

**Guilford County
Planning Board
DECEMBER 14, 2016**

The Guilford County Planning Board met in regular session on Wednesday, December 14, 2016 at 6:00 p.m. in the Blue Room, First Floor, Old Guilford County Courthouse, 301 West Market Street.

Members Present: Mr. Collins, Chair; Mr. Leonard; Mr. Apple; Mr. Alexander; Mr. Mann, Mr. Jones, Mr. Cannon and Ms. Burnett.

Members Absent: None.

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

APPROVAL OF MINUTES

October 12, 2016 Regular Meeting Minutes:

Mr. Jones moved approval of the October 12, 2016 regular meeting minutes as written, seconded by Mr. Leonard. The Board voted 7-0 in favor of the motion. (Ayes: Collins, Leonard, Apple, Alexander, Cannon, Jones, Mann. Nays: None.)

Ms. Burnett, new member, was not present at the October, 2016 meeting and therefore, she did not vote on the meeting minutes.

RULES AND PROCEDURES

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

REQUEST FOR CONTINUANCES

None.

AGENDA AMENDMENTS

None.

OLD BUSINESS

None.

OATH OF OFFICE FOR CAROLINE BURNETT

Tonya Hodgin administered the Oath of Office to new member, Caroline Burnett. Members welcomed Ms. Burnett to the Board.

NEW BUSINESS

Public Hearing Items:

REZONING CASE #16-11-GCPL-06183: AG-SR to CZ-HB-SR

Located 1,300 feet southeast of the intersection of Spotswood Road and US Highway 158 in Bruce Township. Being Guilford County Tax Parcel #0220553. Approximately 3.91 Acres owned by 220 Property Company, LLC. **(APPROVED)**

Mr. Eger stated that the conditions that apply to this request are all uses permitted in the Highway Business (HB) zoning district excluding billboards. This request is in a part of the county that is currently primarily low-density residential with changes occurring due to the realignment to US 220 North. The property is vacant and there is vacant property located all around it at this time. To the west are Spotswood Road and the newly realigned Highway 220. The Land Use Plan for this is the Northwest Guilford Land Use Plan that was readopted just recently. There were some amendments in this area, but the land uses have not changed. Although inconsistent, recent realignments of US 220 North have opened up an opportunity for additional uses in the area other than strictly residential. If approved, required use separations and buffering requirements will reduce impacts onto the recently residentially zoned property east of this request while still providing the flexibility for quality development with the potential for future employment opportunities. Staff recommends approval of this request. It would allow the applicant to site for future commercial uses and serve the surrounding area and passing motorists. If the zoning request is approved a land use plan amendment recognizing the acreage rezoned as commercial will be necessary. The recommendation for Residential only would be changed to a Commercial recommendation on the Plan.

Reed Boardman, 8065 Glengarriff Road, Clemmons, North Carolina, was speaking in support of this request. He and Mr. Yearns, who plans a continuation of a nearby residential development, signed an agreement that residents moving into his development will be aware when they move in that there is the potential for a hotel and retail center, should this request be granted. Mr. Boardman wants to be in a position to put a high quality retail development on the site and allow this interchange to become all it can be. He is part-owner of three of the corners near the site. Referring to a map, he described the areas and stated his opinion that Residential and Commercial can live together in this area.

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

Mr. Jones commended the applicant for having talked to adjacent property owners before presenting his case to the Board tonight.

In the matter of **#16-11-GCPL-06183**, Mr. Mann moved that the Guilford County Planning Board believes that its action to approve this zoning amendment located on Guilford County Tax Map Parcel #0220553, from AG-SR to CZ-HB-SR, to be inconsistent with the adopted Northwest Area Plan and considers the action to be reasonable and in the public interest for the following reasons: Although the request is inconsistent with the adopted Northwest Area Plan, it has been determined that zoning the property to Z-HB-SR is compatible with the surrounding area and uses. In addition, Mr. Mann recommended that the Northwest Area Land Use Plan be changed from Residential only to Residential and Commercial at this location. The motion was seconded by Mr. Cannon. The Board voted 7-1 in favor of the motion. (Ayes: Collins, Burnett, Apple, Alexander, Cannon, Jones, Mann. Nays: Leonard.)

ROAD RENAMING CASE #16-11-GCPL-06184

Renaming a portion of previously named US Highway 220 North to a new name: Spotswood Circle, that portion of US Highway 220 North running approximately 3,300 feet north from Spotswood Road, and terminating at Spotswood Road, in Bruce Township. **(APPROVED)**

Mr. Eger said that this is a request to rename a portion of the road that used to be US Highway 220 to a new name, Spotswood Circle. This request was prompted by the realignment of US Highway 220. In cases such as these, he explained that the County sends out requests to people in the area for new names and people respond to the requests. Members are in receipt of a list of names in their packet that were received as a result of the request. The majority of responses were for Spotswood Circle.

Kelly Doss, Guilford County GIS Mapping Technician, confirmed for Chair Collins that this renaming creates the least amount of confusion going forward because the names are basically the same. She described a situation where a neighbor sent a list of names for the road renaming. The neighbor informed her last week that she was opposed to the name that was chosen. The neighbor was unable to attend this meeting.

