIC HEALTH DIVISION BUDGET AMENDMENT: MED-SOUTH LIFESTYLE STUDY - $14,000

   Approve receipt of the UNC Center for Health Promotion and Disease Prevention Med-South Lifestyle Study award for health promotion implementation and facilitation and participant recruitment for the Med-South Lifestyle Study in the amount of $14,000, and adopt the grant project ordinance for FY2023 Med-South Study Grant.

Legislation Text

MOA MSLP-Study-Guilford County

FY23 - UNC Med-South Lifestyle Grant - ADOPT 22.09.15

4. 2022-468 DHHS - PUBLIC HEALTH DIVISION BUDGET AMENDMENT: CLINICAL SERVICES YOUNG ADULT CLINIC - CONE HEALTH FOUNDATION - $211,890

   Approve receipt of the Clinical Services Young Adult Clinic - Cone Health Foundation award in the amount of $211,890, which includes funding for one (1) contracted Nurse Practitioner or Physician Assistant and one (1) Nurse Specialist I, adopt the grant project ordinance for FY2023 Cone Health Foundation Grant - Clinical Services Young Adult Clinic and extend both positions through the grant period (September 30, 2023), or as long as funding is available.

Legislation Text

Just Teens - Award Letter

FY2023 - DHHS Cone Health Young Adult Clinic Grant - ADOPT 22.09.15

5. 2022-451 BUDGET AMENDMENT AND APPROVAL TO PURCHASE FY2022 & FY2023 FLEET VEHICLES

   Amend the General Fund Budget Ordinance to increase appropriated fund balance by $164,000 and increase appropriation to Fleet Operation by $164,000 and approve vehicle purchases with Capital Ford, Piedmont Truck Center, and Modern Chevrolet.

Legislation Text

Signed-Fleet Bid Waver and Quote-Piedmont Truck

Signed-Fleet Bid Waver and Quote-Capital Ford

Signed-Fleet Bid Waver and Quote-Modern Chevrolet

B. CONTRACTS

1. 2022-461 DELL NETWORK SWITCH REPLACEMENT PRIOR TO END-OF-SUPPORT

   Approve the purchase of Dell network switches under NC IT State Contract No. 204X, including associated software, cables and power supplies, and estimated sales tax of 6.5%, at a total cost of $901,982.81.

Legislation Text

Signed-IT Dept-Bid Justification Waiver-Davenport Group

DPGQ4530

C. MISCELLANEOUS

1. 2022-455 DHHS-DSS MANDATED PERFORMANCE MEASURES

   Receive monthly data regarding the thirteen mandated performance measures as outlined in the Memorandum of Understanding between Guilford DHHS-Social Services and NC DHHS.

Legislation Text

GUILFORD COUNTY MANDATED PERFORMANCE REQUIREMENTS MOU JULY 2022 RESULTS

2. 2022-462 TAX COLLECTION AND BEVERAGE LICENSE REPORTS FOR MONTH ENDING AUGUST 31, 2022

   Accept and approve the tax collection report and beverage licenses issued for month ending August 31, 2022.

Legislation Text

401C All Guilford 8-31-2022.pdf

Bev 8-31-2022 Detail.pdf

3. 2022-463 PROPERTY TAX REBATES AND RELEASES FOR MONTH ENDING AUGUST 31, 2022

Accept and approve property tax rebates and releases for the month ending August 31, 2022.

Legislation Text

August 2022 NCVTS Pending Refund Report.pdf

August 2022 Rebates and Releases.pdf

4. 2022-456 APPROVE RESOLUTION AUTHORIZING THE COUNTY MANAGER TO GRANT EXCISE TAX REFUNDS

Approve Resolution Authorizing the County Manager to Grant Excise Tax Refunds in accordance with N.C. Gen. Stat. 105-228.37, as amended by Session Law 2022-50 (House Bill 674); and amend budget ordinance to reflect authorization.

