REMINDER

4:30 P.M. **RECEPTION FOR BICENTENNIAL COMMISSION**
PLAZA LEVEL CONFERENCE ROOM

REGULAR MEETING
TUESDAY
7 FEBRUARY 2006
5:30 P. M.

1. Moment of Silence

2. Pledge of Allegiance to the Flag

3. Recognition of Courier

4. Council Procedure for Conduct of the Meeting

At hearings involving rezoning applications, proponents and opponents shall be provided a total of twenty (20) minutes notwithstanding the number of persons desiring to be heard. Proponents shall be heard first followed by comments from opponents. Each side may speak a total of five (5) minutes rebuttal.

5. Speakers from the Floor

Each speaker will be allowed a maximum of three minutes on non-public hearing agenda items. Speakers cannot cede their time to another speaker. This Speakers from the Floor segment will be limited to a maximum of 30 minutes.

6. Resolution honoring the memory of the late Stanley Milton Frank. (roll call vote) (Attachment #6 to Council members)

7. Recognition of Members of the Bicentennial Commission

PUBLIC HEARING ITEMS:

8. Ordinance rezoning from Conditional District-RM-5 residential Multifamily to Conditional District-Limited Business for property located on the east side of Fleming Road between Chance Road and David Christian Place—this matter is being heard on appeal filed by Tom Dukes after receiving a vote of 9 to 0 by the Zoning Commission to recommend approval of the request. This matter was continued from the January 24, 2006 meeting. (roll call vote) (Attachment #8 (PL(Z)06-06) to Council members)

9. Ordinance annexing territory to the corporate limits-4.65 acres at 227 Ward Road. (roll call vote) (Attachment #9 (PL(P)05-52) to Council members)

10. Ordinance amending Chapter 30, Zoning Planning and Development, Section 30-1-10, Relation to the Comprehensive Plan, to consider an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the Mixed Use Corporate Park to the Low Residential land use classification for a portion of the property located on the south side of Ward Road east of Sharing Terrace. (roll call vote) (Attachment #10 (CP-06-01) and (PL(Z)06-07) to Council members).

11. Ordinance establishing original zoning from County Zoning Agricultural to City Zoning RS-7 Residential Single Family for property located on the south side of Ward Road east of Sharing Terrace. (roll call vote) (Attachment #11 (PL(Z)06-07) to Council members)

12. Ordinance amending Chapter 30, Zoning Planning and Development, Section 30-1-10, Relation to the Comprehensive Plan, to consider an amendment to the Connections 2025 Comprehensive Plan Generalized Future Land Use Map (Figure 4-2) of the property located on the east side of Yanceyville Street between Lees Chapel Road and Kenion Street. (roll call vote) (Attachment #12 (CP-06-02) and (PL(Z)06-08) to Council members).

13. Ordinance rezoning from RS-12 Residential Single Family to Conditional District-RM-8 Residential Multifamily for property located on the east side of Yanceyville Street between Lees Chapel Road and Kenion Street. (roll call vote) (Attachment #13 (PL(Z)06-08) to Council members)

14. Ordinance amending Chapter 30, Section 30-1-10, relation to the Comprehensive Plan, to consider an amendment to the Connections 2025 Comprehensive Plan Generalized Future Land Use Map (Figure 4-2) from the Industrial/Corporate Park to the Mixed Use Corporate Park land use classification for a portion of the property located on the west side of Regional Road North and north side of Airport Center Drive between Business Park Drive and Bentley Road. (roll call vote) (Attachment #14 (CP-06-03) and PL(Z)06-09) to Council members)

Public Hearing Items continue:

15. Ordinance rezoning from Corporate Park to Conditional District - RM-12 Residential Multifamily for property located on the west side of Regional Road North and north side of Airport Center Drive between Business Park Drive and Bentley Road. (roll call vote) (Attachment #15 (PL(Z)06-09) to Council members)

16. Ordinance amending Chapter 30, Zoning, Planning and Development, Section 30-1-10, Relation to the Comprehensive Plan, to consider an amendment to the Connections 2025 Comprehensive Plan Generalized Future Land Use Map (Figure 4-3) from the low Residential to the High Residential land use classification for a portion of the property located on the northwest side of Fore Place east of Pinecroft Road. (roll call vote) (Attachment #16 (CP-06-04) and (PL(Z)06-10) to Council members).

17. Ordinance rezoning from General Business RM-18 Residential Multifamily for property located on the northwest side of Fore Place east of Pinecroft Road. (roll call vote) (Attachment #17 (PL(Z)06-10) to Council members)

CONSENT AGENDA ITEMS
(One Vote)

18. Resolution authorizing the merger of Summerfield's newly-approved ABC System with the City of Greensboro ABC Board. (Attachment #18 to Council members)

19. Ordinance changing the name of Wiley Davis Road, from its present intersection with West Vandalia Road southwestward to its present intersection with McCuiston Road, to West Vandalia Road. (Attachment #19 to Council members)

20. Ordinance changing the name of McCuiston Road, from its present intersection with West Vandalia Road eastward to its present intersection with Wiley David Road, to West Vandalia Road. (Attachment #20 to Council members)

21. Ordinance changing the name of West Vandalia Road, from its present intersection with McCuiston Road northeastward to the Urban Loop Thoroughfare, to Vandalia Court. (Attachment #21 to Council members)

22. Resolution listing loans and grants for City Council approval. (Attachment #22 to Council members)

23. Resolution directing the City Tax Collector to advertise liens on real estate for delinquent, substandard structure charges, water rents and nuisance abatement charges for the year 2005. (Attachment #23 to Council members)

Consent Agenda Items continue:

24. Resolution approving appraisal in the amount of $58,500 and authorizing purchase of property of Burgerbusters III, LLC known as Taco Bell, for the Bridford Parkway Sidewalk. (Attachment #24 to Council members)

BUSINESS ITEMS:

25. Ordinance amending Chapter 10 of the Greensboro Code of Ordinances with respect to Fire Prevention and Protection (smoking prohibited in specified public places). (roll call vote) (Attachment #25 to Council members)

26. Resolution requesting construction funding for the Greensboro Eastern Urban Loop from US 70 to US 29 (U-2525B) in the 2007-2013 Transportation Improvement Program. (roll call vote) (Attachment #26 to Council members)

27. Resolution approving bid in the amount of $695,924 and authorizing Contract No. 2005-043 with Triangle Grading and Paving, Inc. for the Burnt Poplar Road Improvements Project. (roll call vote) (Attachment #27 to Council members)

28. Resolution in support of the PGA Golf Tournament. (roll call vote) (Attachment #28 to Council members)

29. Resolution accepting a gift of art from the Greensboro Merchants Association. (roll call vote) (Attachment #29 to Council members)

30. Resolution amending January 24, 2006 Resolution providing for the issuance of $10,000,000 General Obligation Street Improvement Bonds, Series 2006. (roll call vote) (Attachment #30 to Council members)

31. Addendum

32. Speakers from the Floor (if time permits)

33. Matters to be discussed by the Mayor and Members of the Council (if time permits)
    -Boards and Commissions Appointments

34. Matters to be presented by the City Manager (if time permits)

Attachments for Council's Information:

1. Report of Disbursements

INFORMATION FOR THE PUBLIC

- The first Speakers from the Floor segment will be limited to a maximum of 30 minutes. If no speakers are present, Council will proceed with other agenda items.

- If this meeting continues until after 11:00 p.m., Council will complete the public hearing and business items listed on the agenda and will then adjourn the meeting; speakers from the floor and Council comments at the end of the meeting will not be heard. If all business items are completed before 11:00 p.m., the meeting will continue with the understanding that Council intends to adjourn the meeting no later than 11:00 p.m.

- You may review attachments for this agenda in the City Clerk's Office or in the area outside the Council Chamber, Melvin Municipal Office Building, 300 West Washington Street, Greensboro, NC. If you have questions, please call Juanita Cooper or Susan Crotts at 373-2397.

- Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact Juanita Cooper or Susan Crotts at 373-2397 or 333-6930 (TDD).

- Citizens attending public meetings of the Greensboro City Council will be provided free parking after 5:30 p.m. in the public lot located at Washington/Eugene Streets, Governmental Center, Greensboro, NC.

- The next regular City Council meeting will be held on February 21, 2006 at 5:30 p.m. in the Council Chamber of the Melvin Municipal Office Building.

City of Greensboro

City Council

Agenda Item

TITLE: Resolution honoring the memory of the late Stanley Milton Frank			
Department:	Council	Current Date:	January 26, 2006
Contact 1:	Councilmember Gatten	Public Hearing:	
Phone:		Advertising Date:	
Contact 2:		Advertised By:	
Phone:		Authorized Signature:	Jeanette Cooper
Attachments:	Resolution honoring the memory of the late Stanley Milton Frank		

PURPOSE Councilmember Gatten requested that a resolution be prepared honoring the memory of the late Stanley Milton Frank.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution honoring the memory of the late Stanley Milton Frank.

Item Number 6

RESOLUTION HONORING THE MEMORY OF THE LATE STANLEY MILTON FRANK

WHEREAS, on January 2, 2006, this community lost one of its outstanding community leaders with the death of the Stanley Milton Frank at the age of 91;

WHEREAS, Mr. Frank, a native of New York City, graduated from Tottenville High School in 1931 and in January, 1935 he moved to Greensboro to work for Carolina By Products, a rendering company;

WHEREAS, at Carolina By Products he became plant manager in May, 1936, bought controlling interest in 1953, and chaired the board until 1988;

WHEREAS, he was active in professional organizations in the rendering business and served as president of the National Renderers Association and Chairman of the Fats and Protein Research Foundation;

WHEREAS, known as a strong advocate for education Stanley served as a trustee of Guilford College where he established the Frank Fellows Scholarship program in 1983 and was honored by the school when the new science building was named the Frank Family Science Center in 2000;

WHEREAS, as a supporter of Wake Forest University, he was awarded the honorary Doctor of Humanities degree in 1981 and served on its Board of Visitors and Comprehensive Cancer Center Board;

WHEREAS, Stanley was inducted into the Sports Hall of Fame in 2000 at the University of North Carolina at Greensboro where he also chaired the Nursing Advisory Board from 1989 until 2005;

WHEREAS, Stanley was always a sports fan and was a founding member of the Greensboro Sports Council, was a founding partner of the original Greensboro Generals, honorary chairman of the Greater Greensboro Open golf tournament in 1968, and was a very active member in the Green Coat Club;

WHEREAS, his fascination with flying and airplanes lead him to become a private pilot as well as serve in the Piedmont Triad Airport Authority for over 30 years, chairing the Authority from 1972 – 1992 while working tirelessly to develop the airport and its services as well as regional economic development;

WHEREAS, the City Council wishes to express its sense of loss and its sincere appreciation and gratitude for the many years of dedicated public service rendered by Stanley Milton Frank, the outstanding contributions he has made to the community, and the legacy he leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of Stanley Milton Frank.
2. That a copy of this resolution shall be delivered to the family of the late Stanley Milton Frank as a symbol of the gratitude of the people of Greensboro for his many contributions to this community.

City of Greensboro

City Council

Agenda Item

TITLE: Rezoning of Property Located on the East Side of Fleming Road Between Chance Road and David Christian Place			
Department:	Planning Department	Current Date:	January 11, 2006
Contact 1:	Richard Hails	Public Hearing:	January 24, 2006
Phone:	373-2922	Advertising Date:	January 5 and 12, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	Bill Ruska
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-06) Attachment B: Minutes of December 12, 2005 Zoning Commission Meeting Attachment C: Zoning Staff Report		

Attachment D: 3 additional maps

PURPOSE:

Portrait Homes – McAlister Place, LLC applied for rezoning from Conditional District – RM-5 Residential Multifamily to Conditional District – Limited Business for a portion of the property located on the east side of Fleming Road between Chance Road and David Christian Place. The Zoning Commission considered this application on December 12, 2005. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 9 to 0 to recommend approval of the proposed rezoning. Tom Dukes appealed this decision to the City Council

There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of December 12, 2005 Zoning Commission Meeting).

This Conditional District – Limited Business rezoning application contains the following conditions:

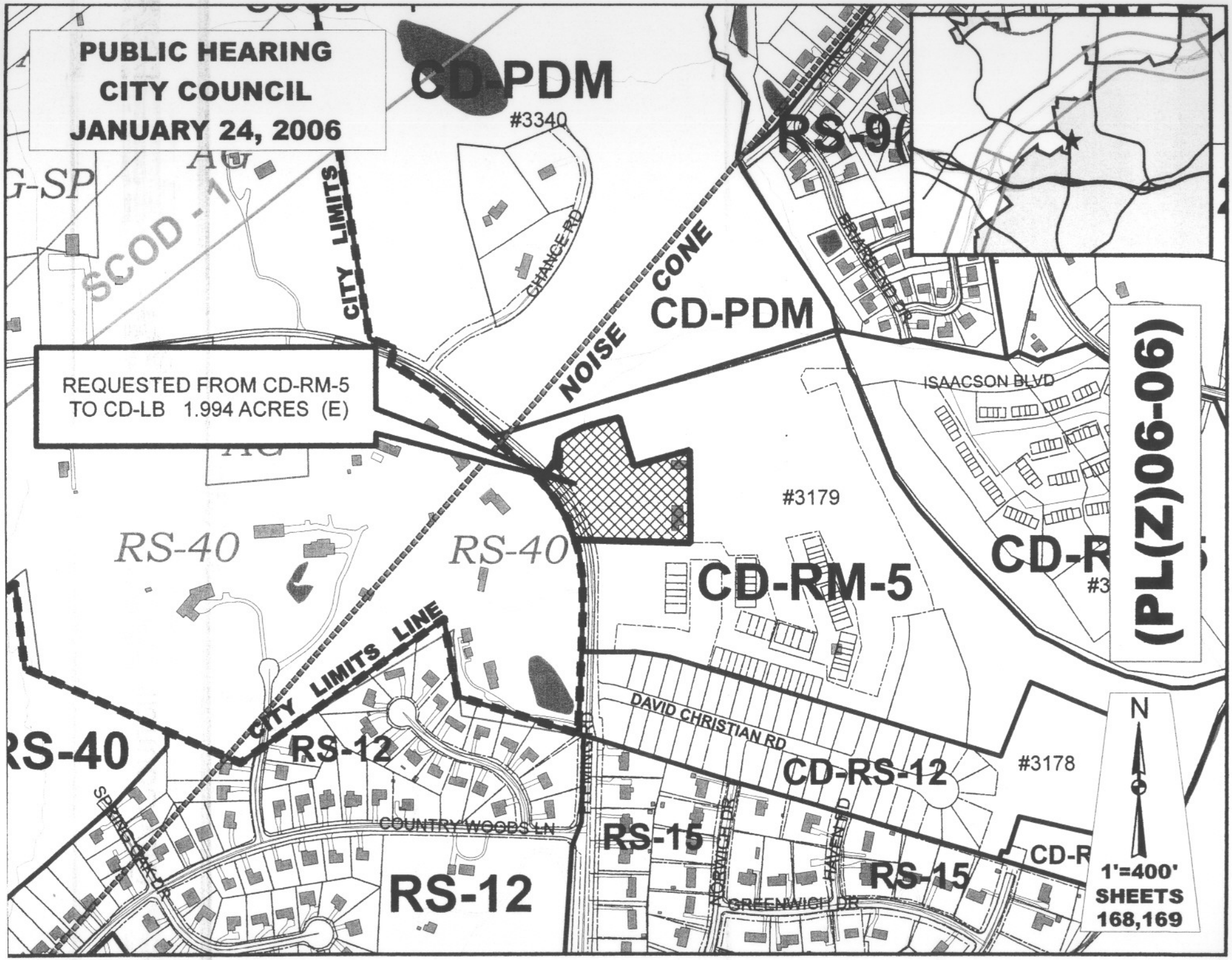
1) Uses: All Business, Professional & Personal Services, Restaurants and Retail Trade (except convenience stores and service stations with fuel pumps) as permitted in the Limited Business District.
2) Any use with drive thru service and/or fuel service shall not be permitted.
3) The existing house known as the Bond-McAlister House will be retained and preserved. Existing trees on the 1.994-acre lot will be retained.
4) Freestanding signage shall be limited to a monument sign with a maximum height of 6 feet and maximum size of 48 square feet.

A vicinity map of the proposed rezoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

Agenda Item: 8


PUBLIC HEARING
CITY COUNCIL
JANUARY 24, 2006
CD-PDM
#3340
RS-9(
G-SP
AG
SCOD - 1
CITY LIMITS
CHANCE RD
NOISE CONE
CD-PDM
REQUESTED FROM CD-RM-5
TO CD-LB 1.994 ACRES (E)
ISAACSON BLVD
(PL(Z)06-06)
#3179
RS-40
RS-40
CD-RM-5
CD-R
#3
CITY LIMITS LINE
DAVID CHRISTIAN RD
RS-40
RS-12
CD-RS-12
#3178
N
COUNTRY WOODS LN
RS-15
RS-15
CD-R
RS-12
GREENWICH DR
1'=400'
SHEETS
168,169

ATTACHMENT B

MINUTES OF DECEMBER 12, 2005
ZONING COMMISSION MEETING
(PL(Z) 06-06)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Alan Weidt, 6001 Thistle Trace, said he would like the zoning changed on his property to Conditional District - Limited Business to serve the nearby neighborhoods. He believes that the Limited Business zoning will be complimentary to a planned development in this immediate area. The McAlister House property will become a corner location, a lighted intersection when Isaacson Boulevard is completed and Fleming Road is straightened and extended. He accepted the responsibility to preserve the existing Bond-McAlister House and the established trees that are on the remaining two-acre parcel.

There was no one who wished to speak in opposition to the request. Chair Wolf closed the public hearing.

Mr. Hails said, as noted, the rezoning change is very limited in terms of modifying some of the conditions and switching over from a multifamily zone to a limited business zone. The Comp Plan within the low residential category specifically says it supports neighborhood serving local commercial uses. Staff feels this fits those kinds of guidelines. The Comp Plan also supports historic preservation policies such as preserving historic buildings in areas such as this. Staff feels like in the context of a suburban location and mixed residential development around it, this could be a potential asset within the area and conforming to the plan. Staff recommends approval of this request.

