

**Guilford County
Planning Board
JANUARY 13, 2016**

The Guilford County Planning Board met on Wednesday, January 13, 2016 at 5:45 p.m. in the Blue Room of the Old Guilford County Courthouse, Greensboro, North Carolina. There was a brief Business Meeting prior to the regular session.

Members Present: Mr. Collins, Chair; Mr. Leonard; Mr. Apple; Mr. Jones; Mr. Mann; Mr. Alexander; Mr. Cannon; Mr. Geter.

Members Absent: Ms. Gibson.

Staff Present: Les Eger and Tonya Hodgin, Planning Department. Also present was Leslie Bell, Guilford County Planning Director.

AGENDA AMENDMENTS:

Chair Collins stated that although there are no amendments to the agenda, the order of the agenda will be adjusted to accommodate a continuance request.

Chair Collins reviewed the rules and procedures of the Guilford County Planning Board.

APPROVAL OF MINUTES:

December 9, 2015 Regular Meeting Minutes

Mr. Alexander moved approval of the December 9, 2015 regular meeting minutes, seconded by Mr. Mann. The Board voted 7-0 in favor of the motion. (Ayes: Collins, Leonard, Apple, Mann, Alexander, Cannon, Geter. Nays: None.)

Mr. Jones joined the meeting at 6:04 p.m.

PUBLIC HEARING ITEM:

REZONING CASE #15-12-GCPL-06379: AG TO RS-40

Located 1,300 feet from the Alley Road and Lunsford Road intersection in Center Grove Township. Being part of Guilford County Tax Parcel #0137385. Approximately 74.82 Acres owned by Lake Brandt Properties, LLC. **(CONTINUED UNTIL FEBRUARY 10, 2016 MEETING)**

Don Vaughan, Attorney, was representing the neighbors. The neighbors have requested a continuance of 30 days so they can meet to discuss several issues that they have with the request.

David Michaels, Windsor Homes, was made aware that the neighbors would like additional time to discuss some of their issues. He has been authorized by the applicant, Lake Brandt Properties, to agree to the continuance with the understanding the continuance will not be more than 30 days.

Mr. Cannon moved to continue rezoning **Case #15-12-GCPL-06379** until the February 10, 2016 meeting, seconded by Mr. Apple. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Collins, Leonard, Apple, Mann, Alexander, Cannon, Geter, Jones. Nays: None.)

NON-PUBLIC HEARING ITEM:

RESOLUTION OF INTENT ROAD CLOSING CASE #15-12-GCPL-06382

BEING approximately 39 feet of Cardinal Drive extending north to the intersection with Dunrobin Drive, and all of Dunrobin Drive to the intersection with Joy Drive, in Friendship Township, Guilford County. **Requested action is to set a public hearing for February 10, 2016.**

Mr. Eger explained that the purpose of this request is to set a public hearing date for the February 10, 2016 meeting. The resolution is required for State Statues and a public hearing must be held to close a road. The request is to close approximately 39 feet from the existing Cardinal Drive to the intersection of Dunrobin Drive and all of Dunrobin Drive to the intersection of Joy Drive. The intent is to set the hearing for the next meeting which is February 10, 2016.

Mr. Jones moved to set the date certain as stated forth in the resolution of intent to close a roadway in **CASE #15-12-GCPL-06382**, seconded by Mr. Cannon. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Collins, Leonard, Apple, Mann, Alexander, Cannon, Geter, Jones. Nays: None.)

PUBLIC HEARING ITEM:

REZONING CASE #15-12-GCPL-06373: RS-40 TO CU-AG

Located 546 feet northwest from the Wedgewood Drive and Ruffin Road intersection in Friendship Township. Being Guilford County Tax Parcels #0152194, #0152230, and #0152146. Approximately 4.72 Acres owned by William Howard Dalton. **(APPROVED)**

Mr. Eger stated that this is a request to rezone from RS-40 (Residential) to CU-AG (Conditional Use-Agricultural). The property is approximately 4.7 acres. The following condition has been placed on the application: (1) Uses shall be limited to radio, television communication tower; single-family detached dwellings; and accessory buildings. These are the only uses that will be permitted on this property if the rezoning is approved. The request is located in an area of the County that has seen a lot of changes in the last 15-20 years. The City of Greensboro has annexed into the area and water and sewer services have been extended to the area. The general feel of the area changed when the bypass came through. This request is for a piece of property that is located adjacent to the bypass and will be for a cell tower and an existing residential structure. Surrounding the property on one side is the outer loop and across the outer loop is the residential subdivision, accessed off of Wendover Drive to the north. There is still an existing residential neighborhood to the south of Ruffin Road. To the east is an area that Bridford Parkway came through containing a lot of commercial development that continues to grow. There are a number of apartment complexes built around this area. Townhomes are being built to the west of the request. These townhomes are all accessed on Guilford College Road. To the north and west is a mixture of single-family homes and large area that has been developed as mini-warehouse storage. The plan for this area called for Residential Single-Family. Changes that occurred as the area grew have had a serious impact, especially those along the outer loop. Given that, the request is inconsistent with the plan, if approved and developed, the only thing that could go on the site would be a communication tower. It would actually be very minimal impact to the outer loop and surrounding residential uses. Staff recommends approval of this request. If the request is approved, in addition to the single family residential structure that is already there, it would

allow for a communications tower which would serve the needs of the public, the area, and people driving through.

Laura Goode, Attorney with Pennington Law Firm LLC, was representing TowerCom in their application for the proposed Conditional Use rezoning. She introduced George Davis, Senior Vice-President of TowerCom, who was present in the audience. Ms. Goode offered copies of the application to Board members that outlines how each ordinance requirement has been met. The property owner, William Howard Dalton, was not able to attend tonight's meeting; however, he provided a letter in support of the request.

It was noted that the rezoning is being requested for approval tonight. A Site Plan for the tower will be addressed at a later date.

There being no other speakers, Chair Collins closed the public hearing.

Chair Collins asked staff if the long-range plan is being changed. Mr. Eger stated that this area will still be residential.

In the matter of case **15-10-GCPL-06373** Mr. Mann moved that the Guilford County Planning Board believes that its action to approve this zoning amendment located on Guilford County Tax Parcels #0152194, #0152230, and #0152146, from RS-40 to CU-AG, to be inconsistent with the adopted Southwest Area Plan and considers the action reasonable and in the public interest because although the request is inconsistent with the adopted Southwest Area Plan, it has been determined that zoning the property to CU-AG is compatible with the surrounding area. The motion was seconded by Mr. Apple. The Board voted 8-0 in favor of the motion. (Ayes: Collins, Jones, Alexander, Leonard, Geter, Apple, Mann, Cannon. Nays: None.)

ADDITIONAL BUSINESS:

Mr. Eger informed members that a Text Amendment case will be coming before the Board at a future meeting.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 6:15 p.m.

Respectfully submitted,

Tony Collins, Chairman

Les Eger, Secretary to the Board

TC:sm/jd