Legislation Text

NC Gen Stat 105-228.37

ROD Resolution Excise Tax Refunds 8.30.22 Final.doc

RESOLUTION AUTHORIZING THE
COUNTY MANAGER TO GRANT EXCISE TAX REFUNDS

WHEREAS, N.C. Gen. Stat. § 105-228.37 provides the process for a board of county commissioners to grant refund requests for overpayment of excise tax; and,

WHEREAS, on July 7, 2022, the General Assembly adopted Session Law 2022-50, House Bill 674 (hereinafter "Session Law"), amending N.C. Gen. Stat. § 105-228.37; and,

WHEREAS, prior to July 7, 2022, N.C. Gen. Stat. § 105-228.37 required that a refund request be heard by the respective county's board of commissioners during a duly noticed and scheduled meeting, upon a written request by the taxpayer within six (6) months after the date the tax was paid; and,

WHEREAS, the Session Law amends N.C. Gen. Stat. § 105-228.37 by adding a new subsection authorizing a board of county commissioners to delegate, by resolution, to either or both the county manager or the county finance officer the authority to grant a request for a refund for overpayments of excise tax paid in accordance with statute; and

WHEREAS, the Guilford County Board of County Commissioners (hereinafter "Governing Board") desires to authorize its County Manager to grant refund requests for overpayment of excise tax up to a threshold of $5,000.00; and,

WHEREAS, the Governing Board has determined that it is in the best interests of the residents of the County to delegate this task.

NOW, THEREFORE, BE IT RESOLVED that the Guilford County Board of Commissioners authorizes its County Manager to grant refund requests for overpayment of excise tax up to a maximum amount of $5,000.00, in accordance with N.C. Gen. Stat. § 105-228.37, as amended by Session Law 2022-50 (House Bill 674).

Adopted this the 15th day of September, 2022.

5. 2022-465 APPROVAL OF MINUTES

Review and approve the following sets of draft meeting minutes:
08/04/2022 Work Session
08/04/2022 Regular Meeting

Legislation Text

dm080422.pdf

dmwsx08.04.22.pdf

VII. PUBLIC HEARINGS

A. 2022-308 REQUIRED HEARING FOR ROAD CLOSURE APPEAL - #22-01-GCPL 00150 (GROUNDHOG TRACE)

Hold public hearing to consider either: 1) Adoption of a resolution to close and remove from dedication to the public use that portion of Groundhog Trace which fronts Lots 73, 74, 75, and 76, all as shown as part of Beaver Hills Estate subdivision (Section 4) in Plat Book 148, Pages 53-55 (attached) as recorded in the Register of Deeds of Guilford County, running southward from Raccoon Run Drive and terminating in a cul-de-sac, located in Greene Township, or 2) Reverse the Planning Board's decision to close the above described road (Planning Board case #22-01-GCPL-00150).

Legislation Text

22-01-GCPL-00150 Road Closing Appeal with Withdrawals

Plats_Beaver Hills.pdf

Groundhog TRC_Comb Plat

BCC Groundhog Trace_Staff Report Staff_Aug 2022

HB685 and HB139

2022 new GCPlan MARCH 9 2022 -minutes_Revised

Groundhog CLOSING MAP-8-9-22

2-Resolution_Groundhog_2022-308

1. Intersection looking south (section to be closed)

2. Section to be closed (looking north to the intersection)

3. Section to be closed (looking south)

4. Section to be closed (looking west)

5. Section to be closed (looking east)

6. Intersection with Raccoon Run looking east

7. Intersection with Raccoon Run looking west

8. Intersection looking north (section will not be closed)

9. Northern most section that will not be closed

22-01-GCPL-00150 Road Closing Appeal with Withdrawals.pdf

J. Leslie Bell, Planning & Development Director, introduced the item, and noted this public hearing resulted from an appeal of the Guilford County Planning Board's March 9, 2022 decision to close a portion of Groundhog Trace, located in the Beaver Hills subdivision.

Chairman Alston provided directions for the public hearing and opened the floor for proponents of the item.