Ms. Shipman moved the ordinance, seconded by Mr. Schneider. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)

Attachment C
(PL(Z) 06-06)

City of Greensboro Planning Department
Zoning Staff Report
December 12, 2005 Public Hearing

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: E
Location: 1932 Fleming Road (East side of Fleming Road between Chance Road and David Christian Place)

Applicant: James Anderson, Manager (Portrait Homes)
Owner: Portrait Homes – McAlister Place, LLC

From: CD-RM-5
To: CD-LB

Conditions:
1) Uses: All Business, Professional & Personal Services, Restaurants and Retail Trade (except convenience stores and service stations with fuel pumps) as permitted in the Limited Business District.
2) Any use with drive thru service and/or fuel service shall not be permitted.
3) The existing house known as the Bond-McAlister House will be retained and preserved. Existing trees on the 1.994-acre lot will be retained.
4) Freestanding signage shall be limited to a monument sign with a maximum height of 6 feet and maximum size of 48 square feet.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Vacant Single Family House
Acreage	1.994
Physical Characteristics	*Topography:* Generally flat *Vegetation:* Mature trees / grass *Other:* N/A
Overlay Districts	N/A
Historic District/Resources	Bond-McAlister House
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	**Land Use**	**Zoning**
North	Undeveloped (Approved for Apartments and Shopping Center)	CD-PDM
South	McAlister Place Townhomes	CD-RM-5
East	McAlister Place Townhomes	CD-RM-5
West	Single Family	RS-40

ZONING HISTORY		
Case #	**Year**	**Request Summary**
3179	2003	The original zoning of CD-RM-5 was approved by the City Council on September 2, 2003 and the annexation was effective on November 30, 2003. The subject property is presently part of the 37.5 acre tract that is subject to the following conditions: 1) Uses shall be limited to all single family detached and attached residential uses (including townhomes, duplexes, and "villa" type homes) permitted under the RM-5 zoning district. 2) The total number of dwelling units shall not exceed 177 units (4.7 units per acre) of which no more than 157 shall be single-family attached units and no less than 20 shall be single-family detached units. 3) All homes shall be offered for sale to the public. 4) No building shall exceed two stories in height as viewed from the front. 5) The proximity of Piedmont Triad International Airport shall be disclosed to all purchasers of homes within the development, in the developer's recorded declaration of covenants and restrictions, and within any purchase contract between Developer and initial purchasers. 6) **The existing residential structure, known as the Bond-McAlister House, and a surrounding area of approximately three (3.0) acres, will be retained and preserved.** 7) Within the 100-year floodplain of Horse Pen Creek, no fill shall be placed except in association with required street, road or utility crossings. 8) The storm water management pond shall be designed to treat the first two inches of rainfall for water quality.

DIFFERENCES BETWEEN CD-RM-5 (EXISTING) AND CD-LB (PROPOSED) ZONING DISTRICTS
CD-RM-5: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less. See Conditions for use limitations and other restrictions. The existing zoning limits uses to single family detached and attached residential uses and provides that the existing residential structure known as the Bond-McAlister House be retained and preserved.
LB: Primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.

TRANSPORTATION	
Street Classification	Fleming Road – Minor Thoroughfare, Lewiston Road – Major Thoroughfare, Isaacson Boulevard – Collector Street.
Site Access	Existing.
Traffic Counts	Fleming Road ADT = 11,000.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Greensboro Watershed, WS III
Floodplains	N/A
Streams	Streams have not been identified at this time, if perennial appropriate buffer will be required.
Other	Site must meet watershed requirements if increase of built upon area is proposed. Maximum Built Upon Area allowed is 70% of the site acreage. All proposed BUA must drain and be treated by a state approved BMP device (pond or similar). Possibility of Wetlands.

LANDSCAPING REQUIREMENTS	
Location	**Required Planting Yard Type and Rate**
North	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
South	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
East	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
West	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 5D: Preserve and promote Greensboro's historic resources and heritage.

POLICY 6B.2: Promote rehabilitation of historic houses and buildings.

Neighborhood Serving:

Connections 2025 Map Policies:
The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property is approximately 60 feet from an area designated as Mixed Use Commercial on the Generalized Future Land Use Map (GFLUM) of Connections 2025.

The Comprehensive Plan anticipates that Low Residential may accommodate small supportive uses such as neighborhood-serving commercial areas that are not always depicted on the GFLUM.

This request carries forth the condition that the Bond-McAlister House be retained and preserved. As a result, this request meets Connections 2025 policies for historic preservation as mentioned above. Preservation of this building will also provide a good opportunity to provide a neighborhood-serving commercial use.

GDOT: The developer of this property will be required to dedicate the additional right of way necessary for the new intersection of Isaacson Boulevard and Fleming Road.

Water Resources: No additional comments.

STAFF RECOMMENDATION

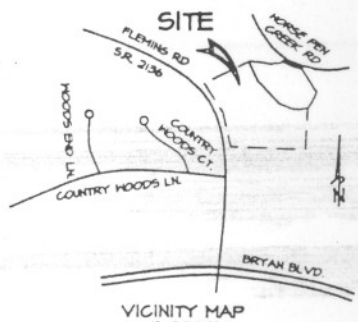
Based on all the information contained in this report, the Planning Department recommends approval.

ATTACHMENT D

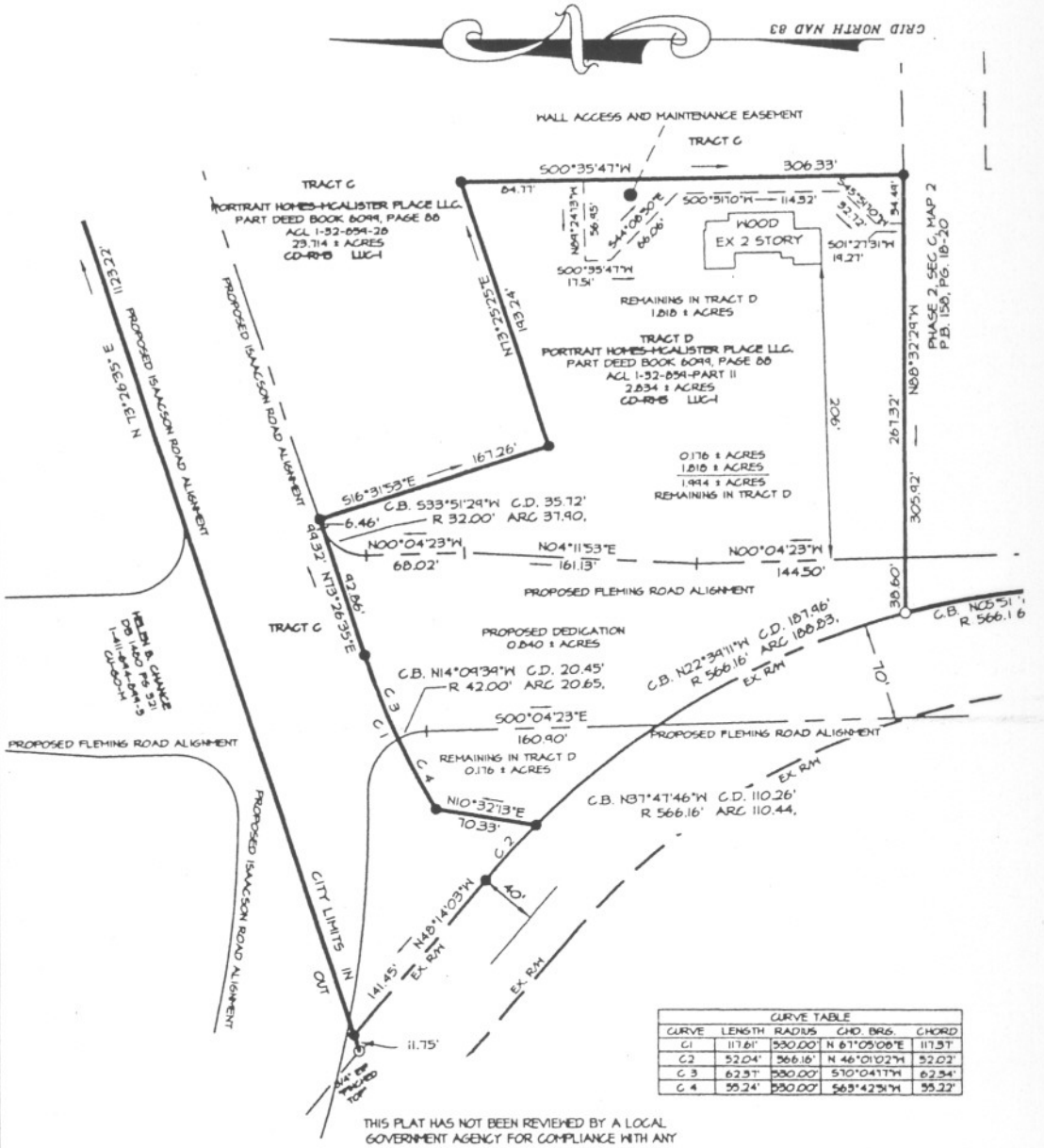
This plat is subject to any easements, Agreements, or Rights-of-way of recorded prior to date of this plat, which was not visible at the time of my inspection.

This plat is subject to any facts that may be disclosed by a full & accurate title search.

1) THIS EXHIBIT IS NOT FOR SALES OR RECORDATION.
2) NO FIELD SURVEY PERFORMED BY CPT.
3) THE PROPOSED FLEMING ROAD ALIGNMENT IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON THE CITY OF GREENSBORO AND NCDOT APPROVAL.



VICINITY MAP
1"=2000'



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD
C1	117.61'	530.00'	N 67°05'08"E	117.37'
C2	52.04'	566.16'	N 46°01'02"W	52.02'
C3	62.37'	530.00'	S70°04'17"W	62.34'
C4	55.24'	530.00'	S63°42'36"W	55.22'

THIS PLAT HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

LEGEND:

○ E.I.P.	EXISTING IRON PIN
○ I.P.S.	IRON PIN SET
R/W	RIGHT-OF-WAY
CH	CHORD
DB	DEED BOOK
PB	PLAT BOOK

EXHIBIT FOR

PORTRAIT HOMES-MCALISTER PLACE

4411 WEST MARKET STREET
GREENSBORO, NC 27407

TOWNSHIP	COUNTY	STATE	DEED BOOK	PAGE
MOREHEAD	GUILFORD	NC	6099	0088

	LOT	PHASE	SEC	PLAT BOOK	PAGE
N/A	D	2	N/A	160	007

CPT ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
3935 BRIAN JORDAN PLACE-SUITE 137
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

0 50 100 200
SCALE : 1" = 100'

DATE	TAX I.D.	
10/12/05	1-32-859-PART 2	
JOB NO.	SURVEYED	DRAWN
320-03		DLS

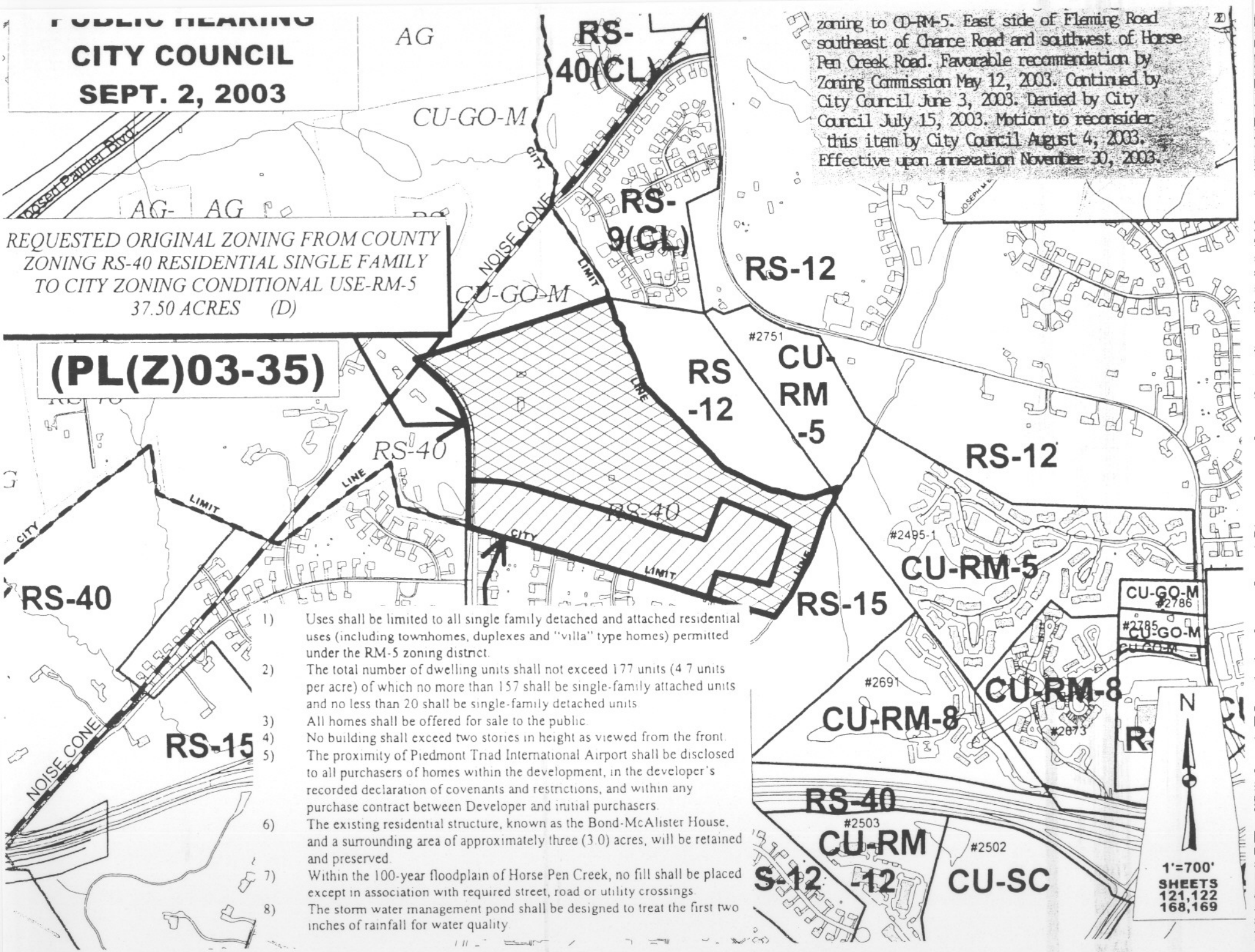
F:\Projects\381-04\RECORD PLATS\381-04-ph2\BASE files\381-04-ph2 BASE RECORD PLAT 8.5 X 14 EXHIBIT (381-04-ph2 BASE 1 temp).dwg Tab Name: 8.5 X 14 EXHIBIT

PUBLIC HEARING
CITY COUNCIL
SEPT. 2, 2003

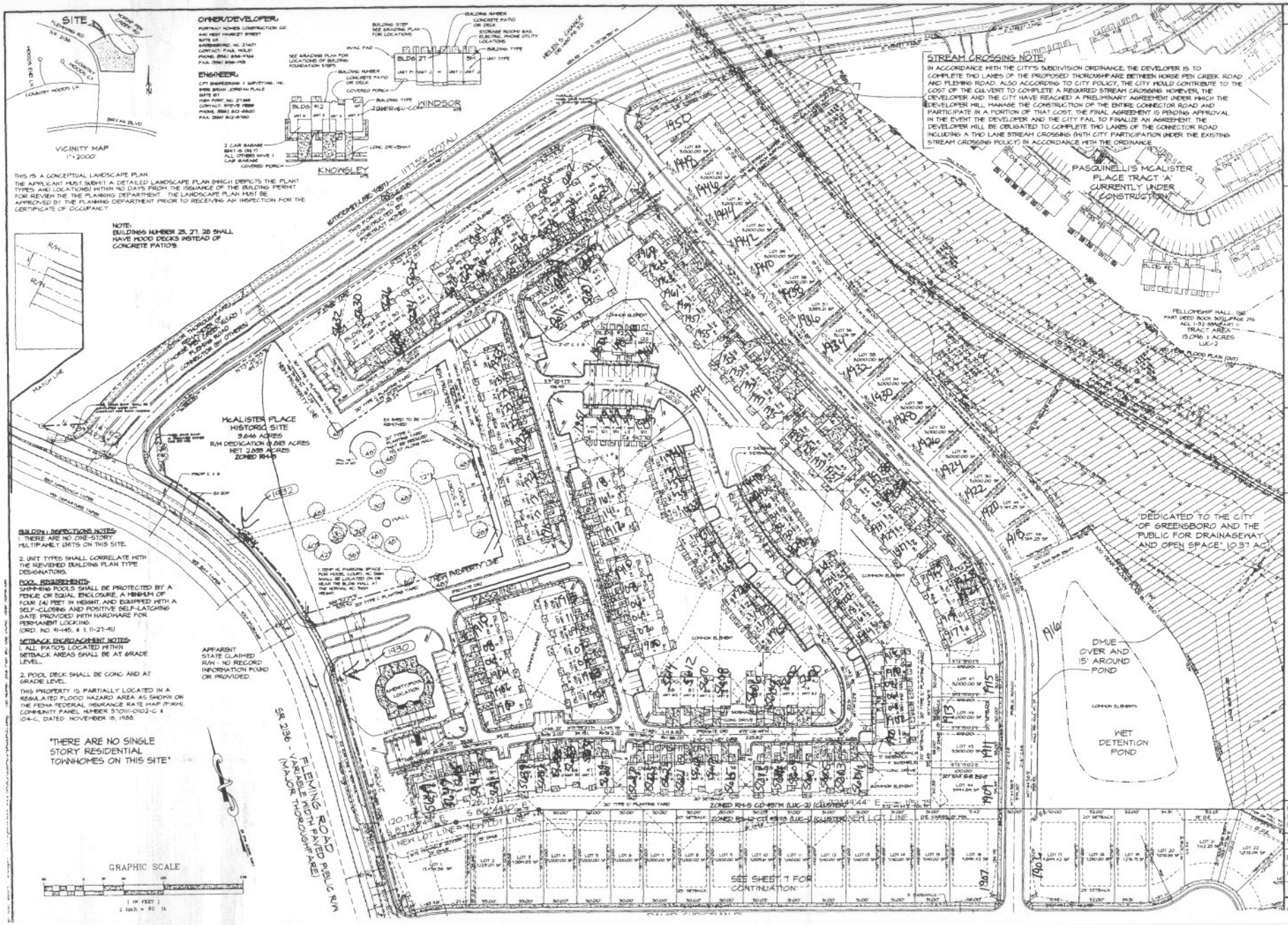
zoning to CD-RM-5. East side of Fleming Road southeast of Chance Road and southwest of Horse Pen Creek Road. Favorable recommendation by Zoning Commission May 12, 2003. Continued by City Council June 3, 2003. Denied by City Council July 15, 2003. Motion to reconsider this item by City Council August 4, 2003. Effective upon annexation November 30, 2003.

