

**Guilford County
Planning Board
JUNE 8, 2016**

The Guilford County Planning Board met in regular session on Wednesday, June 8, 2016 at 5:45 p.m. in the John H. McAdoo Conference Room, 3rd Floor, 201 West Market Street, Greensboro, North Carolina.

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

Members Absent: Ms. Gibson and Mr. Cannon.

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

APPROVAL OF MINUTES:

May 11, 2016 Regular Meeting Minutes

Mr. Jones moved approval of the May 11, 2016 regular meeting minutes, seconded by Mr. Alexander. The Board voted unanimously in favor of the motion.

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

AGENDA AMENDMENTS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

PUBLIC HEARING ITEMS:

REZONING CASE #16-05-GCPL-02335: CU-LI to CZ-HI

Located 1,360 feet southeast from the intersection of Knox Road and Birch Creek Road in Jefferson Township. Being Guilford County Tax Parcel #0116871. Approximately 6.372 Acres owned by Detail Investments, LLC. **(APPROVED)**

Mr. Eger stated that this is a request to rezone property from Conditional Use-Light Industrial (CU-LI) to Conditional Zoning-Heavy Industrial (CZ-HI). The packet of information, as distributed to Board Members, indicate the applicant's intention to zone to Heavy Industrial with all uses limited to those in the Light Industrial district except truck washing. The applicant would like to add an additional condition under Development Conditions into the application.

Additional Condition:

The requested condition is as follows:

No washing of the interior of any tankers (petroleum, liquid asphalt, etc.) or any construction type equipment (concrete, cement-mixers) or any other type tankers that may contain chemicals or hazardous materials will occur on the property.

Mr. Geter moved approval of the additional condition, seconded by Mr. Apple. The Board voted unanimously 7-0 in favor of the motion. (Ayes: Collins, Jones, Mann, Geter, Apple, Alexander, Leonard. Nays: None.)

Mr. Eger stated that the applicant is Kevin Thomas and the property is located 1,360 feet southeast from the intersection of Knox Road and Birch Creek Road in Jefferson Township. Surrounding land uses in this area are Light Industrial. There is an older residential subdivision to the east that contains a number of rental units and across the highway to the south, there is a corporate park. To the west and north are Light Industrial uses. There is no impact to schools in this area. The land use plan is the Northeast Area Plan that recommends for Light Industrial uses. Although the request is inconsistent with the land use plan, conditions are offered in the application that minimize the impacts onto adjoining properties and make the request compatible with surrounding zoning districts. Additionally, the proposed use is being done in the public interest through the provision of future truck washing and detailing services. Staff recommends approval of this request. If the request is approved by the Board, a recommendation will be needed to amend the Future Land Use Plan.

Kevin Thomas, 807 Knox Road, McLeansville, North Carolina, gave a brief overview of his business. They recondition large trucks for their existing customer base that includes Volvo Trucks, Mack Trucks, various dealerships, as well as private individuals. The additional condition is in response to a concerned individual who expressed earlier opposition to the rezoning request. He explained that Shamrock Environmental is the company that handles chemical tankers, etc., and he clarified that it is not their intention to handle that type of equipment, as reflected in the additional condition accepted by the Board.

There being no other speakers, Chair Collins closed the Public Hearing.

In the matter of **Rezoning Case #16-05-GCPL-02335**, Mr. Jones moved that the Guilford County Planning Board believes its action to approve this zoning amendment located on Guilford County Tax Map Parcel #0116871, from CU-LI to CZ-HI to be inconsistent with the adopted Northeast Area Plan and considers the action to be reasonable and in the public interest because although the request is inconsistent with the adopted Northeast Area Plan, it has been determined that zoning the property to CZ-HI is compatible with the surrounding area and it is in the public interest through the provision of services that are in the best interest of the commercial environment in Guilford County. The motion was seconded by Mr. Apple. The Board voted 7-0 in favor of the motion. (Ayes: Collins, Apple, Alexander, Geter, Jones, Leonard, Mann. Nays: None.)

Mr. Jones moved that the Guilford County Planning Board recommends an amendment of the Northeast Area Plan for this property to be changed from Light Industrial to Heavy Industrial, seconded by Mr. Apple. The Board voted 7-0 in favor of the motion. (Ayes: Collins, Apple, Alexander, Geter, Jones, Leonard, Mann. Nays: None.)

Chair Collins expressed his appreciation for the flexibility of Planning Board members as today's meeting in the John H. McAdoo Conference Room is the fourth different room that the group has met in this year.

ADJOURNMENT:

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

Respectfully submitted,

Tony Collins, Chairman

Leslie P. Eger, Secretary to the Board

TC:sm/jd