Proponents

Amanda Hodierne, attorney for the original petitioners Bryan and Mackenzie Cassetta, provided a history of the request and noted the road was not resolved to the NC Department of Transportation (NCDOT) for maintenance or supervision, but is under the County's jurisdiction and eligible for closure. She stated road closure would not deprive any individual from reasonable means of ingress or egress to their property and is not contrary to public interest. Hodierne reviewed the family's request and shared security issues led to their desire to close the road and confirmed they own four (4) plots on the cul de sac, adjacent to their home.

Jerry Alan Branson expressed his support for the request and noted fire crews will have sufficient infrastructure to address fire-related issues in the area. He confirmed the property is located on the line between Alamance and Guilford counties.

There being no additional proponents, Chairman Alston closed this portion of the hearing and opened the floor for opponents of the item.

Opponents

Kurt Muller, subdivision resident, shared Groundhog Trace is a private road and therefore ownership belongs to the homeowner's association (HOA). He noted the subdivision is small and combining these lots would compromise the HOA's ability to transfer property, per the NC Planning Commission Act.

There being no additional opponents, Chairman Alston closed this portion of the hearing and opened the floor for rebuttal from the proponents.

Rebuttal from Proponents

Ms. Hodierne stated the road was publicly dedicated by plat and is not owned by the HOA, and the declarations and covenants have no preclusions to closing the road.

There being no further proponents offering rebuttals, Chairman Alston closed this portion of the meeting and opened the floor for rebuttals from opponents.

Rebuttal from Opponents

Mr. Muller shared he confirmed the road is not a state road and not maintained by the NCDOT, but is a private road owned by the HOA.

There being no other rebuttals, Chairman Alston closed the public hearing.

Commissioner Perdue thanked Ms. Hodierne for confirming that there is sufficient public safety access in the turnabout and requested confirmation from the County Attorney that this is a legal closure and the HOA does not own this road.

County Attorney Andrea Leslie-Fite confirmed and noted the public declaration of Groundhog Trace being deemed a public road was accomplished with recording the plat, per county ordinance.

Commissioner Carly Cooke clarified the distinction between ownership and maintenance responsibility.

Commissioner Jones shared his experience serving on the Guilford County Planning Board for eight (8) years and noted this type of request is common and consistent with prior actions related

to road closures, which is why the Planning Board unanimously approved this request and multiple citizens withdrew their names from the appeal.

Motion was made by Commissioner Mary Beth Murphy, and seconded by Commissioner Kay Cashion, to adopt the following:

1. **The closing of that portion of Groundhog Trace which fronts Lots 73, 74, 75 and 76, all as shown as part of Beaver Hills Subdivision in Plat Book 148, Page 55 as recorded in the Register of Deeds of Guilford County, running south from Racoon Run and terminating at, and including, the cul de sac of Groundhog Trace is not contrary to the public interest; and no individual owning property in the vicinity of Groundhog Trace, or in the subdivision in which it is located, would be deprived of reasonable means of ingress or egress to his or her property.**

2. **An Order closing the aforementioned portion of Groundhog Trace.**

VOTE:	**Motion carried 9 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, James Upchurch, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Justin Conrad, Alan Perdue**
NOES:	**None**

ADOPTED ORDER CLOSING A PUBLIC ROAD

WHEREAS, on or about January 6, 2022, Petitioners, Bryan M. Cassetta and Mackenzie E. Cassetta, filed a petition pursuant to G.S. §153A-241, Chapter 282 of the 1979 Session Laws, and Chapter 59 of the 1981 Session Laws, requesting that the Guilford County Planning Board close that portion of Groundhog Trace which fronts Lots 73, 74, 75, and 76, all as shown on Plat Book 148, Page 55, as recorded in the Office of the Register of Deeds of Guilford County, running southwest from Raccoon Run and terminating at and including the cul-de-sac of Groundhog Trace;

WHEREAS, following its adoption of a resolution of intent to close such portion of Groundhog Trace and proper notice of such resolution and of a public hearing to consider same, the Guilford County Planning Board, acting pursuant to G.S. §153A-241, Chapter 282 of the 1979 Session Laws, Chapter 59 of the 1981 Session Laws, and County Code Chapter 15, Art. II, Subsec. 3, following the public hearing and on proper findings, granted the petition and closed such portion of Groundhog Trace;