REQUESTED ORIGINAL ZONING FROM COUNTY ZONING RS-40 RESIDENTIAL SINGLE FAMILY TO CITY ZONING CONDITIONAL USE-RM-5 37.50 ACRES (D)

(PL(Z)03-35)



1) Uses shall be limited to all single family detached and attached residential uses (including townhomes, duplexes and "villa" type homes) permitted under the RM-5 zoning district.
2) The total number of dwelling units shall not exceed 177 units (4.7 units per acre) of which no more than 157 shall be single-family attached units and no less than 20 shall be single-family detached units.
3) All homes shall be offered for sale to the public.
4) No building shall exceed two stories in height as viewed from the front.
5) The proximity of Piedmont Triad International Airport shall be disclosed to all purchasers of homes within the development, in the developer's recorded declaration of covenants and restrictions, and within any purchase contract between Developer and initial purchasers.
6) The existing residential structure, known as the Bond-McAlister House, and a surrounding area of approximately three (3.0) acres, will be retained and preserved.
7) Within the 100-year floodplain of Horse Pen Creek, no fill shall be placed except in association with required street, road or utility crossings.
8) The storm water management pond shall be designed to treat the first two inches of rainfall for water quality.



REVISIONS

1. REVISE PER TRC COMMENTS 05/11/04
2. REVISE PER TRC COMMENTS 04/12/04
3. REVISE PER TRC COMMENTS 04/8/04

GPI ENGINEERING AND SURVEYING, INC
LAND DEVELOPMENT CONSULTING
3905 BRIAN JORDAN PLACE - SUITE 101
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8000 - FAX: (336) 812-8780

NORTH CAROLINA PROFESSIONAL SEAL 24157 ENGINEER

Pasquinelli's McAlister Place - Tracts B & C

Site Plan (Group Dev. Plan)

FORTRAIT HOMES CONSTRUCTION
4411 W MARKET STREET, SUITE 101
GREENSBORO, NC 27407

306/1033 BS 16 8/16

PROJECT LOCATION: 1930 FLEMING RD
SCALE: 1"=60'
DATE: 2/6/04
PROJECT: 228-02
DRAWN BY: TGL

306.1033

City of Greensboro

City Council

Agenda Item

TITLE: Ordinance annexing territory to the corporate limits – 4.65 acres at 227 Ward Road			
Department:	Planning	Current Date:	1/24/06
Contact 1:	Alec MacIntosh	Public Hearing:	Yes, at 2/7/06 Council meeting
Phone:	373-2747	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	Alexander F. MacIntosh
Attachments:	Attachment A: "PL(P)05-52" map		

PURPOSE:
Lim Enterprises, Inc. has petitioned the City for annexation of its property located at 227 Ward Road. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:
This annexation petition covers the vast majority of the owner's property; a very small area at the southwest corner is already inside the primary city limits. The property covered by the annexation petition contains one house. It is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

There is a 30-inch City water line in the street along the entire frontage, plus an 8-inch water line along the western part of the frontage. There is an 8-inch sewer line in the street near the property's northwest corner, and a 12-inch sewer outfall runs near its southwest corner.

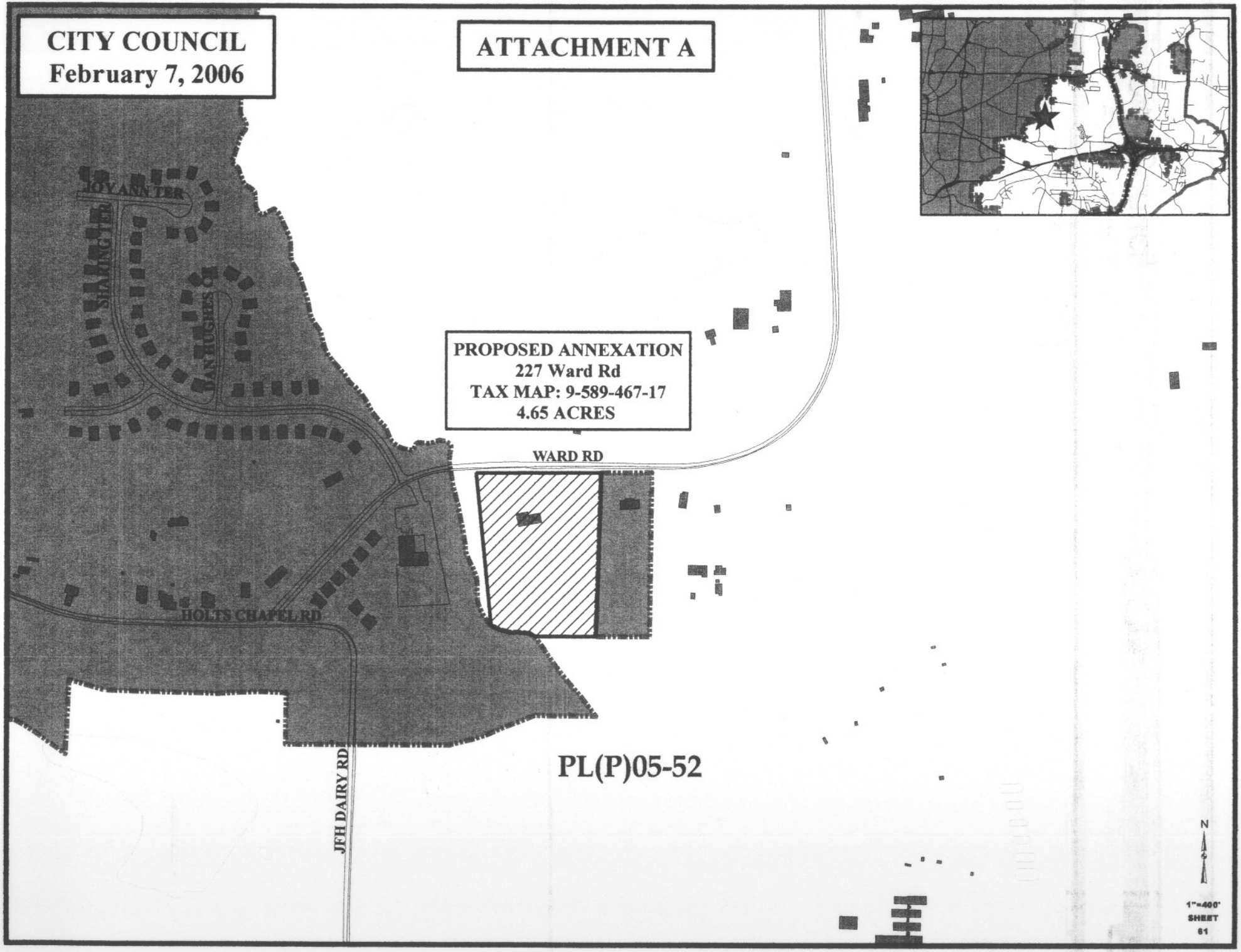
Fire service can be provided to this property with low difficulty. The Police Department estimates low impact. Other City services can be provided in a manner similar to their provision to the adjacent annexed properties.

BUDGET IMPACT:
Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION/ACTION REQUESTED:
The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council.

Approval of annexation of this property was recommended to City Council by the Planning Board at its December meeting on a vote of 5-0 (Ayes: Hall, Koonce, McIntyre, Rhodes, Marks).

Item Number 9


CITY COUNCIL
February 7, 2006
ATTACHMENT A
JOY ANN TER
SHARING TER
VAN HUGHES CT
PROPOSED ANNEXATION
227 Ward Rd
TAX MAP: 9-589-467-17
4.65 ACRES
WARD RD
HOLTS CHAPEL RD
JFH DAIRY RD
PL(P)05-52
N
1"=400'
SHEET
61

City of Greensboro

City Council

Agenda Item

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment			
Department:	Planning	Current Date:	January 23, 2006
Contact 1:	Heidi Galanti	Public Hearing:	February 7, 2006
Phone:	574-3576	Advertising Date:	January 20 and January 27, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	RWHjals
Attachments:	Attachment A: Map of the Comprehensive Plan amendment Attachment B: A copy of the staff report for the Comprehensive Plan amendment and rezoning request The staff report is provided in this packet for the Comprehensive Plan amendment CP-06-01 and the rezoning request PL(Z) 06-07.		

PURPOSE:
Lim Enterprises, Inc., applied for an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the Mixed Use Corporate Park to the Low Residential land use classification for a portion of the property located on the south side of Ward Road east of Sharing Terrace.

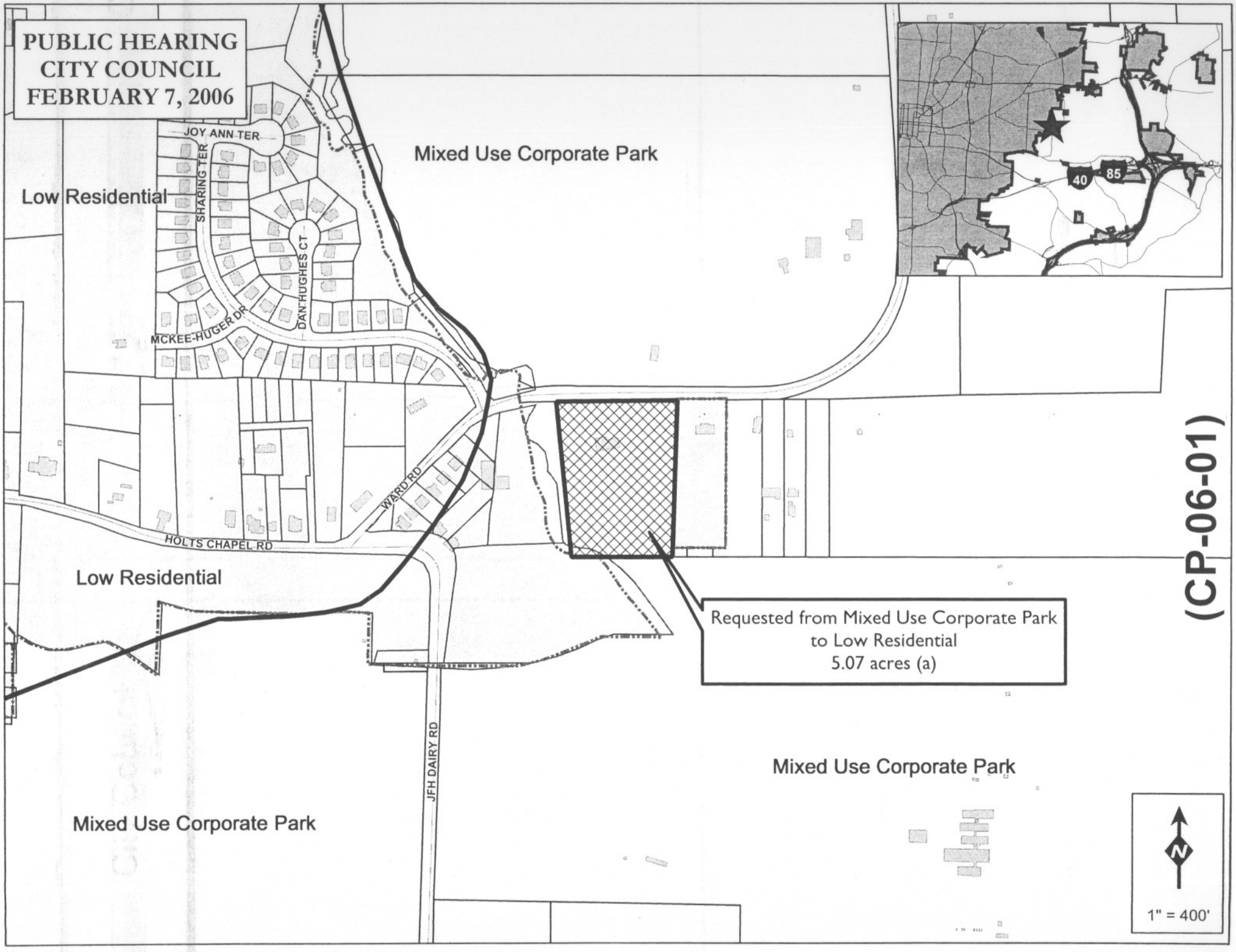
The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:
This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Planning Department recommends approval of this ordinance.

Agenda Item: 10


PUBLIC HEARING
CITY COUNCIL
FEBRUARY 7, 2006
JOY ANN TER
SHARING TER
DAN HUGHES CT
MCKEE-HUGER DR
WARD RD
HOLTS CHAPEL RD
JFH DAIRY RD
Low Residential
Low Residential
Mixed Use Corporate Park
Mixed Use Corporate Park
Mixed Use Corporate Park
Requested from Mixed Use Corporate Park
to Low Residential
5.07 acres (a)
40
85
N
1" = 400'
(CP-06-01)

Attachment B
(CP-06-01)

City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
January 9, 2006 Public Hearing (Zoning Commission)
February 7, 2006 Public Hearing (City Council)

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A

Location: 227 Ward Road (south side of Ward Road east of Sharing Terrace)

Applicant: Kenny Lim
Owner: Lim Enterprises, Inc.

GFLUM
From: Mixed Use Corporate Park
To: Low Residential

Zoning
From: County AG
To: City RS-7

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	25
Net Density	5 units per acre
Existing Land Use	Single Family Dwelling
Acreage	5.07 acres
Physical Characteristics	*Topography:* Downward westerly slope *Vegetation:* Wooded *Other:* N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	**Land Use**	**Zoning**
North	Undeveloped	AG
South	NC A&T Farm	AG
East	Single Family	RS-12
West	Believers Missionary Baptist Church	RS-7

ZONING HISTORY		
Case #	**Year**	**Request Summary**
N/A		

DIFFERENCES BETWEEN AG (EXISTING) AND RS-7 (PROPOSED) ZONING DISTRICTS
AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.
RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.

TRANSPORTATION	
Street Classification	Ward Road – Major Thoroughfare.
Site Access	Residential driveways. Internal street will be required to provide access to the proposed home sites in order to reduce the number of conflict points along a major thoroughfare, Ward Road.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	There are no connectivity issues at this time. However, a street stub may be needed somewhere along southern and/or eastern property line for a future street network.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	Perennial stream located along SW corner of the property. 50' buffer is required for the stream. Buffer is to be measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% no occupied structures are allowed
Other	Possibility of wetlands on site.

LANDSCAPING REQUIREMENTS	
Location	**Required Planting Yard Type and Rate**
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 5A.4: Require land dedication along designated streams at the time of development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

> *POLICY 6A.2*: Promote mixed-income neighborhoods.
>
> *POLICY 6C*: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:
The area requested for rezoning lies within the following map classifications:

Existing:
Mixed Use Corporate Park - This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and

assembly are strongly encouraged to be developed prior to or in conjunction with any supportive uses. The primary uses should be developed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

Proposed:
Low Residential (3 to 5 dwelling units per gross acre) - This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	**Date**	**Request Summary**
N/A		There have not been any land use amendments in the immediate vicinity of this case.

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:
"With water and sewer accessible, this property is suitable for development to a higher density commensurate with the nearby Poplar Ridge subdivision that is zoned RS-7. The size and dimensions of this lot are suitable for a cul-de-sac development, or a stubbed street pending the proposed realignment of Ward and Holts Chapel Road. This realignment will cause this property to have two-road frontage, making a simple subdivision of the site into two or more large residential lots impractical."

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):
"Surrounding properties are all residential in nature, with single family development adjacent to the east and a church to the west. The most recent development has been the Holts Ridge subdivision. The near-term prospect for any mixed-use corporate park development is best considered to be for those properties closer to East Wendover Ave. Any highest and best use other than residential development is not economically feasible for the immediate future and most likely for the long-term also."

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change: The applicant is requesting this change to build single family homes. This area is currently depicted as Mixed Use Corporate Park on the Generalized Future Land Use map which is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. This request is on the edge of the Mixed Use Corporate Park land use classification and it is located between existing single family homes and a church.

This property is within the Tier 1 Growth Area on the Growth Strategy Map in Connections 2025.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams): The proposed plan amendment is being made in conjunction with a request for original zoning and annexation therefore all city services will need to be provided to this site.

The Thoroughfare Plan shows an extension of Ward Road to the south to align opposite if Youngs Mill Road at McConnell Road. Holts Chapel Road would then be extended and realigned to "T" into Ward Road. The exact alignment of these roadways has yet to be determined at this time.

There is a 30-inch City water line along the entire frontage and an 8-inch water line along the western frontage of the property.

There is an 8-inch sewer line ending near the northwest corner of the property and a 12-inch sewer outfall runs near the southwest corner.

Implications, if any, the Amendment may have for Other Parts of the Plan: There does not appear to be any implications on other parts of the Plan.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on December 5, 2005, and made the following comments concerning this request:

- 5 acres on the edge of this large Mixed Use Corporate Park area is not going to have a big impact on the area;
- the request is in context with its surroundings; and
- however, we need to be careful to protect the Mixed Use Corporate Park area and be sure that uses will be compatible with one another.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The property east of and adjacent to the subject property was annexed with original zoning of RS-12 on June 30, 2001.

Poplar Ridge Subdivision is located to the west of the subject property and is zoned RS-7. Believers Missionary Baptist Church is adjacent and is also zoned RS-7. Thus, the proposed original zoning is compatible with the existing zoning pattern in the immediate area. Detached single family dwellings would be compatible with existing use of land in this area.

This request is consistent with Comprehensive Plan policies of promoting mixed-income neighborhoods and promoting the diversification of new housing stock to provide affordable housing.

It appears that there is a drainageway crossing on the southwestern edge of this site that is depicted on the City's "Drainageway and Open Space" map. When this site is subdivided, the Subdivision Ordinance will require the dedication of those areas to the City of Greensboro as drainageway and open space. The width of the dedication along that drainageway will depend on the size of the pipe it would take to cross said drainangeway. If a crossing would require a 66-inch or greater pipe, the required dedication would include the land between the natural one-hundred-year flood contour lines as determined by the City. That area may be reduced in width by filling provided that a minimum average width of two hundred feet is maintained, a minimum width of one hundred feet is maintained at the narrowest point, no fill is placed within a designated floodway, and no slope greater than three to one is created. Article VII, Section 27-22 Stormwater management control requirements, and federal wetlands regulations will prohibit or restrict fill placement in certain locations. If the crossing would require a pipe smaller than 66-inches the minimum average width would be sixty feet.

GDOT: No additional comments.