In the Matter of Case **16-11-GCPL-06184**, Mr. Leonard moved that WHEREAS, pursuant to NCGS 153A-239.1, notices were posted that a hearing would be held before this Board on December 14, 2016, on a request that the official name of a certain road be established or changed.

NOW, THEREFORE, BE IT RESOLVED, that the official name is hereby established for the following road(s) as indicated:

PREVIOUS NAME:	US Highway 220 North.
ESTABLISHED NAME:	Spotswood Circle.
LOCATION:	A portion of said road running approximately 3,300 feet north from Spotswood Road, and terminating at Spotswood Road, in Bruce Township.

The motion was seconded by Mr. Alexander. The Board voted 8-0 in favor of the motion. (Ayes: Collins, Leonard, Burnett, Apple, Alexander, Cannon, Jones, Mann. Nays: None.)

ROAD RENAMING CASE #16-11-GCPL-06185

Renaming a portion of previously named Bethel Church Road to a new name: Justice Trail, that portion of Bethel Church Road running approximately 1,500 feet north of Hines Andrews Road, and east of McLeansville Road, in Jefferson Township. **(APPROVED)**

Mr. Eger said that this road renaming request is due to road realignments in the area. The majority of responses received for this request were for Justice Trail.

In the Matter of Case **16-11-GCPL-06185**, Mr. Leonard moved that WHEREAS, pursuant to NCGS 153A-239.1, notices were posted that a hearing would be held before this Board on December 14, 2016, on a request that the official name of a certain road be established or changed.

NOW, THEREFORE, BE IT RESOLVED, that the official name is hereby established for the following road(s) as indicated:

PREVIOUS NAME: Bethel Church Road.
 ESTABLISHED NAME: Justice Trail.
 LOCATION: A portion of said road running approximately 1,500 feet north of Hines Andrews Road, and east of McLeansville Road, in Jefferson Township.

The motion was seconded by Mr. Apple. The Board voted 8-0 in favor of the motion. (Ayes: Collins, Leonard, Burnett, Apple, Alexander, Cannon, Jones, Mann. Nays: None.)

Non-Public Hearing Items:

RESOLUTION OF INTENT—ROAD CLOSING CASE #16-11-GCPL-06182

Being approximately 200 feet of an unopened and unnamed road recorded in PB 42 PG 54, between lots 12 and 13 that is located 180 feet from the Bonnie Lane and Witty Road intersection, Center Grove Township. **(APPROVED)**

Members were asked to set a date for this Resolution of Intent for Road Closing Case. The date of the next meeting is January 11, 2017.

Mr. Alexander moved that WHEREAS, a petition has been filed, pursuant to G.S. 153-241, requesting the Board to close and remove from dedication the following described roadway(s):

RESOLUTION OF INTENT ROAD CLOSING CASE #16-11-GCPL-06182

Being approximately 200 feet of an unopened and unnamed road recorded in PB 42 PG 54, between lots 12 and 13 that is located 180 feet from the Bonnie Lane and Witty Road intersection, Center Grove Township.

NOW, THEREFORE, BE IT RESOLVED, that it is the intent of this Board to close said road to the public use, and that a public hearing on this request will be held on the 11th day of January, 2017, at 6:00 p.m. in the Blue Room on the first floor of the Old Guilford County Courthouse located at 301 West Market Street, Greensboro, North Carolina 27401, at which time the Board will hear all interested citizens and make a final determination as to whether the road shall be closed and removed from dedication.

The motion was seconded by Ms. Burnett. The Board voted 8-0 in favor of the motion. (Ayes: Collins, Leonard, Burnett, Apple, Alexander, Cannon, Jones, Mann. Nays: None.)

REVIEW AND APPROVE THE 2017 MEETING SCHEDULE

Members are in receipt of the Guilford County Planning Board meeting schedule for 2017. There were no concerns or requests to change the proposed schedule.

Mr. Leonard moved to accept the 2017 meeting schedule as proposed, seconded by Mr. Jones. The Board voted 8-0 in favor of the motion. (Ayes: Collins, Leonard, Burnett, Apple, Alexander, Cannon, Jones, Mann. Nays: None.)

ELECTION OF OFFICERS FOR 2017

Chair Collins indicated his desire to step aside as Chair of the Planning Board. In addition, Mr. Leonard has indicated that he does not desire to be Chair at this point.

- **Chair**

Chair Collins called for nominations for Chair of the Guilford County Planning Board.

Mr. Leonard nominated Mr. Jones for Chair of the Planning Board. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Collins, Leonard, Burnett, Apple, Alexander, Cannon, Jones, Mann. Nays: None.)

- **Vice-Chair**

Chair Collins called for nominations for Vice-Chair of the Guilford County Planning Board.

Mr. Apple nominated Mr. Leonard for Vice-Chair of the Planning Board. The Board voted unanimously 8-0 in favor of the motion. (Ayes: Collins, Leonard, Burnett, Apple, Alexander, Cannon, Jones, Mann. Nays: None.)

ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:30 p.m.

Respectfully submitted,

Tony Collins, Chairman

Leslie P. Eger, Secretary to the Board

TC:sm/jd