WHEREAS, pursuant to Chapter 282 of the 1979 Session Laws, Chapter 59 of the 1981 Session Laws, and County Code Chapter 15, Art. II, Subsec. 3, the Beaver Hills Estates Homeowners' Association, Inc. and the owners of several lots within the Beaver Hills Estates subdivision in which Groundhog Trace lies filed a timely appeal from the decision of the Planning Board to the Board of County Commissioners;

WHEREAS, following its adoption of a resolution of intent to close such portion of Groundhog

Trace and proper notice of same and of a public hearing to consider same, and following that public hearing, the Board of County Commissioners found and ordered as follows by motion duly made and seconded, and adopted by unanimous vote, at its September 15, 2022 regular meeting:

NOW, THEREFORE, BE IT FOUND AND ORDERED THAT:

1. The closing of that portion of Groundhog Trace which fronts Lots 73, 74, 75, and 76, all as shown as part of Beaver Hills Estates Subdivision in Plat Book 148, Page 55, as recorded in the Register of Deeds of Guilford County, running south from Raccoon Run and terminating at and including the cul-de-sac of Groundhog Trace:
    - Is not contrary to the public interest; and
    - No individual owning property in the vicinity of Groundhog Trace or in the subdivision in which it is located would be deprived of reasonable means of ingress and egress to his or her property; and

2. That portion of Groundhog Trace which fronts Lots 73, 74, 75, and 76, all as shown as part of Beaver Hills Estate Subdivision in Plat Book 148, Page 55, as recorded in the Register of Deeds of Guilford County, running south from Raccoon Run and terminating at and including the cul-de-sac of Groundhog Trace, is ordered closed.

Adopted the 15th day of September, 2022.

B. 2022-405 LEGISLATIVE HEARING TO REZONE PROPERTY: #22-04-GCPL-02623 (1731 ROCK CREEK DAIRY RD.)

Hold a legislative hearing to consider either upholding or reversing the Guilford County Planning Board's July 13, 2022 decision to approve rezoning property located at 1731 Rock Creek Dairy Road from Agricultural (AG) to Conditional Zoning-Planned Unit Development-Residential (CZ-PD-R). A legislative hearing is a hearing to solicit public comment and opinion on a proposed legislative decision (e.g., rezoning).

Legislation Text

BCC Packet Info 1_Application (as amended)_P'Board Decision_02623

BCC Packet Info 2_Staff Report_Maps_BCC Decision Matrix_02623

BCC Packet Info 4 GC PB 5-11-22 and 7-13-22 MINUTES

BCC Packet Info 3 SL1985-485 HB651

Posting 1 East

Posting 1 North

Posting 1 South

Posting 1 West

Posting 2 East

Posting 2 North

Posting 2 South

Posting 2 West

Bell introduced the item and reviewed the criteria related to the Board's final action related to the conditional zoning request. He discussed the request and intended uses for the property, and confirmed they are consistent with the Rock Creek area plan.

Chairman Alston provided directions for the public hearing and opened the floor for proponents of the item.

Proponents

Prakash Buchireddy, Developer, reviewed the sustainable community project and shared they will offer a community kitchen, walking trails, renewable energy and conscious use of natural resources.

Norris Clayton, Design Engineer, discussed the additions of a 50-foot green buffer and no parking requirements on subdivision streets, following a community meeting held with homeowners.

Jeeraja Dasari, Partner with Sustaino, LLC, spoke to housing trends and the company's goal is to bring awareness to sustainable living. She shared that as a goodwill gesture, specific residences will have a 100-foot green buffer and neighbors of the property will have access to the walking trails.

There being no further proponents, Chairman Alston closed this portion of the hearing and opened the floor for opponents of the item.

Opponents

Jerry Alan Branson expressed his opposition and recognized adjacent property owners who also opposed the request. He discussed the community petition of the project and expressed concerns that the proposed conditional zoning request would allow for lots smaller than one-acre.