Water Resources: Any wetland disturbance or stream crossing / disturbance must be permitted by the State and the Corps of Engineers. All the permits must be obtained prior to any disturbance.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Low Residential land use classification and approval of the original zoning to RS-7 Residential Single Family primarily due to:

- location of the request being on the edge of the Mixed Use Corporate Park;
- the size of the site (small 5.06 acres);
- the existing character and land uses in the immediate area (residential and church);

City of Greensboro

City Council

Agenda Item

TITLE: Establishment of Original Zoning for Property Located on the South Side of Ward Road East of Sharing Terrace

Department:	Planning Department	Current Date:	January 25, 2006
Contact 1:	Richard Hails	Public Hearing:	February 7, 2006
Phone:	373-2922	Advertising Date:	January 20 and 27, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	RWHails
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-07) Attachment B: Minutes of January 9, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report **(Attached to Comprehensive Plan Amendment CP-06-01 Agenda Item)**		

PURPOSE:

Kenny Lim, Lim Enterprises, Inc., applied for the establishment of original zoning from County Zoning Agricultural to City Zoning RS-7 Residential Single Family for a portion of the property located on the south side of Ward Road east of Sharing Terrace. The Zoning Commission considered this application on January 9, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the proposed original zoning request.

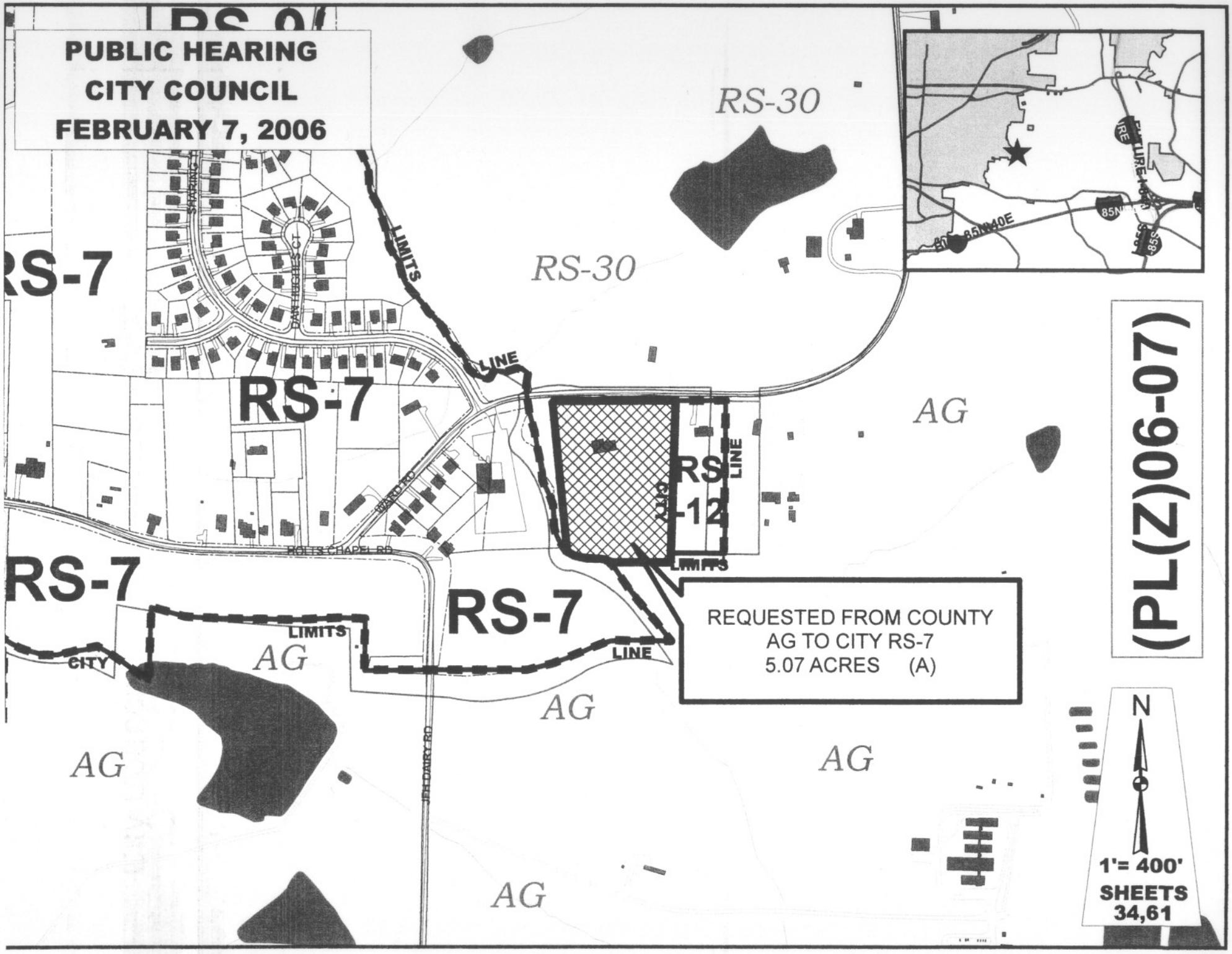
There was one speaker in favor of and two speakers in opposition to this proposal (see Attachment B: Minutes of January 9, 2006 Zoning Commission Meeting).

A vicinity map of the proposed original zoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-01.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

Agenda Item: 11


PUBLIC HEARING
CITY COUNCIL
FEBRUARY 7, 2006
RS-30
RS-30
RS-7
RS-7
RS-7
RS-7
RS-12
LIMITS
LINE
CITY
AG
AG
AG
AG
AG
AG
HOLTS CHAPEL RD
WARD RD
JEFF DAIRY RD
REQUESTED FROM COUNTY
AG TO CITY RS-7
5.07 ACRES (A)
(PL(Z)06-07)
N
1'= 400'
SHEETS
34,61

ATTACHMENT B

MINUTES OF JANUARY 9, 2006
ZONING COMMISSION MEETING
(PL(Z) 06-07)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Gai Cook Lim, 5403 Autumn Woods Drive, said he is president of Lim Enterprises, Inc. They would like to make a plat with a cul-de-sac for Residential RS-7 for about 18 to 20 lots on that five-acre tract.

Crystal Zealus, 3504 Wilson Wood Road, said she opposed the rezoning to RS-7 because this area had already been saturated with RS-7 property. They are encouraging diversity, not only socially, but also economically. The Comp Plan said their communities would be diverse. One property has been zoned RS-12 and they were hoping in the future that other property would also be zoned RS-12. She read the Comp Plan, Connections 2025, and although it is a plan, they hope that it will be followed as far as the corporate mixed-use that is projected for that area to bring in businesses and economic development to that area of town.

Odessa Patrick, 217 Ward Road, said she opposed the rezoning for some of the same reasons as Ms. Zealus. The increased construction on East Wendover Avenue has made traffic much worse. She too preferred rezoning to RS-12 that would contain larger houses and create diversity economically. Her property is still zoned AG, but it backs up to the A&T Farm, but she feels that her property will probably be annexed soon.

In rebuttal for the proponents, Mr. Lim said he did not see much difference in the traffic with 18 to 20 lots. Since it is a small tract of land, he felt it was favorable for RS-7 zoning.

In rebuttal for the opponents, Ms. Zealus said her concern would still be the traffic even though Mr. Lim has indicated it may be only 18 homes. With two cars per home, you are talking about 36 cars plus the visitors who would visit these residents. Again they were looking at promoting an area that would encourage more diversity economically.

Ms. Miller asked Ms. Zealus if she had had any dialogue with Mr. Lim regarding what is going to happen and what her concerns were prior to this meeting?

Ms. Zealus said she had not had any dialogue with Mr. Lim. She would like to because this is the first time that she has had the opportunity to find out who owned the property. She received no notice and just happened to pass the property and saw the notice posted

on the property.

Chair Wolf closed the public hearing.

Mr. Hails said, as background, this area of the community has had very limited development occurring in it over the last 40 or 50 years. Therefore, the character of the development in that area has been established for a long time. He thought as this area develops further connected to water and sewer and so on, staff anticipates and the plan supports seeing development at typical suburban type densities like the low residential, three to five units per acre, and this is certainly what you see to the west of this site. Staff is processing a Comp Plan Amendment to the City Council along with this and that is not before the Commission today. The Comp Plan shows in this area Mixed-Use - Corporate Park to the east in a huge 5,000-plus acre area. Trying to stimulate that type of development in this general area, the feedback from economic developers is that portions of that area that are closest to the Interstate interchanges and so on are far more marketable in the short term for economic development. By supporting this rezoning, they do not feel they are abandoning the Mixed-Use - Corporate Park called for in the plan to the east. This rezoning will not preclude achieving mixed-use nearby. Residential is one of the land uses called for in our mixed-use concept. They feel in general it is a good thing to have diverse mixed income residential communities.

Chair Wolf said he would like to respond to Ms. Zealus' concerns. He knew the same thoughts had been brought up near other Habitat communities. Habitat's communities are spartan and smaller homes due to their goals. He said they had a rezoning in the southeast quadrant where neighbors did not want the Commission to continue that same size because it was near a Habitat development.

Mr. Hails said he thought it was fair for neighbors to have a concern about that. However, the Development Ordinance the City has sets minimum development standards. It determines when you have to put in landscaping; it determines if there is anything on the site layout that is required, it determines minimum lot size in different districts. On any of those lots, once the zoning is in place, you can get a high quality, very expensive development, or you can get a lower quality, less expensive development. So the zoning the Commission is being asked to look at today really does not regulate quality and investment of what is going to follow. He said staff supports the low residential GFLUM here. The request is compatible with that. Staff supports the rezoning.

Ms. Reeves with GDOT said under the Subdivision Ordinance, the developer will be required to widen, curb and gutter, half the old cross section, dedicate the appropriate right-of-way plus the internal street network will be curb and guttered and side walked.

In response to a question from Mr. Gilmer, Ms. Reeves said the Florida Street connection with Franklin Boulevard was just in the feasibility study, the conceptual study phase at this point in time. The Planning staff is overseeing that project.

Mr. Hails said the current thinking is that Florida Street Extension will not likely connect

with Franklin Boulevard, but will swing further to the east. It will definitely connect with McConnell Road at some point. Feasibility studies are being done, they are meeting with the property owners, including A&T, and trying to find the best access.

Mr. Gilmer said he was familiar with the area. There was more diversity in housing stock. With Habitat down the street, it probably has some type image that is different than a private development. Based on some of those comments, he moved approval of the ordinance. The Zoning Commission believes that its action to approve the zoning amendment, located on Ward Road from County AG to City RS-7, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest. Under Policy 6A.2, this promotes a mixed-income neighborhood. Also under Policy 6C, it promotes the diversity of new housing stock to meet the needs of all citizens for suitable, affordable housing. Mr. Collins seconded the motion. The Commission voted unanimously 8-0 in favor of the motion.

City of Greensboro

City Council

Agenda Item

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment			
Department:	Planning	Current Date:	January 23, 2006
Contact 1:	Heidi Galanti	Public Hearing:	February 7, 2006
Phone:	574-3576	Advertising Date:	January 20 and January 27, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	RWHall
Attachments:	Attachment A: Map of the Comprehensive Plan amendment Attachment B: A copy of the staff report for the Comprehensive Plan amendment and rezoning request The staff report is provided in this packet for the Comprehensive Plan amendment CP-06-02 and the rezoning request PL(Z) 06-08.		

PURPOSE:
Birch Properties, Inc., applied for an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the Low Residential to the Moderate Residential land use classification for a portion of the property located on the east side of Yanceyville Street between Lees Chapel Road and Kenion Street.

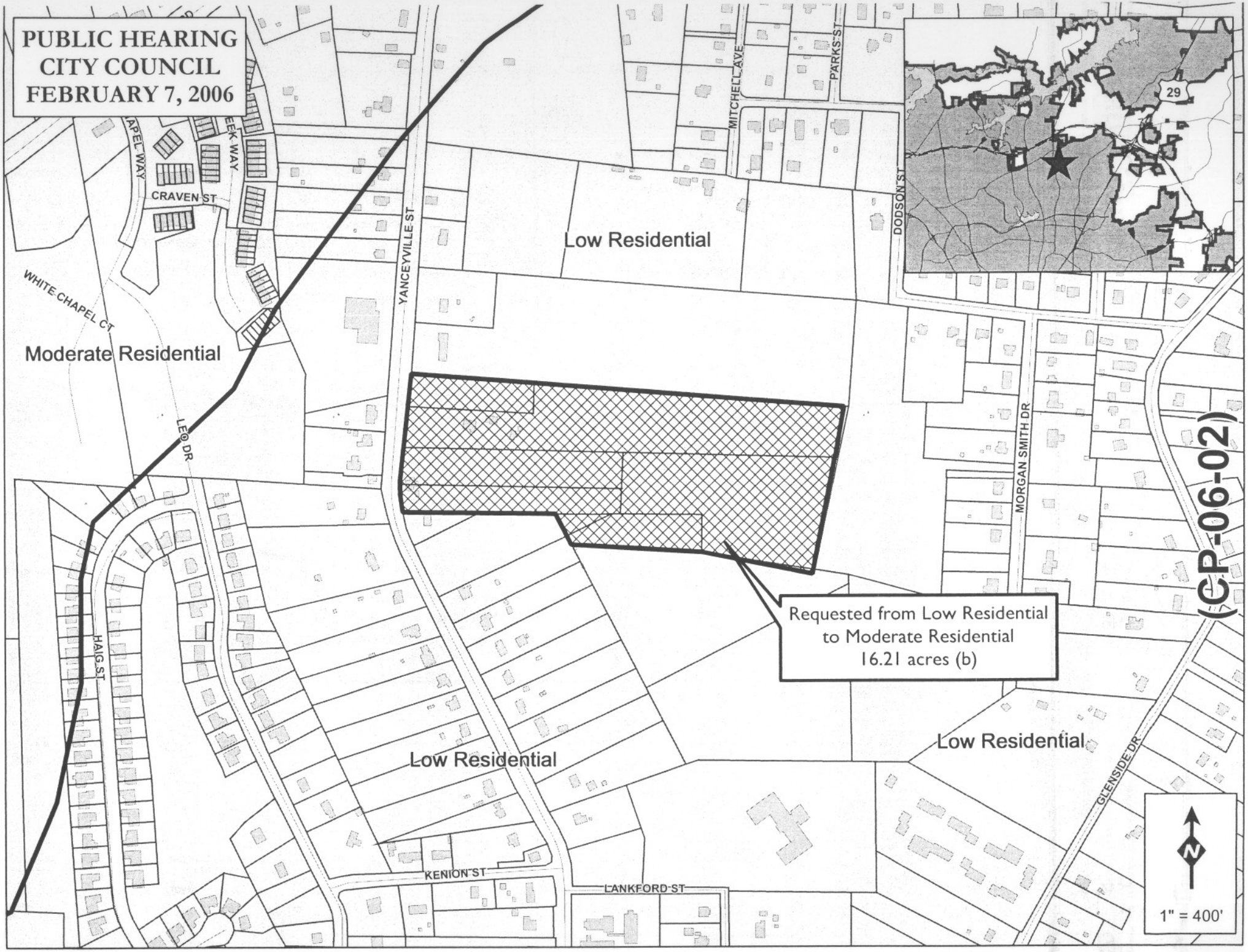
The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:
This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Planning Department recommends approval of this ordinance.

Agenda Item: 12


PUBLIC HEARING
CITY COUNCIL
FEBRUARY 7, 2006
(CP-06-02)
Low Residential
Moderate Residential
Low Residential
Low Residential
Requested from Low Residential
to Moderate Residential
16.21 acres (b)
YANCEYVILLE ST
MITCHELL AVE
PARKS ST
DODSON ST
MORGAN SMITH DR
GLENSIDE DR
CRAVEN ST
WHITE CHAPEL CT
LEO DR
HAIG ST
KENION ST
LANKFORD ST
29
N
1" = 400'

Attachment B
(CP-06-02)

City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
January 9, 2006 Public Hearing (Zoning Commission)
February 7, 2006 Public Hearing (City Council)

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: B
Location: East side of Yanceyville Street between Lees Chapel Road and Kenion Street

Applicant: Birch Properties, Inc.
Owner: John and Carolyn Evans, Elease Smith, and Christopher Parks

GFLUM
From: Low Residential
To: Moderate Residential

Zoning
From: RS-12
To: CD-RM-8

Conditions:
1) Townhomes designed for sale.
2) Maximum number of townhomes shall be 130.
3) Access limited to one curb cut out on Yanceyville Street.
4) Limited to two stories in height.

SITE INFORMATION	
Maximum Developable Units	129
Net Density	8 units per acre
Existing Land Use	Single Family / Undeveloped
Acreage	16.21 acres
Physical Characteristics	*Topography:* Downward easterly slope *Vegetation:* Wooded *Other:* N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	**Land Use**	**Zoning**
North	Episcopal Church of the Holy Spirit	RS-12
South	Undeveloped	RS-12
East	Single Family	RS-12
West	Single Family	RS-12

ZONING HISTORY		
Case #	**Year**	**Request Summary**
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-8 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-RM-8: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing and similar residential uses at a density of 8.0 units per acre or less. See Conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Yanceyville Street – Major Thoroughfare, Savannas Run Way – Local Street.
Site Access	One proposed access via Yanceyville street.
Traffic Counts	Yanceyville Street ADT = 7,455.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	Yes, required per the City's Street Connectivity Policy. Please see the Additional Information section of this staff report.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo Creek
Floodplains	N/A
Streams	USGS Blue line (perennial) streams located in the middle and along the east property boundary. 50' buffer is required for the stream. Buffer is to be measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% no occupied structures are allowed.
Other	Possibility of wetlands on site.

LANDSCAPING REQUIREMENTS	
Location	**Required Planting Yard Type and Rate**
North	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
South	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'; and, Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
East	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
West	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

> *POLICY 6A.2*: Promote mixed-income neighborhoods.
>
> *POLICY 6C*: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C.1: Establish standards for and promote new forms of *compact development*.

Connections 2025 Map Policies:
The area requested for rezoning lies within the following map classifications:

Existing:
Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should

generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Proposed:
Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	**Date**	**Request Summary**
N/A		There have not been any land use amendments in the immediate vicinity of this case.

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:
"Applicant has applied for rezoning of this property to CD-RM-8for townhomes for sale. Single-family attached homes at the low end of moderate density is a reasonable use on Yanceyville Street."

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):
"This area of Yanceyville Street is in transition and is improving. This change will allow the development of quality townhomes at a reasonable price and continue the trend of improving this area to northeast Greensboro. The conditions assure good quality and the density is comparable with other developments in the area.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change: The applicant is requesting this change to build townhomes. This area is currently depicted as Low Residential on the Generalized Future Land Use map which is predominantly single-family detached dwellings, as well as other compatible housing types that can be accommodated within the density range. The applicant has requested a change to Moderate Density Residential to accommodate this development. North of the site is a church, east is a new single family subdivision under construction, south is primarily undeveloped, and west across Yanceyville Street are a few single finally homes and a nonconforming beauty shop.

