

**GUILFORD COUNTY
PLANNING BOARD
MAY 11, 2016**

The Guilford County Planning Board met on Wednesday, May 11, 2016 at 6:00 p.m. in the Blue Room of the Old Guilford County Courthouse, Greensboro, North Carolina

Members Present: Mr. Leonard, Vice Chair; Mr. Apple, Mr. Jones, Mr. Alexander, Mr. Geter, Mr. Mann and Ms. Gibson.

Members Absent: Mr. Collins and Mr. Cannon.

Staff Present: Les Eger and Tonya Hodgin, Planning Department.

APPROVAL OF MINUTES:

April 13, 2016 Regular Meeting Minutes

Mr. Geter moved approval of the April 13, 2016 regular meeting minutes, seconded by Mr. Apple. The Board voted 7-0 in favor of the motion (Ayes: Apple, Alexander, Geter, Jones, Leonard, Mann and Gibson. Nays: None.)

Les Eger reviewed the rules and procedures of the Guilford County Planning Board.

AGENDA AMENDMENTS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

PUBLIC HEARING ITEMS:

REZONING CASE #16-04-GCPL-01799 AG to RS-30

Located on the east side of North Bunker Hill Road approximately 200 feet north of Pheasant Ridge Drive in Deep River Township. Being Guilford County Tax Parcel #0170552, Approximately 6.63 Acres owned by David and Sherry Tolbert.

Les Eger stated that this is a request to rezone approximately 6.3 acres from AG to RS-30. The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences

on large tracts of land. It is not intended for major residential subdivisions.

The RS-30, Residential Single-Family District is primarily intended to accommodate low density single-family detached dwellings on large lots in areas without access to public water and wastewater services. The overall gross density in RS-30 areas will typically be 1.3 units per acre or less. There are no inventoried properties located on or near this property. No cemeteries are shown on this property but efforts should be made to rule out the potential of unknown gravesites.

This request is consistent with the adopted Airport Area Plan, compatible with the surrounding zoning and residential uses and is being proposed in the public interest through the provision of future residential structures. Staff recommends approval of the request. Re-zoning the property to RS-30 will enable the applicant to develop the site with approximately five residential lots. No Area Plan amendment recommendation is necessary if this request is approved. The plan recommendation for low-density residential use is consistent with this rezoning request.

Vice Chair Leonard asked if there was anyone present to speak in favor of this request.

David Tolbert, the applicant, stated that he lives in Oak Ridge and has lived on Beeson Road and now in Meadow Bluff which is just off Fogleman Rd and he has been in this area for about 15 years. This piece of property was in foreclosure and his house is under contract to sell. He purchased the property because it has a very nice, existing 1,100 square foot cottage. He and his wife enjoy renovating properties like this to re-sell. They are currently living in a 4,200 square foot house and planned to down-size in the very near future. The plans have now changed and now they want to build on another property that consists of a 21-acre tract on Beeson Road. Based on the soils and topography of this particular property, they now wish to try and get three (3) or four (4) lots on the property and possibly add on to the existing cottage to make it a more appropriate dwelling for the area. The economics do not work to build a DOT spec road to the property and the topography also makes it difficult. The proposed plan would be consistent with other properties in the surrounding area. He has spoken with some of the neighbors and no one seems to have a problem with this plan.

There being no one speaking in opposition to the request, the public hearing was closed.

After a short discussion, Mr. Mann moved that in the matter of Rezoning Case #16-04-GCPL-10799 the Planning Board believes its action to approve this rezoning request located on Guilford County Tax Parcel #0170552 ,

from AG to RS-30, to be consistent with the adopted Airport Area Plan and considers the action to be reasonable and in the public interest because it is generally consistent with the land use category indicated for the property on the Airport Area Plan Future Land Use Map, seconded by Mr. Apple. The Board voted unanimously in favor of the motion. (Ayes: Leonard, Apple, Mann, Geter, Alexander, Jones and Gibson. Nays: None)

OLD BUSINESS:

None.

NEW BUSINESS:

Les Eger stated that information has been presented to each Board member for their review concerning a statute change forcing staff to make some changes.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 6: 14 pm.

Respectfully submitted,

Mr. Leonard, Vice Chairman

Leslie P. Eger, Secretary to the Board

LL:SM/jd