Brittany Clark, local resident, discussed her history in the neighborhood and spoke to increasing traffic issues in the area resulting from development. She expressed her concerns on the proposed community's impact upon residential wells in the area.

There being no further opponents, Chairman Alston closed this portion of the public hearing and paused to prior to rebuttals to receive clarification regarding documents shared with the Board.

Leslie-Fite confirmed the Legal team and proponents have had opportunity to review the documents shared with the Board and they will have comments in response during the rebuttal portion of the hearing.

Chairman Alston opened the floor for rebuttal from proponents to the item.

Rebuttal from Proponents

Nathaniel Parker, resident of Apex, NC, spoke to the efforts of the Sustaino, LLC to engage the residents in this project and spoke to the importance of development in sustaining the Carolina CORE. He spoke to the goal of development while preserving agricultural elements of the community. Parker noted the development is consistent with the adopted area plan and is reasonable and in the public interest.

There being no further proponents offering rebuttals to the item, Chairman Alston closed this portion of the meeting and opened the floor for rebuttals from opponents.

Rebuttal from Opponents

Mr. Branson discussed three (3) projects in the state of NC similar to this development and requested information on the size and components of the homes. He shared a neighborhood of this size needs to be near water and sewer infrastructure and recognized the growing pains that will result from development. Branson spoke to the importance of having sufficient infrastructure to support these projects.

There being no further rebuttals, Chairman Alston closed the public hearing.

Motion was made by Commissioner Mary Beth Murphy, and seconded by Commissioner Carly Cooke to approve the zoning map amendment located on Guilford County Parcel #107431 from AG to CZ-PD-R because:

1. **The amendment is consistent with applicable plans because the proposed Conditional Zoning-PD-R is generally consistent with the Rock Creek Area Plan land use classification of Agricultural-Rural Residential (AGRR) and thus, if approved, no plan amendment would be required; and**

2. **The amendment is reasonable and the public interest because the requested Conditional Zoning-PD-R is adjacent to an RS-40-MH-zoned property with uses that are permitted in the RS-40-MH district. It provides opportunities for residential development under a Unified Development Plan.**

Commissioner Murphy requested clarification regarding the current zoning designation versus the proposed designation.

Bell shared the CZ-PD-R zoning allows for flexibility in design of the residential district and promotes the design concept presented by the appellant, which allows for clustered design and preserves certain areas of the property.

Commissioner Murphy questioned how density will be impacted by this development.

Bell shared that in an AG zoning district the minimum lot size is 40,000 square feet, which is similar to RS-40, with the exception that in the AG district there can be no more than five (5) lots in a major subdivision. He noted that with the proposed design, there will be no change to density as there will be one unit per acre lot.
Commissioner Murphy shared her interaction with the community and NCDOT regarding traffic and ongoing safety concerns. She spoke to the benefits of the project, including the developer's interest in balancing the need for housing with rural elements of the community and their attempts to engage with the neighborhood and offer goodwill gestures.

Commissioner Perdue questioned if the road proposed for public safety access is capable of meeting current public safety vehicle needs.

Bell confirmed this is a NCDOT maintained road and does meet minimum specifications.

Commissioner Perdue questioned if the proposed lot size incorporates wetland areas.

Bell spoke to the design flexibility and noted that any wetland concerns would have to be accounted for in development. He stated that the density would not exceed the proposed one (1) unit per acre criteria.

Commissioner Justin Conrad questioned if any research had been conducted regarding the number of lots that could be developed under a RS-40 zoning designation.

Bell shared he has not viewed the standard subdivision design for the proposed development, but reiterated the design flexibility allowed under the CZ-PD-R designation.

Commissioner Conrad spoke to the issues encountered with a similar rezoning in Pleasant Garden and questioned if staff have assessed the community well situation in the proposed area.

Mr. Buchireddy discussed the groundwater assessments conducted and spoke to water designs that would direct water to ground recovery.