This area contains large deep lots with some development along the Yanceyville road frontage. There is a lot of undeveloped land behind these land uses that front on Yanceyville and this area is likely to transition over the next several years.

This is a good example of infill development and the use of underutilized land that is currently within the city limits.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

Water Resources: Any wetland disturbance or stream crossing / disturbance must be permitted by the State and the Corps of Engineers. All the permits must be obtained prior to any disturbance.

Implications, if any, the Amendment may have for Other Parts of the Plan:
This change in land use classification and zoning could spark additional interest in the undeveloped acreage in this area.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):
None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on December 5, 2005, and made the following comments concerning this request:

- The requested density does not seem to be out of line;
- Puts raw land to use;
- Provides a mix of housing density in the area;
- This is a growing area with different housing types;
- It seems to be the normal progression of growth;
- Zoning Commission and City Council need to establish a pattern of zoning in this area; and
- Some concern for landscaping between different housing densities.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The 7.3-acre tract east of and adjacent to the subject property was rezoned from RS-12 to RS-7 by the City Council in August 2003. The Zoning Commission unanimously approved that rezoning.

The property zoned CD-RM-18 (#3230) to the south was rezoned to that district by the Zoning Commission in April 2004. That property is limited to a maximum of 31 single family dwellings and a maximum of 12 townhouse units. The Planning Department recommended in favor of that rezoning since the overall density of 4.8 units per acre was consistent with the Generalized Future Land Use Map and with Connections 2025 objectives to promote compact development, provide for mixed income neighborhoods, and provide affordable housing opportunities.

There is a mix of zoning districts in this extended area with multifamily zoning to the south (CD-RM-18 and RM-12) and to the west (RM-8) and single family (RS-12 and RS-7) immediately adjacent to this property. Staff feels that this request is consistent with the Reinvestment/Infill Goal and Housing and Neighborhoods Goal as described above. Furthermore, this proposal meets Connections 2025 policies of promoting mixed-income neighborhoods, promoting the diversification of new housing stock, and promoting compact development.

It appears that there is a drainageway crossing through the center of this site that is depicted on the City's "Drainageway and Open Space" map. When this site is subdivided, the Subdivision Ordinance will require the dedication of those areas to the City of Greensboro as drainageway and open space. The width of the dedication along that drainageway will depend on the size of the pipe it would take to cross said drainangeway. If a crossing would require a 66-inch or greater pipe, the required dedication would include the land between the natural one-hundred-year flood contour lines as determined by the City. That area may be reduced in width by filling provided that a minimum average width of two hundred feet is maintained, a minimum width of one hundred feet is maintained at the narrowest point, no fill is placed within a designated floodway, and no slope greater than three to one is created. Article VII, Section 27-22 Stormwater management control requirements, and federal wetlands regulations will prohibit or restrict fill placement in certain locations. If the crossing would require a pipe smaller than 66-inches the minimum average width would be sixty feet.

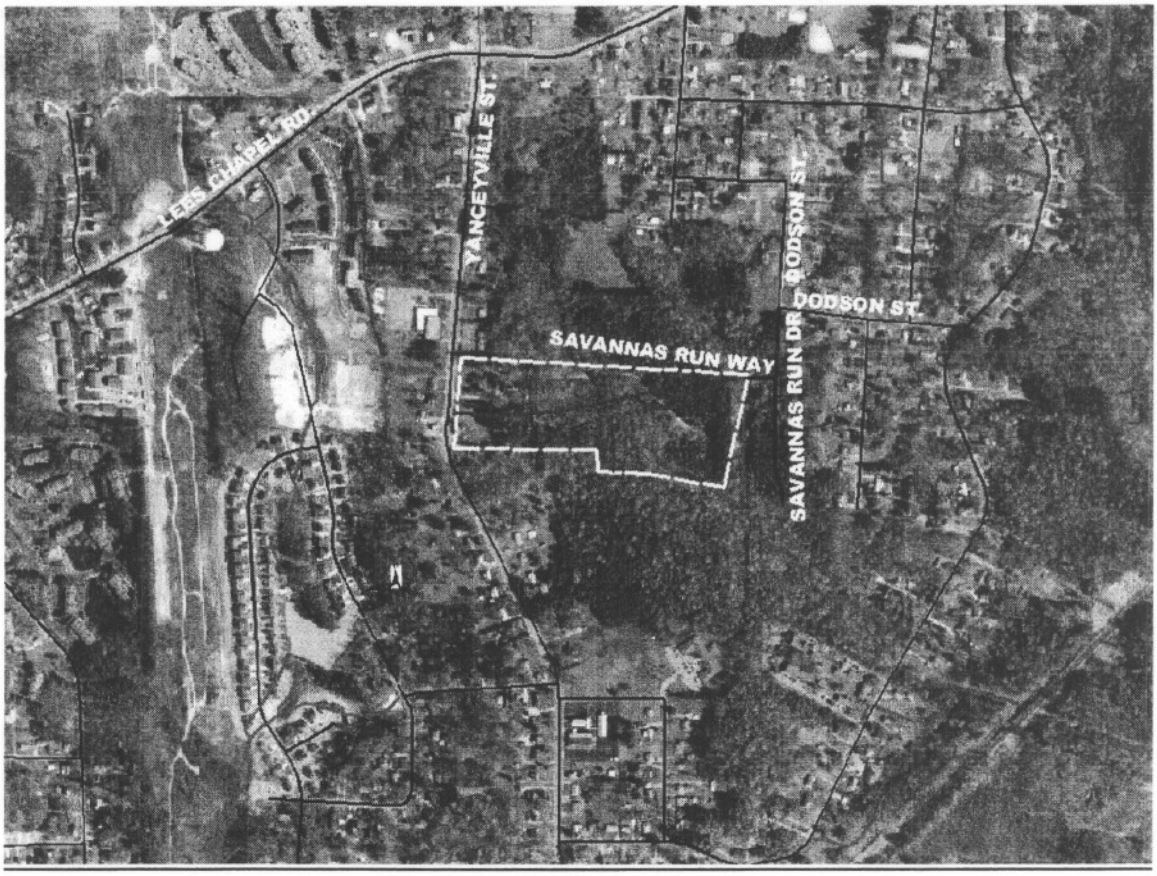
GDOT: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Moderate Residential land use classification and approval of the rezoning to Conditional District – RM-8 Residential Multifamily primarily due to:

- It supports the reinvestment and infill goal by putting underutilized land within city limits to use;
- It will utilize the array of city services that are already available to it;
- Provides a diversification of new housing stock; and
- Promotes compact development.

ADDITIONAL INFORMATION



Street Connection Policy:

In accordance with Section 30-6, 13.3 (C) of the Greensboro Development Ordinance, street extensions that extend from existing neighborhood through a proposed development site into or through another existing neighborhood shall be evaluated and established based on the following criteria:

1. Emergency Response Times:
   How much a street connection may decrease emergency response times or enhance emergency vehicle access.
   (Fire Department to evaluate, Robert Cudd)

   If there is only one access point into this development then in the case of a street network breakdown due to weather, accident, or fire there will be no way for emergency responders to get to the proposed residences of development. A secondary means of access is always important for emergency responders. Alternate accesses provide a means to get multiple resources such additional hoses, air unit, equipment, other emergency responders etc. from multiple directions. The connections will in addition create alternate emergency access for the existing subdivision.

2. Excessive Block Lengths:
   Evaluate current neighborhood block lengths and determine if a street connection is needed.
   (Planning Department to evaluate, Steve Galanti)

   NOTE: This evaluation was made based on the assumption that Savannas Run Drive would some day connect to Glenside Drive

   Section 30-6-13.4 (Block Length) of the Development Ordinance requires the following:

   The block length shall not exceed one thousand, five hundred (1,500) feet:
   A1.The block along the east side of Yanceyville Street (between Lees Chapel Road and Lankford Street) is currently approximately 3,416 feet. With the connection of the through-street the block would be divided into two segments, one at approximately 1,767 feet and one at approximately 1,649 feet. Although the connection depicted on the map submitted for review does not comply fully with the requirements of the Ordinance, the situation would be closer to compliance (and meeting the intent of the provision) than not having the connection. ***Therefore, the connection is recommended.***

A2. The block along the west side of Dobson Street/Savannas Run Drive (between Mitchell Avenue and Glenside Drive) is currently approximately 3,324 feet. With the connection of the through-street the block would be divided into two segments, one at approximately 1,607 feet and one at approximately 1,717 feet. Although the connection depicted on the map submitted for review does not comply fully with the requirements of the Ordinance, the situation would be closer to compliance (and meeting the intent of the provision) than not having the connection. ***Therefore, the connection is recommended.***

B. maximum block perimeter of six thousand (6,000) feet:
The current block perimeter measures approximately 12,090 feet. With the street connection the current block would be divided into two blocks, one with a perimeter of approximately 7,100 feet and the other with approximately 8,261 feet. Although the connection would not create two blocks that comply fully with the requirements of the Ordinance, the situation would be closer to compliance (and meeting the intent of the provision) than not having the connection. (NOTE: The blocks would be further reduced upon the connection of other streets in this area.) ***Therefore, the connection is recommended.***

C. Cul-de-sac Maximum Length: The maximum distance from an intersecting through street to the end of a cul-de-sac shall be eight hundred (800) feet. Without the street connections the result would be the creation of two cul-de-sac. The "Savannas Run Court" cul-de-sac would be approximately 111 feet and the cul-de-sac interior to the proposed development would be approximately 1,345 feet. The connection would eliminate both cul-de-sacs. ***Therefore, the connection is recommended.***

3. Traffic Congestion:
Existing and/or anticipated street patterns warrant a street connection(s) in order to reduce traffic congestion.
(Greensboro Department of Transportation to evaluate, Carrie Reeves)

The proposed street extension/connection is proposed to be local residential street, and is not anticipated to have any impact on traffic congestion level within the area.

4. Pedestrian:
Existing street and sidewalk patterns warrant a street connection(s) and or sidewalk connection(s) to enhance pedestrian and bicyclist activities.
(Greensboro Department of Transportation to evaluate, Peggy Holland)

The proposed street connection will provide pedestrian and bicycle connection between existing and proposed residential streets.

5. Coordinated Street Plan:
A street connection fits into adopted street plans (thoroughfare plan, collector street plan, and local street plan)
(Greensboro Department of Transportation to evaluate, Carrie Reeves)

There are no adopted street plans for this area.

6. Extraneous Traffic:
Whether or not a proposed street connection(s) would encourage traffic volumes with origins and destinations outside the existing neighborhood or encourage truck traffic to pass through the neighborhood.
(Greensboro Department of Transportation to evaluate, Carrie Reeves)

The proposed street connection is not anticipated to encourage extraneous traffic to utilize this local residential street network.

7. Impacts to Natural Areas:
Whether or not a proposed street connection(s) would adversely affect streams, lakes/ponds, and whether or not there are topographical barriers or unique natural areas.
(Greensboro Department of Transportation, Water Resources Department, and Parks and Recreation Department to evaluate, Virginia Spillman, Mike Simpson)

This site has 2 perennial streams and one intermittent stream that would potentially be affected by the street layout as highlighted on the map. Stream #1 is a perennial stream that runs north to south and it originates near Yanceyville rd. Stream # 1 will have to be crossed once if the connectivity takes place. Perennial streams in this sub basin require a 50' buffer on each side measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer) the first 15' of the buffer must remain undisturbed but built upon area is allowed on the next 35' up to 50% of the buffer. Utility crossings and street crossings are allowed as long as all the certifications are obtained from the State and the Corps of Engineers.

If Savannas Run Way is extended it would require at least one crossing of a perennial stream (Stream #2). Stream # 2 runs North to South and it originates near Dodson St. There is also an intermittent stream (Stream #3) that runs west to east almost parallel to the south property line. Said stream is originated near Yanceyville rd. The intermittent stream is not shown on the layout but it may have to be impacted or crossed if the street layout highlighted on the map takes place. Also, there could potentially be wetlands associated with the streams. A required street crossing perpendicular to the stream is allowed if appropriate permits are obtained. As with any perennial stream crossing, it would have to be made as close to 90 degrees as possible and all appropriate permits/approvals would have to be obtained from the state and the corps. Any wetlands disturbance also requires permits from the state and corps.

8. Impacts to Public Facilities:
Whether or not a proposed street connection(s) would adversely affect other public facilities such as parks, bike trails, nature trails, and natural areas.
(Greensboro Department of Transportation and Parks and Recreation Department to evaluate public facilities, Mike Simpson, Peggy Holland)

GDOT and Parks and Recreation: There are no impacts to public facilities.

9. Public Service Delivery:
Whether or not a proposed street connection would enhance delivery of public services.
(Greensboro Department of Transportation and Environmental Services to evaluate Carrie Reeves, Jeryl W. Covington)

GDOT: The proposed street connection will improve the routing and delivery of goods and public services such as solid waste collection, mail/package deliveries, school bus routing, and water/sewer line connections.

Environmental Services: It continues to be the Department's preference to require the connection of all streets to allow ease of service delivery. During the event in which connectivity is not physically possible, it is the preference of the Department to allow adequately sized turnarounds. Such turnarounds should be constructed to the minimum City street design standards.

This recommendation is based on the Department's ability to provide solid waste services. For the solid waste operations, staff is instructed to avoid backing the solid waste vehicles. Five independent solid waste collection services are provided to resident/businesses on a weekly basis. Three of the five services are managed by a single operator, no safety spotter is available to guide the vehicle or assist maneuvering the vehicle safely with its inherent blind spots. The minimum length of the solid waste vehicles is 33 feet. Due to these constraints, operators are instructed to avoid backing and use available constructed turnarounds and paved areas. Supervisory staff notifies residents of obstacles placed within the turnaround locations that prevent the delivery of solid waste services.

Conclusively, solid waste service delivery is enhanced with the City's position to encourage street connectivity.

Public Involvement Procedure:

When, during the rezoning stage, the initial analysis by the City of Greensboro staff indicates a proposed street connection is warranted (based on a review of criteria 1-9) the Zoning Commission meeting will serve as the public hearing for public involvement and information gathering.

When, during the plan review stage, the initial analysis by City of Greensboro staff indicated a proposed street connection is warranted (based on a review of criteria 1-9) and prior to City of Greensboro staff making a recommendation to the Technical Review Committee, an information gathering meeting will be held with adjacent property owners to seek additional information related to criteria 1-9.
(Greensboro Department of Transportation to coordinate public involvement)

Should a proposed rezoning or an appeal of a TRC plat denial be made, this form (and attached map showing all proposed street connection locations and public involvement summary) will be provided to the Planning Board and City Council for their use and consideration in the appeals process.

Staff Recommendation:

These connections will create block lengths, block perimeters, and cul-de-sacs that will be closer to complying with the intent of the Development Ordinance. It sets up for a future street network that will meet all block lengths, block perimeters, and cul-de-sac ordinance requirements. These connections will provide alternate access for emergency responders. The appropriate permits can be obtained to cross the streams within this development. Staff recommends that the extension/connection be made via Savannahs Run Way.

Date: 1/4/06
Name: Carrie S. Reeves, PE

Turn Around Evaluation: In the event that Broadleaf Road is not extended.

Street:	Savannahs Run Way
Limits:	From Savannas Run Drive to the eastern property line of this proposed development
Length:	Approximately 150'

1. How important is a permanent turn around at the end of Savannahs Run Way in order for your Department to provide services in a safe and efficient manner? (Please Circle)
    a. Critical
    b. Very Important
    c. Somewhat Important
    d. Not Important at all

2. Does your Department request that a permanent turn around be installed at the end of Savannahs Run Way? (Please Circle)

    a. Yes (If yes please list reasons why your department requests a turn around, please include any departmental standards and policies)
    b. No

Planning Department: The type of turn around will depend on how the abutting property is developed: 1) If single family lots are to be created on the end of Savannahs Run Way it should be terminated in a cul-de-sac. 2) If the newly created lots will have frontage and access from the new streets created within the proposed subdivision we defer the decision to the Departments which provide service to the lots on that segment of Savannahs Run Way.

Environmental Services: If no through street is developed a permanent structure will be required. Solid waste does not have an alternative to backing at least 75 feet or more. Most services are provided with a single operated vehicle. Blind spots are associated with these vehicles.

Fire Department: Fire code requires any street longer than 150' to have a permanent turn around. The Greensboro Fire Department requires a minimum Cul-De-Sac diameter of 65', or a T/L – shaped turn around w/ the minimum branch length of 50'.

3. If your Department requests a permanent turn around, what type of turn-a-round do you request? (Please circle desired type of turn around)
    a. Cul-De-Sac (COG Std. 503)
    b. Branch "L" Permanent (COG Std. 502)
    c. "T"-Type Permanent (COG Std. 502)
    d. Temporary (COG Std. 502)
    e. Other

Environmental Services: A cul-de-sac is the preference for the operations of Environmental Services' vehicles. However, a "t" could be managed if adequate space and visibility is provided.

Fire Department: Fire has no preference other than one of the above highlighted permanent turn arounds be installed at the end of streets.

4. Are you aware of any constraints that would prohibit the construction of a turnaround at this location?
    a. No
    b. Yes (Please list constraints below)

City of Greensboro

City Council

Agenda Item

TITLE: Rezoning of Property Located on the East Side of Yanceyville Street Between Lees Chapel Road and Kenion Street

Department:	Planning Department	Current Date:	January 25, 2006
Contact 1:	Richard Hails	Public Hearing:	February 7, 2006
Phone:	373-2922	Advertising Date:	January 20 and 27, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	RWHails
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-08) Attachment B: Minutes of January 9, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report **(Attached to Comprehensive Plan Amendment CP-06-02 Agenda Item)**		

PURPOSE:
Birch Properties, Inc. applied for rezoning from RS-12 Residential Single Family to Conditional District – RM-8 Residential Multifamily for a portion of the property located on the east side of Yanceyville Street between Lees Chapel Road and Kenion Street. The Zoning Commission considered this application on January 9, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:
The Zoning Commission voted 8 to 0 to recommend approval of the proposed rezoning request.

There was one speaker in favor of and one speaker in opposition to this proposal (see Attachment B: Minutes of January 9, 2006 Zoning Commission Meeting).

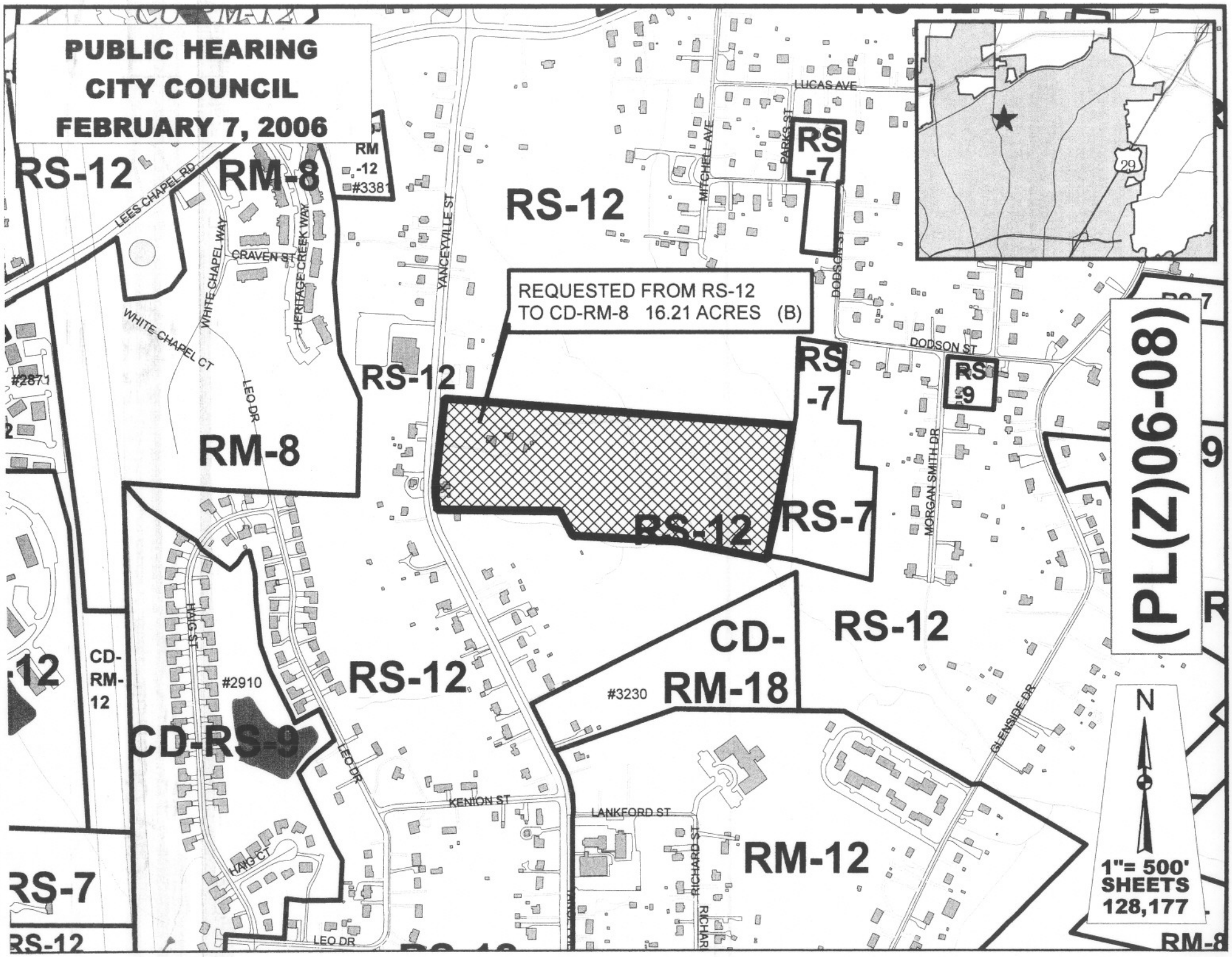
This Conditional District – RM-8 rezoning application contains the following conditions:

1) Townhomes designed for sale.
2) Maximum number of townhomes shall be 130.
3) Access limited to one curb cut out on Yanceyville Street.
4) Limited to two stories in height.

A vicinity map of the proposed rezoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-02.

RECOMMENDATION / ACTION REQUESTED:
The Planning Department recommends approval of the ordinance.

Agenda Item: 13


PUBLIC HEARING
CITY COUNCIL
FEBRUARY 7, 2006
REQUESTED FROM RS-12
TO CD-RM-8 16.21 ACRES (B)
(PL(Z)06-08)
RS-12
RM-8
RM -12
#3381
RS-12
RS -7
RS -9
RS-7
RS-12
RM-8
RS-12
CD-RM-18
RS-12
CD-RS-9
RM-12
RS-7
RS-12
CD-RM-12
#2910
#3230
#2871
LEES CHAPEL RD
WHITE CHAPEL WAY
CRAVEN ST
HERITAGE CREEK WAY
WHITE CHAPEL CT
LEO DR
YANCEYVILLE ST
MITCHELL AVE
PARKS ST
LUCAS AVE
DODSON ST
MORGAN SMITH DR
GLENSIDE DR
HAIG ST
HAIG CT
KENION ST
LANKFORD ST
RICHARD ST
29
N
1"= 500'
SHEETS
128,177

ATTACHMENT B

MINUTES OF JANUARY 9, 2006
ZONING COMMISSION MEETING
(PL(Z) 06-08)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Marc Isaacson, Esq., 101 West Friendly Avenue, handed up to the Commission some materials for consideration. He represented several parties - the property owners, several of whom were present, as well as the contract purchaser and prospective developer of the property. The principle of Birch Properties, Inc., Lee Porter, is also present. The request is to rezone the subject property to Residential Multifamily (townhomes for sale) with no more than eight units per acre with certain conditions. He explained the exhibits contained in his handout. A lot of the area is a mix of commercial, institutional and residential uses. He pointed out photos of representative samples of townhomes that would reflect the type single family attached homes that would be built. He thought it had received preliminary approval from TRC with some comments, changes the developer is making now. There is one access off Yanceyville Road to the townhome community. There are Type C, 20-foot minimum planting yard buffers around the boundary lines of the property. In the middle of the property there is a 100-foot stream buffer, which this site plan accommodates, as well as a water retention pond shown on the site plan. He felt that the area near Yanceyville Street in general is in need of new investment and that there would be benefit derived by a development such as this coming into the area. Letters were sent out by the developer to all property owners within 600 feet of this property. A neighborhood meeting was held on November 29, 2005 at the Craft Recreation Center. Approximately 10 neighbors or nearby property owners attended. The proposal was generally well received.

Chair Wolf asked if there was anyone wishing to speak in opposition to the request.

Paul Sims said he and his wife owned the vacant property to the right of the proposed rezoning. He was concerned about the increase in traffic that would be created if the CD-RM-18 property near his house was approved for 160 units.

Chair Wolf said City staff told the Commission in their report that the CD-RM-18 tract was limited to a maximum of 31 single family dwellings and 12 townhouse units. The RM-18 zoning is Conditional District (CD). There were serious limitations approved for this property.

Mr. Sims said there is RS-12, RM-12, RM-18 and RS-7. It seemed to him that the whole thing could be brought into some kind of zoning that would make it more uniform.

However, he complimented Mr. Porter on the type units he will be putting on the subject property.

Chair Wolf closed the public hearing.

Mr. Hails said the trend in this area for recent rezoning for development has been to a higher density than what has traditionally been in the area. Multifamily next to single family would require a 20-foot minimum landscape buffer between the two. That is one reason staff thinks that they can oftentimes coexist side-by-side because there is some separation required by the existing ordinance. The fact that they are proposing a net density that is capped at eight dwelling units per acre, which puts it in the low end of the moderate residential category, is reflecting some of the lower density character of the area and some of the conditions help on that compatibility as well. There are several provisions in the Comp Plan that support this different housing types as mixed density. The Monitoring Committee of the Comp Plan looked at this and even thought the Comp Plan Amendment is not in front of the Commission, there are comments in the report from the Monitoring Committee. Staff thinks this rezoning is part of the trend in the area. For the several reasons he enumerated, staff supports the rezoning request.

Mr. Gilmer moved approval of the ordinance. Mr. Gilmer said the Greensboro Zoning Commission believes that this action to approve the zoning amendment located on Yanceyville Street from RS-12 to CD-RM-8 to be consistent with the adopted Connections 2025 Comprehensive Plan and consider the following actions to be reasonable and in the public interest. He referred to Policy 4C.1; this promotes new forms of compact development; and also Policy 6A.2; this promotes mixed-income neighborhoods. Mr. Gilmer moved favorable recommendation of this ordinance. Mr. Matheny seconded the motion. The Commission voted unanimously 8-0 in favor of the motion.

City of Greensboro

City Council

Agenda Item

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment			
Department:	Planning	Current Date:	January 23, 2006
Contact 1:	Heidi Galanti	Public Hearing:	February 7, 2006
Phone:	574-3576	Advertising Date:	January 20 and January 27, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	RWHaus
Attachments:	Attachment A: Map of the Comprehensive Plan amendment Attachment B: A copy of the staff report for the Comprehensive Plan amendment and rezoning request The staff report is provided in this packet for the Comprehensive Plan amendment CP-06-03 and the rezoning request PL(Z) 06-09.		

PURPOSE:
American Express Travel Related Services Company, Inc. by Michael Roth, VP, applied for an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the Industrial/Corporate Park to the Mixed Use Corporate Park land use classification for a portion of the property located on the west side of Regional Road North and north side of Airport Center Drive between Business Park Drive and Bentley Road.

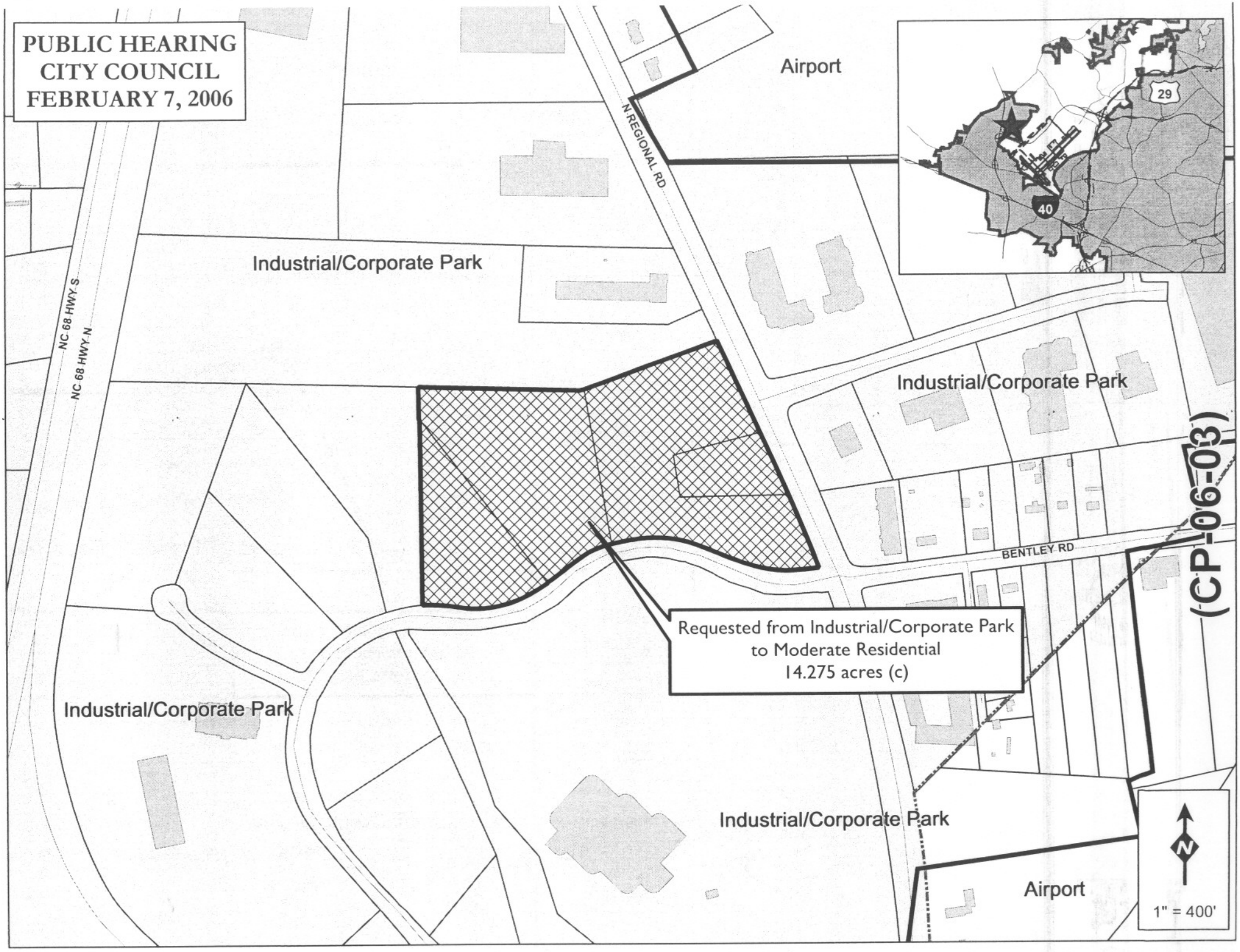
The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:
This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Planning Department recommends approval of this ordinance.

Agenda Item: 14


PUBLIC HEARING
CITY COUNCIL
FEBRUARY 7, 2006
Airport
N REGIONAL RD
29
40
Industrial/Corporate Park
NC 68 HWY S
NC 68 HWY N
Industrial/Corporate Park
BENTLEY RD
(CP-06-03)
Requested from Industrial/Corporate Park
to Moderate Residential
14.275 acres (c)
Industrial/Corporate Park
Industrial/Corporate Park
Airport
N
1" = 400'

Attachment B
(CP-06-03)

City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
January 9, 2006 Public Hearing (Zoning Commission)
February 7, 2006 Public Hearing (City Council)

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: C
Location: West side of Regional Road North and north side of Airport Center Drive between Business Park Drive and Bentley Road

Applicant: American Express Travel Related Services Company, Inc.
Owner: American Express Travel Related Services Company, Inc.

GFLUM
From: Industrial/Corporate Park
To: Mixed Use Corporate Park

Zoning
From: CP
To: CD-RM-12

Conditions:
1) Uses shall be limited to townhome dwellings and accessory uses.
2) The total number of dwelling units shall not exceed 129.
3) No building shall exceed two (2) stories in height as viewed from the front of the buildings.
4) All townhomes shall have attached garages.
5) All townhomes shall be designed for sale.
6) There shall be no trash compactor and no dumpster located on the property other than for the purpose of collection and removing construction debris.
7) The community will be serviced by a private solid waste hauler.
8) The developer will provide 5 foot sidewalks on both sides of all internal streets.
9) Along the northern boundary line of the subject property, Developer shall establish and maintain a minimum 25 foot wide landscape buffer consisting of a staggered, double row of Leyland Cypress and/or evergreen trees, such trees to have a minimum height of 6 feet and planted a maximum of 8 feet on center

SITE INFORMATION	
Maximum Developable Units	129
Net Density	9 units per acre
Existing Land Use	Undeveloped
Acreage	14.275 acres
Physical Characteristics	*Topography:* Rolling *Vegetation:* Wooded *Other:* N/A
Overlay Districts	Portion of Site in NC 68 Scenic Corridor Overlay District
Historic District/Resources	N/A
Generalized Future Land Use	Industrial/Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	**Land Use**	**Zoning**
North	Undeveloped	LI
South	American Express	CP
East	The Hood Center Offices	CD-LI
West	Undeveloped	CP

ZONING HISTORY		
Case #	**Year**	**Request Summary**
2504	1996	This property has been zoned Corporate Park since it was annexed in 1996. Prior to annexation, it was zoned Corporate Park by Guilford County.

DIFFERENCES BETWEEN CP (EXISTING) AND CD-RM-12 (PROPOSED) ZONING DISTRICTS
CP: Primarily intended to accommodate office, warehouse, research and development, and assembly uses on large sites in a planned, campus-like setting compatible with adjacent residential uses. The district may also contain retail and service uses which customarily locate within planned employment centers.
CD-RM-12: Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. See Conditions for uses limitations and other restrictions.

TRANSPORTATION	
Street Classification	Airport Center Drive – Local Street, Regional Road – Collector.
Site Access	Exact number of driveway unknown at this time. However, one access point will be approve by GDOT on Regional Road to align opposite of Business Park Drive.
Traffic Counts	Regional Road ADT = 11,300.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Greensboro Watershed, WS III
Floodplains	Based on preliminary flood insurance rate map (FIRM) there is a Special Flood hazard Area (SFHA) and floodway associated with the stream located along the SW corner of property (Brush Creek). Floodplain possibly located on SW portion of site. If floodplain located on site, all proposed buildings in flood plain must have the finished floor elevation at least 1' above the base flood elevation (BFE), also all the mechanical equipment must be elevated at least 1' above BFE.
Streams	Perennial stream located on NW portion of site. Perennial stream requires a 100' undisturbed buffer on each side measured from top of bank. Buffer must remain undisturbed with some exemptions. No BUA allowed in buffer.
Other	Maximum built upon area allowed is 70% of the site acreage. All existing and proposed built upon area must drain and be treated by a state approved BMP device (pond or similar). For low density development 24% is the maximum built upon area allowed and scoresheet is required.

LANDSCAPING REQUIREMENTS	
Location	**Required Planting Yard Type and Rate**
North	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
South	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
East	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
West	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

> *POLICY 4G.1*: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

> *POLICY 6C*: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 7C: Ensure that city land use policies and regulations allow for an *adequate supply of land to accommodate economic development*.

POLICY 7C.3: Identify brownfield sites and *underutilized/abandoned properties* and buildings and expedite opportunities for development.

Connections 2025 Map Policies:
The area requested for rezoning lies within the following map classifications:

Existing:
Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

Proposed:
Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	**Date**	**Request Summary**
N/A		There have not been any land use amendments in the immediate vicinity of this case.

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:
"American Express Travel Related Services owns a large parcel of land, of which the subject property forms a part. The company has elected to sell the subject property (14.275 acres) to Portrait Homes for the construction of townhomes for sale to the public. There are no other townhomes within several miles of the site, and with a large corporate population as well as the proposed Federal Express mid Atlantic Sorting Hub, these homes will provide affordable housing for those interested in residing in this neighborhood."

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):
"The area in which the subject property is located (Airport) does not have an abundance of homes for sale to the public. With American Express, Federal Express and Dell computers all within minutes from the site, these homes will provide housing for the employees of those companies. The economic patterns have changed as a result of this rapid industrial growth, but the availability of homes has not kept pace with that growth. The construction of a third runway, the relocation of Bryan Boulevard, and other proposed road improvements indicate further rapid growth in the airport area; however, there are few, if any, available townhomes for sale to the general public in the vicinity."