Bell confirmed Guilford County Environmental Health will conduct water testing.

Commissioner Conrad questioned how far this property is from the City of Greensboro's growth tier.

Bell noted this property is farther east than the growth tier.

Commissioner Conrad expressed his concerns with the project, especially related to wetland and water issues.

Commissioner Jones spoke to the difference between water access for a commercial versus a residential development and noted a comprehensive water review is typically not completed at this stage of the request. He requested Bell discuss next steps if the project were approved tonight.

Bell stated the project would be referred to the department's Technical Review Committee for further approval and review, which would include an environmental assessment.

Motion was made by Commissioner Mary Beth Murphy, and seconded by Commissioner Carly Cooke to approve the zoning map amendment located on Guilford County Parcel #107431 from AG to CZ-PD-R because:

3. **The amendment is consistent with applicable plans because the proposed Conditional Zoning-PD-R is generally consistent with the Rock Creek Area Plan land use classification of Agricultural-Rural Residential (AGRR) and thus, if approved, no plan amendment would be required; and**

4. **The amendment is reasonable and the public interest because the requested Conditional Zoning-PD-R is adjacent to an RS-40-MH-zoned property with uses that are permitted in the RS-40-MH district. It provides opportunities for residential development under a Unified Development Plan.**

VOTE:	**Motion carried 7 - 2**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, James Upchurch, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr.**
NOES:	**Justin Conrad, Alan Perdue**

By unanimous consent, the Board recessed the meeting at 7:46PM.

The Board reconvened the meeting at 8:00PM.

VIII. NEW BUSINESS

A. 2022-470 SUBAWARD AGREEMENT TO OPERATE A TENANT LEADERSHIP ACADEMY WITH UNC-G

Approve a subaward agreement, in substantial form, with the University of North Carolina at Greensboro and its Center for Housing and Community Studies for the Tenant Leadership Academy in the amount of $79,347 for a 9-month period to run from October 1, 2022 to June 30, 2023.

Legislation Text

UNC-G TLA GC Subaward Agreement 9-8-22 clean

Cheri Neal, CoC Program Manager, introduced the item and spoke to the success of the program and its ability to advocate and empower individuals to speak up for housing needs within the community.

Motion was made by Vice Chair J. Carlvena Foster, and seconded by Commissioner Carly Cooke, to approve a subaward agreement, in substantial form, with the University of North Carolina at Greensboro and its Center for Housing and Community Studies for the Tenant Leadership Academy in the amount of $79,347 for a 9-month period to run from October 1, 2022 to June 30, 2023.

VOTE:	**Motion carried 9 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, James Upchurch, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Justin Conrad, Alan Perdue**
NOES:	**None**

B. 2022-452 BUDGET AMENDMENT: APPROPRIATE INTERNAL SERVICE FUND RESERVES FOR MOLD REMEDIATION

Amend Internal Service Fund budget to increase appropriation to Health Care Plan & Risk Retention - Administration, Liability, Property, & Workers' Compensation by $950,000 and increase appropriated fund balance by $950,000.

Legislation Text

Eric Hilton, Facilities and Property Management Director, introduced the agenda item and provided an update on mold remediation efforts in the Greensboro Detention Facility.

Motion was made by Commissioner Justin Conrad, and seconded by Commissioner Mary Beth Murphy, to amend the Internal Service Fund budget to increase appropriation to Health Care Plan & Risk Retention - Administration, Liability, Property, & Workers' Compensation by $950,000 and increase appropriated fund balance by $950,000.

VOTE:	**Motion carried 9 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, James Upchurch, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Justin Conrad, Alan Perdue**
NOES:	**None**

C. 2022-475 TRANSFER EXTERNAL SECURITY FOR THE GUILFORD COUNTY BEHAVIORAL HEALTH CENTER FROM THE GUILFORD COUNTY SHERIFF TO GUILFORD COUNTY SECURITY

Approve the transfer of five Deputy Sheriff positions and all related personnel and operating expenses and equipment from the Sheriff/Law Enforcement Department and Mental Health budgets to the Security Department/budget to provide security services at the Guilford County Behavioral Health Urgent Care Center; and authorize staff to take any necessary actions to amend the lease to provide appropriate security provisions to the center.