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change: The applicant is requesting this change to build townhomes. This area is currently depicted as Industrial/Corporate Park on the Generalized Future Land Use map which applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. The applicant has requested a change to Mixed Use Corporate Park which is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. North and west of the site are undeveloped tracts, east are office buildings in Airport Center Business Park, and south is American Express.

This area is in the vicinity of the airport and is characterized primarily by office, industrial, and warehouse uses. There are also large tracts of undeveloped land.

This request is supported by the Housing and Neighborhoods goal and the Growth at the Fringe goal, but it can also be considered in conflict with the Economic Development goal and Policy 7C which calls for an *adequate supply of land to accommodate economic development.*

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

Water Resources: The site may have wetlands. If any disturbance to wetlands is proposed and/or any stream crossing / disturbance is proposed permits will have to be obtained from the state and corps of engineers prior to construction.

An appropriately sized drainage easement is required on all channels carrying public runoff (size depends on amount of flow channel carries).

Implications, if any, the Amendment may have for Other Parts of the Plan:
This request may encourage other residential developments to occur in an area that has been earmarked as a nonresidential support area for the airport.

If approved, this may trigger a staff evaluation of the Industrial/Corporate Park land use classification in the immediate vicinity of this site.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): The desire of American Express to sell off their land for residential use.

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on December 5, 2005, and made the following comments concerning this request:

- This request does not look right on the map;
- It is close to jobs;
- Not much residential in this area;
- Concerned about residential in this area for the protection of the residences against Industrial uses, especially the Light Industrial (LI) zoning to the north;
- The users to the south are appropriate users; and
- They should provide a wider buffer to the north to buffer against future LI uses.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The Airport Area Plan shows this property to be located in an area classified as Non-Residential. This is a broad category that includes both light and heavy industrial uses, offices, warehouses, service-oriented commercial activities and other types of development that are not noise sensitive. Although close, this property is just outside and north of the 60 DNL Noise Contour.

Other Plans: N/A

STAFF COMMENTS

Planning: The applicant has indicated that a condition will be added at the public hearing which would provide for a substantial landscape buffer along the northern property line. The provision of this buffer should help separate residential development on the subject property from potentially incompatible industrial development on the vacant tract to the north.

GDOT: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Mixed Use Corporate Park land use classification and approval of the rezoning to Conditional District – RM-12 Residential Multifamily primarily due to:

- Providing a mix of land uses within the corporate area;
- Providing housing close to jobs; and
- Promoting compact development.

City of Greensboro

City Council

Agenda Item

TITLE: Rezoning of Property Located on the West Side of Regional Road North and North Side of Airport Center Drive Between Business Park Drive and Bentley Road			
Department:	Planning Department	Current Date:	January 25, 2006
Contact 1:	Richard Hails	Public Hearing:	February 7, 2006
Phone:	373-2922	Advertising Date:	January 20 and 27, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	RWHails
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-09) Attachment B: Minutes of January 9, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report **(Attached to Comprehensive Plan Amendment CP-06-03 Agenda Item)**		

PURPOSE:

American Express Travel Related Services Company, Inc. applied for a rezoning from Corporate Park to Conditional District – RM-12 Residential Multifamily for a portion of the property located on the west side of Regional Road North and north side of Airport Center Drive between Business Park Drive and Bentley Road. The Zoning Commission considered this application on January 9, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the proposed rezoning request.

There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of January 9, 2006 Zoning Commission Meeting). This Conditional District – RM-12 rezoning application contains the following conditions:

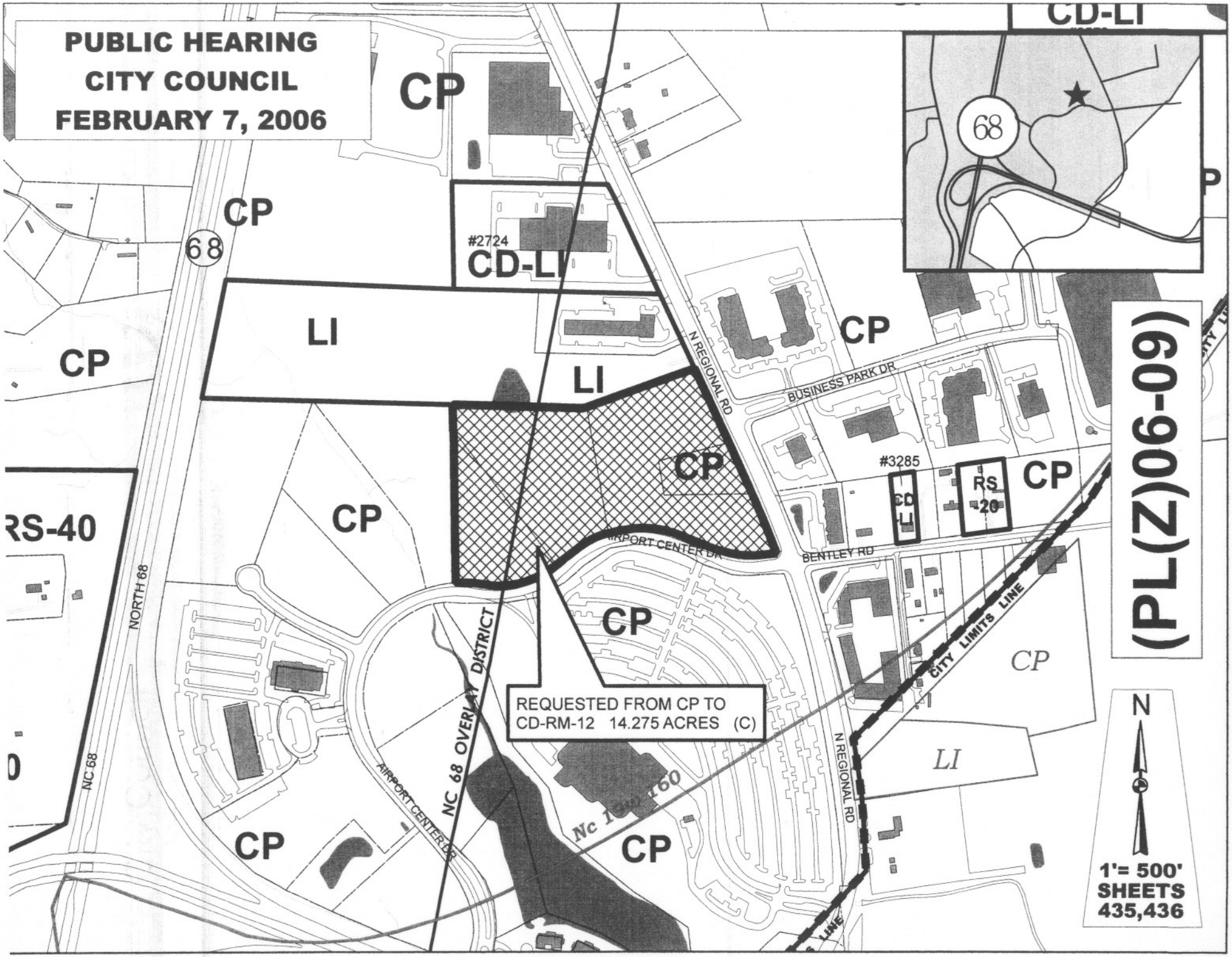
1) Uses shall be limited to townhome dwellings and accessory uses.
2) The total number of dwelling units shall not exceed 129.
3) No building shall exceed two (2) stories in height as viewed from the front of the buildings.
4) All townhomes shall have attached garages.
5) All townhomes shall be designed for sale.
6) There shall be no trash compactor and no dumpster located on the property other than for the purpose of collection and removing construction debris.
7) The community will be serviced by a private solid waste hauler.
8) The developer will provide 5 foot sidewalks on both sides of all internal streets.
9) Along the northern boundary line of the subject property, Developer shall establish and maintain a minimum 25 foot wide landscape buffer consisting of a staggered, double row of Leyland Cypress and/or evergreen trees, such trees to have a minimum height of 6 feet and planted a maximum of 8 feet on center.

A vicinity map of the proposed rezoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-03.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

Agenda Item: 15


PUBLIC HEARING
CITY COUNCIL
FEBRUARY 7, 2006
(PL(Z)06-09)
CP
CD-LI
LI
RS-40
RS-20
#2724
#3285
68
N REGIONAL RD
BUSINESS PARK DR
AIRPORT CENTER DR
BENTLEY RD
NORTH 68
NC 68
NC 68 OVERLAY DISTRICT
CITY LIMITS LINE
REQUESTED FROM CP TO
CD-RM-12 14.275 ACRES (C)
N
1'= 500'
SHEETS
435,436

ATTACHMENT B

MINUTES OF JANUARY 9, 2006
ZONING COMMISSION MEETING
(PL(Z) 06-09)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Henry Isaacson, Esq., 101 West Friendly Avenue, handed up information for the Commission's review. He represented American Express Travel Related Services, which is the owner of the subject property, as well as Portrait Homes, the developer, which has a contract to purchase the subject property. There is a new condition that they would like to propose. 9) Along the northern boundary line of the subject property developer shall establish and maintain a minimum 25-foot wide landscape buffer consisting of a staggered double row of Leyland cypress and/or evergreen trees, such trees to have a minimum height of six feet and planted a maximum of eight feet on center.

Mr. Gilmer moved acceptance of the new condition, seconded by Mr. Collins. The Commission voted unanimously 8-0 in favor of the motion.

Mr. Isaacson discussed the contents of the material handed up to the Commission, which included illustrative site plan, photographs, illustrative photos of type of townhomes to be built and Plan Amendment Request Form to modify the GFLUM from Industrial - Corporate Park to Mixed-Use - Corporate Park.

Mr. Isaacson said there are no townhomes within several miles of this site. American Express employs some 2,100 people. Federal Express, which will be here in a short three and a half years, will start off with 750 employees and will build to 1,500. Dell has an employment of approximately 950 workers and it is expected to grow.

Portrait Homes did meet with the members of the Airport Center Association requesting that they lift a restrictive covenant to allow the construction of these townhomes. He was pleased to report that those neighbors voted to lift that restriction and thus welcome Portrait Homes to the neighborhood.

Mr. Isaacson said there had been discussion about putting a disclaimer in about the townhomes proximity to Piedmont Triad Airport and they have done that with other developments that are close to the airport. He felt sure they could modify that disclaimer to include the fact they are near a corporate park.

Chair Wolf closed the public hearing.

Mr. Hails said this was a difficult call for staff. It was the classic case where they had been getting a number of questions lately about preserving land for future economic development versus supporting a Mixed-Use - Corporate Park opportunity that, at least in his view, that has arisen. There has been established Corporate Park development on two sides of this site for 15 years, American Express and more recently with the office buildings further down Airport Center Drive. Staff is seeing mixed-use housing crop up in a number of different environments around town. He had felt like the airport noise nearby was not a negative. Not knowing what might develop on the LI land to the north, so staff talked to them about establishing a mandatory buffer that would exceed what was required in the ordinance to provide a good visual obscuring buffer to the north. This property and a number of others in the vicinity have sat vacant for some time. The office market is not strong right now. Overall staff feels like it is an interesting proposal that could help broaden the walkability and offer some nearby housing opportunities in this Corporate Park area in years to come. Staff supports the rezoning request.

In response to comments from Chair Wolf, Mr. Hails said they were not proposing to wholesale change large portions of this area to residential use. But the idea that you could walk to some of these places, the businesses themselves, American Express, is selling this property and supporting the rezoning. They indicated that they sometimes bring in people for training for several months; they sometimes have people that very much want to live near where they work. You are also close to the airport and Fed Ex and many jobs there. He thought the challenge was going to be for us to not lose sight of the job sites, but to not be too narrow and have too much of a separation mentality between our residential and our jobs.

Mr. Gilmer said he would like the Zoning Commissioners to know that he sits in on the Monitoring Committee. They discussed the request very thoroughly. At first he was a little against it. However, as he thought back over the years when he was a little boy growing up, it was not uncommon for Cone Mills and some of the pipe companies to have their own housing back during those days. He thought they had gotten away from that a long time ago, but he looked at in those terms.

Mr. Gilmer moved for approval of the ordinance. The Greensboro Zoning Commission believes that this action to approve the zoning amendment located on Airport Center Drive from CP to CD-RM-12 to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public's best interest. He referred to Policy 4G.1: Promote compact development. He referred to Policy 7C.3: Identify Brownfield sites and under-utilized, abandoned property and buildings and expedite opportunity. He also referred to Policy 6C: Promote the diversity of new housing stock to meet the needs of all citizens for suitable, affordable housing. Ms. Miller seconded the motion. The Commission voted unanimously 8-0 in favor of the motion.

City of Greensboro

City Council

Agenda Item

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment			
Department:	Planning	Current Date:	January 23, 2006
Contact 1:	Heidi Galanti	Public Hearing:	February 7, 2006
Phone:	574-3576	Advertising Date:	January 20 and January 27, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	
Attachments:	Attachment A: Map of the Comprehensive Plan amendment Attachment B: A copy of the staff report for the Comprehensive Plan amendment and rezoning request The staff report is provided in this packet for the Comprehensive Plan amendment CP-06-04 and the rezoning request PL(Z) 06-10.		

PURPOSE:
Joe Kupiec, applied for an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the Low Residential to the High Residential land use classification for a portion of the property located on the northwest side of Fore Place east of Pinecroft Road.

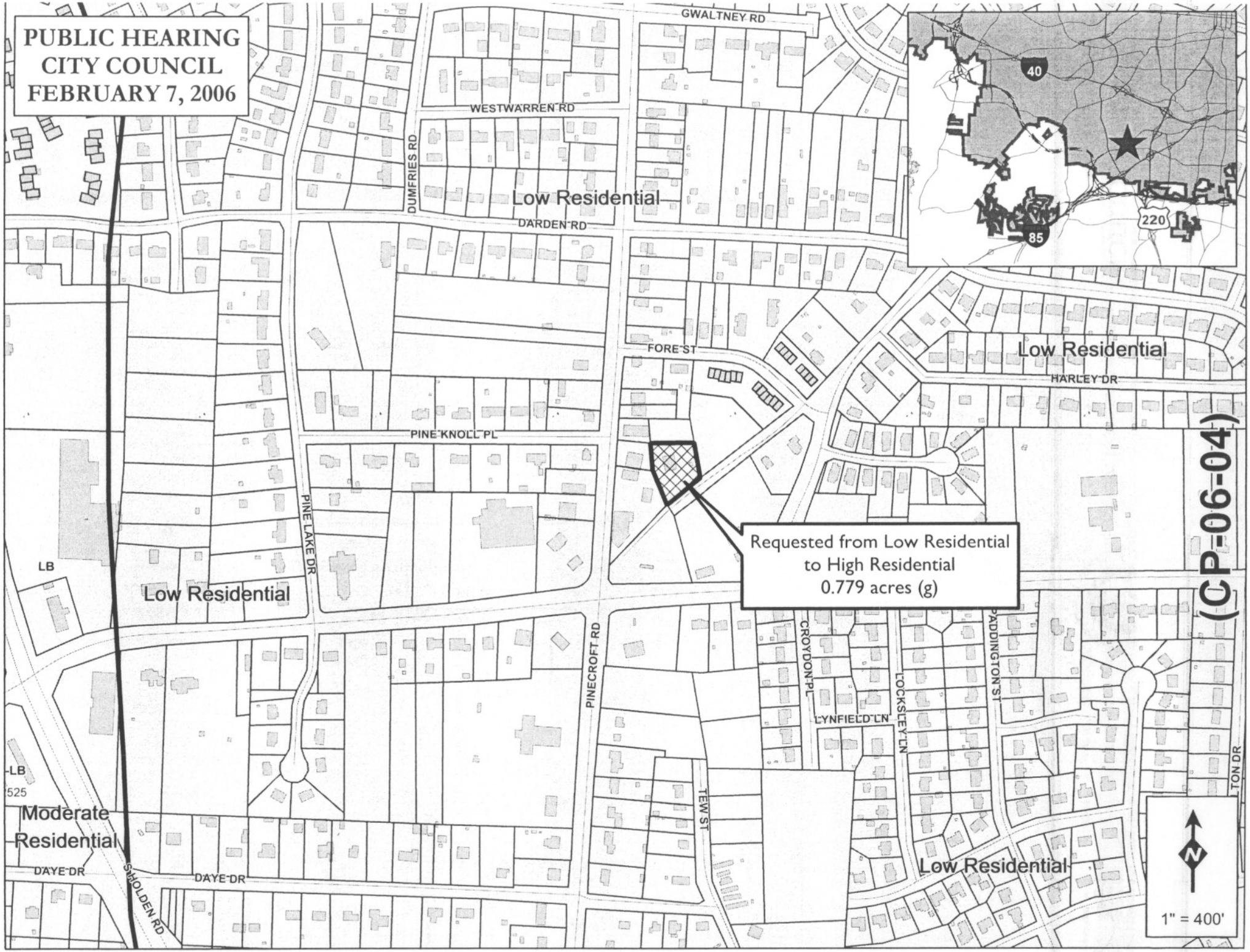
The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:
This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Planning Department recommends approval of this ordinance.

Agenda Item: 16


PUBLIC HEARING
CITY COUNCIL
FEBRUARY 7, 2006
GWALTNEY RD
WESTWARREN RD
DUMFRIES RD
Low Residential
DARDEN RD
FORE ST
Low Residential
HARLEY DR
PINE KNOLL PL
PINE LAKE DR
Requested from Low Residential
to High Residential
0.779 acres (g)
(CP-06-04)
LB
Low Residential
PINECROFT RD
CROYDON PL
LYNFIELD LN
LOCKSLEY LN
PADDINGTON ST
TEW ST
LB
525
Moderate
Residential
DAYE DR
DAYE DR
SHOLDEN RD
Low Residential
N
1" = 400'
40
85
220

Attachment B
(CP-06-04)

City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
January 9, 2006 Public Hearing (Zoning Commission)
February 7, 2006 Public Hearing (City Council)

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: G
Location: 3330 Fore Place (northwest side of Fore Place east of Pinecroft Road)

Applicant: Joe Kupiel
Owner: Bible Broadcasting Network, Inc.

GFLUM
From: Low Residential
To: High Residential

Zoning
From: GB
To: RM-18

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	6
Net Density	12.7 units per acre
Existing Land Use	Single Family
Acreage	0.47 acre
Physical Characteristics	*Topography:* Generally flat *Vegetation:* Wooded *Other:* N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	**Land Use**	**Zoning**
North	Commercial and Service Oriented Shops	GB
South	St. Andrews United Methodist Church	GO-M
East	Townhomes	RM-18
West	Commercial and Service Oriented Shops	GB

ZONING HISTORY		
Case #	**Year**	**Request Summary**
		This property has been zoned General Business since July 1, 1992. Prior to the implementation of the UDO, it was zoned Commercial N.