Legislation Text

Moses Cone Lease Agreement

BHUC Memo (7.5.2022)

Captain Aldous Heron introduced the agenda item and discussed the transfer of public safety responsibilities at the Behavioral Health Urgent Care Center from the Sheriff's Office to the Security Department.

Motion was made by Vice Chair J. Carlvena Foster, and seconded by Commissioner Kay Cashion, to approve the transfer of five (5) Deputy Sheriff positions and all related personnel and operating expenses and equipment from the Sheriff/Law Enforcement Department and Mental Health budgets to the Security Department/budget to provide security services at the Guilford County Behavioral Health Urgent Care Center; and authorize staff to take any necessary actions to amend the lease to provide appropriate security provisions to the center.

VOTE:	**Motion carried 9 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, James Upchurch, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Justin Conrad, Alan Perdue**
NOES:	**None**

Chairman Alston introduced the next New Business item and questioned if the Board had any concerns. There being no concerns, the Board agreed to add the addendum agenda item by unanimous consent.

D. 2022-490 RESOLUTION IN SUPPORT OF CITY OF HIGH POINT'S STATE ARPA APPLICATION FOR STORM WATER INFRASTRUCTURE FUNDS (RICHLAND WATERSHED PROJECT)

Adopt resolution in support of City of High Point's Application for State ARPA Storm Water infrastructure funds.

Legislation Text

HP Manager letter of support

Resolution of Support

Commissioner Cashion introduced the item.

Motion was made by Commissioner Kay Cashion, and seconded by Vice Chair J. Carlvena Foster, to adopt a resolution in support of City of High Point's Application for State ARPA Storm Water infrastructure funds.

VOTE:	**Motion carried 9 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, James Upchurch, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Justin Conrad, Alan Perdue**
NOES:	**None**

RESOLUTION OF SUPPORT

WHEREAS, the City of High Point is an eligible local unit of government to apply to the new NC Local Assistance Storm Water Infrastructure Investment Funds;

WHEREAS, a resolution of support by Guilford County has the potential to substantially raise the per project cap amount for this grant;

WHEREAS, no match is required for this grant application;

WHEREAS, the City of High Point will be administering this grant and project if awarded;

WHEREAS, the High Point W. Green Drive Green Stormwater Infrastructure (GSI) project will be a fitting redevelopment of a key city arterial in a distressed part of the city that has been facing long-standing issues for decades with decayed infrastructure, flooding, and non-point source watershed pollution;

WHEREAS, the City of High Point has identified the need to install Stormwater Management Measures on W. Green Drive located at the headwaters of Richard Watershed in inner-city southwest High Point (QCT #143);

WHEREAS, by reducing, redirecting, infiltrating, and treating stormwater runoff, the project will be a critical tool to bring stormwater sewers in the neighborhood closer to current standards, reduce flooding in city streets, and target non-point stream impairment at its most critical location, the headwaters;

WHEREAS, the project is being planned and designed in accordance with the most innovative guidance for GSI infrastructure from the NCDEQ, EPA, and FEMA, and municipal GSI innovators from across the country; and

WHEREAS, once complete, the project will also contribute to the neighborhood revitalization, offering a brand new, green, tree-lined streetscape, safer and more attractive pedestrian spaces, better access to nature and the Richland Creek Watershed, and access to the new Southwest High Point Greenway;

BE IT RESOLVED, that the Guilford County Board of Commissioners hereby supports this application by the City of High Point.

IX. HEALTH AND HUMAN SERVICES UPDATE

There were no Health and Human Services updates to report to the Board.

X. APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

A. 2022-374 APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS & COMMISSIONS

Consider and approve the following appointment to the Guilford County Juvenile Crime Prevention Council (JCPC):

Guilford County Juvenile Crime Prevention Council (JCPC)
Appoint Tristan Bailey to 1st term as Representative of a Local Parks & Recreation Program* (September 1, 2022 - August 31, 2024)
***Replacing Parks Director Dwight E. Godwin**

Legislation Text

TBailey_App_08.16.22.pdf

TBailey_Resume_08.16.22.pdf

Motion was made by Commissioner Alan Perdue, and seconded by Commissioner Justin Conrad to consider and approve the following appointment to the Guilford County Juvenile Crime Prevention Council (JCPC):

Guilford County Juvenile Crime Prevention Council (JCPC)
Appoint Tristan Bailey to 1st term as Representative of a Local Parks & Recreation Program* (September 1, 2022 - August 31, 2024)
***Replacing Parks Director Dwight E. Godwin**

VOTE:	**Motion carried 9 - 0**
AYES:	**Melvin "Skip" Alston, J. Carlvena Foster, James Upchurch, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Justin Conrad, Alan Perdue**
NOES:	**None**

XI. COMMENTS FROM COUNTY MANAGER / COUNTY ATTORNEY

County Manager Michael Halford shared staff will be prepared to resume the compensation study discussion at a later date.

XII. COMMENTS FROM COMMISSIONERS

Commissioner Conrad requested staff include information in future discussions regarding the compensation study on how other municipalities changes to their EMS programs and salaries could impact Guilford County.

Vice Chair Foster thanked Guilford County EMS and Sheriff's Department for their service during the recent John Coltrane Music Festival. She also thanked Tax Director Ben Chavis and County Attorney Leslie-Fite for their timely responses which allowed her to offer advice to a constituent. Foster offered Commissioner Murphy and her husband belated anniversary wishes.

Commissioner Cashion shared the Guilford County Family Justice Center (FJC) hosted a 2-day state conference and spoke to the extraordinary work being conducted by this team. She discussed the FJC's reputation across the country and noted 61,000 citizens have been served since its opening. Cashion encouraged the Board to continue supporting this department.

Chairman Alston thanked Commissioner Cashion publicly for her efforts in establishing the FJC.

Commissioner Cooke shared her attendance at the film screening of "Resilience" and panel discussion related to food security co-hosted by NC A&T State University and NC Association of County Commissioners. She noted the event was well attended and thanked staff for their assistance in preparing her for the panel discussion. Cooke echoed Commissioner Cashion's sentiments regarding the FJC state conference and thanked Catherine Johnson, Sonya Desai and

the FJC for coordinating the event. She shared her attendance at the Folk Festival and discussed the number of volunteer hours dedicated to the event. Cooke invited the Board to attend the Piedmont Triad Regional Council's award ceremony on October 19 at 11:30AM at the NC Zoo.

Commissioner Murphy invited everyone to The Big Pick event at the County Farm on September 24 and October 1 from 10:00AM to 2:00PM. She announced the Fall Festival will be held on October 8 from 10:00AM to 2:00PM at Bur-Mil Park.

Commissioner James Upchurch shared his recent reappointment to the Community Workforce and Economic Development Steering Committee for NACo and was also appointed to the Finance, Pensions and Intergovernmental Affairs Steering Committee.

Chairman Alston shared his attendance at the celebration of the Inflation Reduction Act at the White House and will return to the White House to represent Guilford County and discuss how ARPA funding was utilized.

Commissioner Jones thanked the Board for their condolences on the recent passing of his family member and announced Fire District 28 will hold a fish fry in Gibsonville on Saturday. He commended City of Greensboro councilwoman Sharon Hightower on her recent town hall event and he, Commissioner Perdue and Commissioner Cashion will attend their 25th Founder's Day next week.

XIII. HOLD CLOSED SESSION PURSUANT TO N.C.G.S. 143-318.11 FOR THE PURPOSE OF CONSULTING WITH THE COUNTY ATTORNEY.

There was no item requiring discussion during a closed session.

XIV. ADJOURN

There being no further business, the meeting was adjourned by unanimous consent at 8:24PM.

_____
Melvin "Skip" Alston
Chairman

_____
Robin Keller
Clerk