DIFFERENCES BETWEEN GB (EXISTING) AND RM-18 (PROPOSED) ZONING DISTRICTS
GB: Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.
RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.

TRANSPORTATION	
Street Classification	Fore Place – Local Street.
Site Access	A maximum of one access point to meet all City of Greensboro Driveway Standards will be approved by GDOT.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	Yes.
Traffic Impact Study	Not require per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	**Required Planting Yard Type and Rate**
North	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
South	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
East	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
West	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C.1: Establish standards for and promote new forms of compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:
The area requested for rezoning lies within the following map classifications:

Existing:
Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Proposed:
High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	**Date**	**Request Summary**
N/A		There have not been any land use amendments in the immediate vicinity of this case.

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:
"This property is suitable for higher density like surrounding property (Fore Place Townhomes) even though the Comp. Plan shows low density, this property could hold higher density and conform to its location."

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):
"The existing development patterns for this area are not suitable for low density growth. Property maybe zoned (GB) but there is no commercial frontage for its use. Being at the end of Fore Place, the most logical use for the property would be multi-family development."

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:
The applicant is requesting this change to build a multi-family development. This area is currently depicted as Low Residential on the Generalized Future Land Use map which is predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within the density range. The applicant has requested a change to the High Residential land use classification that provides for high-density apartment dwellings, condominiums, life care, and similar housing types. North and west of the site are various small neighborhood services, south is a church, and east is a townhouse development.

This request is supported by the Reinvestment/Infill goal and the Housing and Neighborhoods goal. This is a good example of infill development and the use of underutilized land that is currently with in the city limits.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):
None

Implications, if any, the Amendment may have for Other Parts of the Plan:
None

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on December 5, 2005, and made the following comments concerning this request:

- Makes sense;
- Don't see any problems with it; and
- It is very small.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: As noted above, this property has been zoned a commercial designation for many years. However, access to the property via Fore Street and Fore Place is poor from the standpoint of providing a convenient and safe travelway to a commercial development. Staff believes that a residential zoning classification is a much better proposal in terms of future development and use of this property.

RM-18 is compatible with the zoning to the east of the subject property.

This proposal is consistent with the Reinvestment/Infill Goal and the Housing and Neighborhoods Goal of Connections 2025 as described above. Furthermore, this request promotes Comprehensive Plan policies that promote mixed-income neighborhoods and promote the diversification of new housing stock.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the High Residential land use classification and approval of the rezoning to Conditional District – RM-26 Residential Multifamily primarily due to:

- It supports the reinvestment and infill goal by putting underutilized land within city limits to use;
- It will utilize the array of city services that are already available to it;
- Provides a diversification of new housing stock;
- Promotes compact development; and
- It appears to be compatible with its surroundings.

City of Greensboro

City Council

Agenda Item

TITLE: Rezoning of Property Located on the Northwest Side of Fore Place East of Pinecroft Road			
Department:	Planning Department	Current Date:	January 25, 2006
Contact 1:	Richard Hails	Public Hearing:	February 7, 2006
Phone:	373-2922	Advertising Date:	January 20 and 27, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	RW Hails
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-10) Attachment B: Minutes of January 9, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report **(Attached to Comprehensive Plan Amendment CP-06-04 Agenda Item)**		

PURPOSE:

Joe Kupiec applied for rezoning from General Business to RM-18 Residential Multifamily for a portion of the property located on the northwest side of Fore Place east of Pinecroft Road. The Zoning Commission considered this on January 9, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the proposed rezoning request.

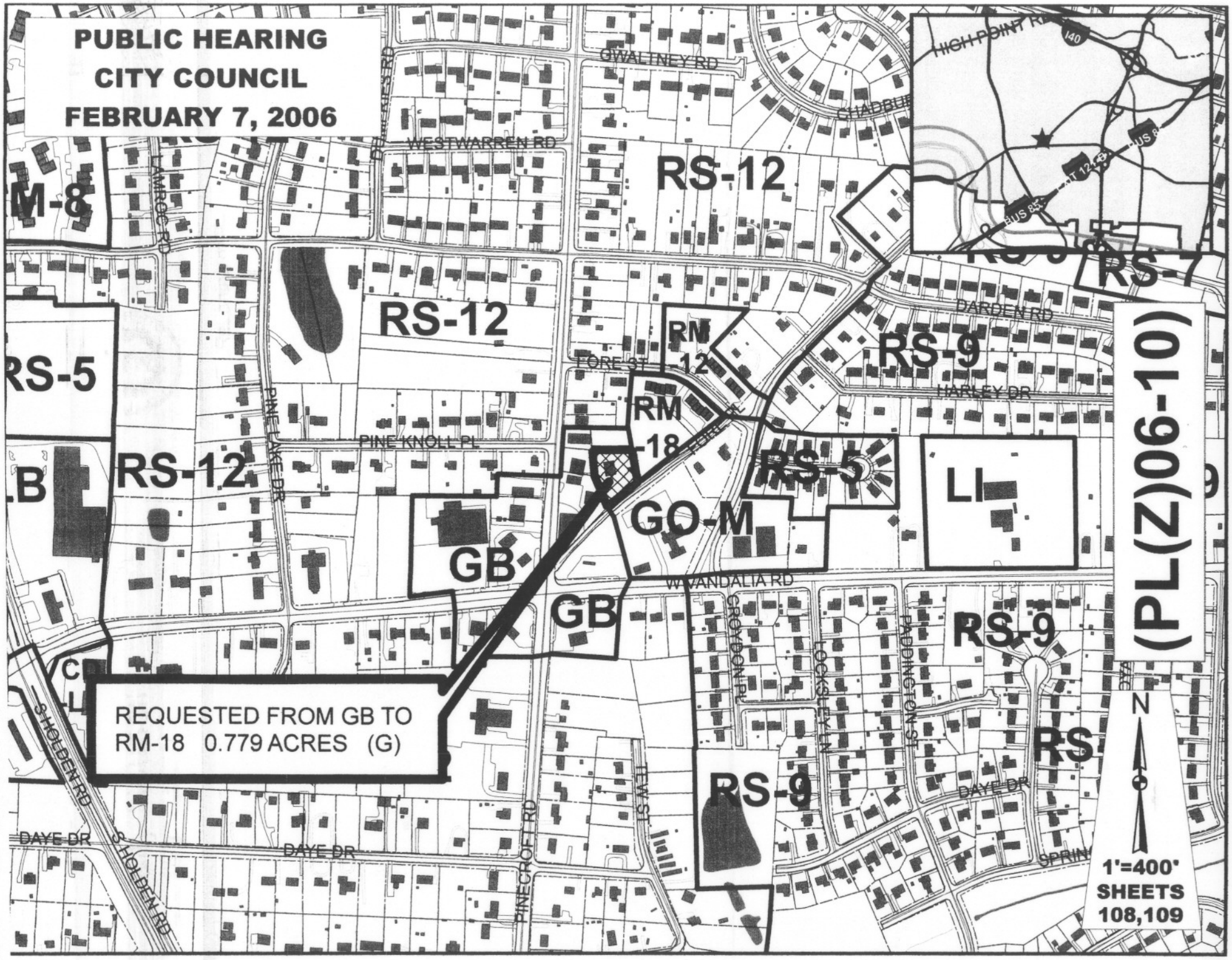
There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of January 9, 2006 Zoning Commission Meeting).

A vicinity map of the proposed rezoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-04.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

Agenda Item: 17


PUBLIC HEARING
CITY COUNCIL
FEBRUARY 7, 2006
REQUESTED FROM GB TO
RM-18 0.779 ACRES (G)
(PL(Z)06-10)
RS-12
RS-12
RS-12
RS-5
RS-5
RS-9
RS-9
RS-9
RS-7
RM-12
RM-18
GO-M
GB
GB
LI
M-8
LB
C-L
WESTWARREN RD
GWALTNEY RD
CHADBU
LAMROC RD
PINE KNOLL PL
PINE LAKE DR
FORE ST
DARDEN RD
HARLEY DR
W VANDALIA RD
CROYDON PL
LOCKSLEY LN
PADDINGTON ST
DAYE DR
DAYE DR
DAYE DR
S HOLDEN RD
S HOLDEN RD
PINECROFT RD
TEW ST
HIGH POINT RD
I40
N
1'=400'
SHEETS
108,109

ATTACHMENT B

MINUTES OF JANUARY 9, 2006
ZONING COMMISSION MEETING
(PL(Z) 06-10)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Joe Kupiec, 324 East Greenway Drive North, said the reason he would like to have the subject property rezoned is to incorporate that into that other piece, the RM-18 that is next door to it and develop more townhomes to match the townhomes that are there now. There is not a lot of new construction in the area now. His new construction might help regenerate the businesses next door even more so. He knew this was low residential, according to the GFLUM. The property is zoned GB now, but it would be very difficult to use for commercial because there is really no road frontage. It fronts on a dead end street so it would be difficult to use for a general business.

Chair Wolf closed the public hearing.

Mr. Hails noted for the record that there was a Plan Amendment associated with this from low to high residential density, but as noted this area has scattered zoning patterns. There is some RM-18 immediately adjacent. Staff does not feel like losing this small, less then an acre of commercial, is going to negatively impact the commercial areas to the south and west. Staff feels the request supports numerous Comp Plan goals on diverse housing stock, compatible surrounding reinvestment in this area and staff supports the request.

Mr. Schneider moved approval of the ordinance and said the Greensboro Zoning Commission believes that its action to approve the zoning amendment located on Fore Place from General Business to RM-18 to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest. He cited the Reinvestment/Infill and also the Policy 4C.1: Establish standards for and promote new forms of compact development and 6A.2: Promote mixed income neighborhoods. Mr. Gilmer seconded the motion. The Commission voted unanimously 8-0 in favor of the motion.

City of Greensboro

City Council

Agenda Item

TITLE: Resolution authorizing the merger of Summerfield's newly approved ABC System with the City of Greensboro ABC Board

Department:	ABC Board	Current Date:	1/31/2006
Contact 1:	Katie Alley	Public Hearing:	n/a
Phone:	274-6304	Advertising Date:	n/a
Contact 2:		Advertised By:	n/a
Phone:		Authorized Signature:	Juanita F. Cooper
Attachments:	Resolution		

PURPOSE The Town of Summerfield is requesting that the Greensboro ABC Board manage the newly authorized ABC store in Summerfield. The City Council needs to approve this merger.

BACKGROUND In May, 2005 the town of Summerfield voted in an ABC store and liquor by the drink. In October, 2005, the Town Council voted to have the Greensboro ABC Board manage the Summerfield ABC store per GS 18B-703(h). At the January 24, 2006 meeting City Council requested additional information and continued this matter to February 21, 2006. It is imperative that the ABC Board have this decided on prior to that date and requested to appear at the Council Briefing today. After hearing the additional information City Council decided to place this item on the Feburary 7, 2006 agenda. The City of Greensboro's ABC Board has requested that the Greensboro City Council pass a resolution merging Summerfield's newly approved ABC System with the City of Greensboro ABC Board.

BUDGET IMPACT None

RECOMMENDATION/ACTION REQUESTED That City Council adopt the Resolution authorizing the merger of Summerfield's newly approved ABC System with the City of Greensboro ABC Board.

Item Number 18

CITY OF GREENSBORO
ALCOHOLIC BEVERAGE CONTROL BOARD
P.O. BOX 16905
115 NORTH CEDAR STREET
GREENSBORO, N. C. 27416-0905
(336) 274-6304
FAX (336) 273-3708

OWEN D. LEWIS, CHAIRMAN
JESSE L. WARREN, VICE-CHAIRMAN
NANCY C. STEWART, MEMBER
RUTH G. FORNEY, MEMBER
CARL C. ASHBY, III, MEMBER
KATIE ALLEY, GENERAL MANAGER

Memorandum: Juanita Cooper, Greensboro City Council Clerk

From: Katie Alley Katie

Subject: Summerfield ABC Store

Date: January 3, 2006

In May of 2005 the voters in the town of Summerfield voted in an ABC store and liquor by the drink. On October 4, 2005, the Town Council of Summerfield unanimously voted to have the Greensboro ABC Board manage the Summerfield ABC store per GS 18B-703(h). On December 6, 2005, the Town Council of Summerfield passed the attached resolution.

The Greensboro ABC Board formally requests that the Greensboro City Council pass the resolution at their January 24, 2005 council meeting.

As always thank you for your continued support!

Attachment: As Stated Above

Copy: Council
Managers
Legal

RESOLUTION AUTHORIZING THE MERGER OF THE TOWN'S NEWLY APPROVED ABC SYSTEM WITH THE CITY OF GREENSBORO ABC

WHEREAS, there presently exists an Alcoholic Beverage Control system which serves the City of Greensboro, North Carolina that is governed by a Board of Alcoholic Control ABC Board as provided for in Chapter 291 of the 1951 North Carolina Session Laws, as amended.

WHEREAS, the Board and the governing bodies of the City of Greensboro and the Town of Summerfield ("Town") have each determined that it is in the public interest to have a Consolidated System in The City of Greensboro ("Greensboro") as permitted by the merger provisions of Chapter 18B of the General Statutes of North Carolina; and

WHEREAS, the powers of the Board shall be those specified in Chapter 18B of the General Statutes of North Carolina as amended; and

WHEREAS, it is contemplated that the Town of Summerfield as a municipality located within Guilford County does desire to establish ABC store(s) within the municipal limits of the Town of Summerfield and become part of the Greensboro ABC System; and

WHEREAS, the Greensboro ABC Board and the Town of Summerfield will jointly examine the location and placement of the initial proposed ABC Store within the Town on property adjacent to Highway US 220 with appropriate vehicular access for the general site location to Highway US 220; however, the final decision as to placement location of such ABC Store within the Town will be made by the Greensboro ABC Board. Any additional store locations will be reviewed and examined on a case by case basis by both parties.

WHEREAS, the Consolidated System of Greensboro and Summerfield will generate greater revenues for each participating municipality (as well as Guilford County, which will share in the net proceeds of Greensboro and Summerfield) than would separate systems inasmuch as

considerable savings are achieved through combined managerial, administrative, financial, warehousing, and law enforcement functions; and

WHEREAS, the Greensboro ABC system maintains separate records for each ABC store in the end that the gross revenues, expenses and net revenues for each store and the combined store(s) within the Town of Summerfield may be readily determined. The Greensboro ABC Board will retain 30% of the profits and the remaining amount will be distributed to the town of Summerfield. All net profits derived from Summerfield ABC store(s), after distributions required by state and federal law, are to be distributed on a quarterly basis to the governing body of Summerfield in which the store(s) generating such profit is located.

The Summerfield ABC store(s) will become a part of the Greensboro ABC system. The governing body of the town of Summerfield shall appoint one (1) ex officio member to the Greensboro ABC Board to serve a three (3) year term as a non-voting member of such board. The appointee must be a resident of Summerfield, and must be known for his or her good character, ability, and business acumen, and may serve a maximum of two three-year terms commencing on July 1 of the first year and ending on June 30 of the third year, except and provided the first Summerfield appointee shall serve an interim term from date of appointment until June 30, 2006 and upon re-appointment or new appointment every three (3) years thereafter.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUMMERFIELD:

1. That the merger of the Town's newly approved ABC System with the Greensboro ABC System as set out herein is hereby approved.
2. That upon like approval by the City Council of the City of Greensboro, the North Carolina Alcoholic Beverage Control Commission is hereby requested to approve said merger under the terms and conditions set out above.
3. That either the Town of Summerfield or the Greensboro ABC Board may withdraw and terminate the merger agreement at the end of five (5) years or both parties may agree to extend the merger agreement upon mutual consent. At any other time, the merger

agreement may be dissolved with the approval of the North Carolina Alcoholic Beverage Control Commission.

4. That in the event of termination and withdrawal from the merger by either party, the Greensboro ABC Board shall appoint an independent Certified Public Accountant (CPA) or a CPA firm to conduct an audit of the financial records of the Consolidated System and make a determination as to those assets and/or liabilities which are attributed to the Greensboro Consolidated ABC Board and the Town of Summerfield, respectively.

Adopted this 6th day of DECEMBER, 2005.

TOWN OF SUMMERFIELD

By: Dena Barnes
Dena Barnes, Mayor

ATTEST AND SEAL

By: Diane Laughlin
Diane Laughlin, Town Clerk

City of Greensboro

City Council

Agenda Item

TITLE: Ordinance changing the name of Wiley Davis Road, from its present intersection with West Vandalia Road southwestward to its present intersection with McCuiston Road, to West Vandalia Road.

Ordinance changing the name of McCuiston Road, from its present intersection with West Vandalia Road eastward to its present intersection with Wiley Davis Road, to West Vandalia Road.

Ordinance changing the name of West Vandalia Road, from its present intersection with McCuiston Road northeastward to the Urban Loop Thoroughfare, to Vandalia Court.

Department:	Planning	Current Date:	1/24/06
Contact 1:	Alec MacIntosh	Public Hearing:	NA
Phone:	373-2747	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	Alexander F. MacIntosh
Attachments:	Attachment A: PL(P)06-01		

PURPOSE:

Construction of the Urban Loop Thoroughfare has necessitated road realignments that impact West Vandalia Road, McCuiston Road and Wiley Davis Road and in turn necessitate street name changes. The Technical Review Committee (TRC) is recommending street name changes as described herein. Council approval is required in order for these changes to be made.

BACKGROUND:

The previous alignments of West Vandalia Road and McCuiston Road are being cut by the Urban Loop. As a result of realignments, the western part of McCuiston Road is becoming a continuous alignment with the western part of W. Vandalia Road and the northeastern part of Wiley Davis Road is becoming a continuous alignment with the almost all the rest of W. Vandalia Road. One short section of W. Vandalia Road is being made into a dead-end street.

It is the recommendation of the TRC and of the Planning Board that the portion of Wiley Davis Road from its present intersection with West Vandalia Road southwestward to its present intersection with McCuiston Road be renamed West Vandalia Road, that the portion of McCuiston Road from its present intersection with West Vandalia Road eastward to its present intersection with Wiley Davis Road be renamed West Vandalia Road, and that the portion of West Vandalia Road from its present intersection with McCuiston Road northeastward to the Urban Loop Thoroughfare be renamed Vandalia Court.

After hearing information in December from staff and from Pastor Howard Woods, Jr. of Ebenezer Baptist Church, the Planning Board held a public hearing in January on these three street name changes.

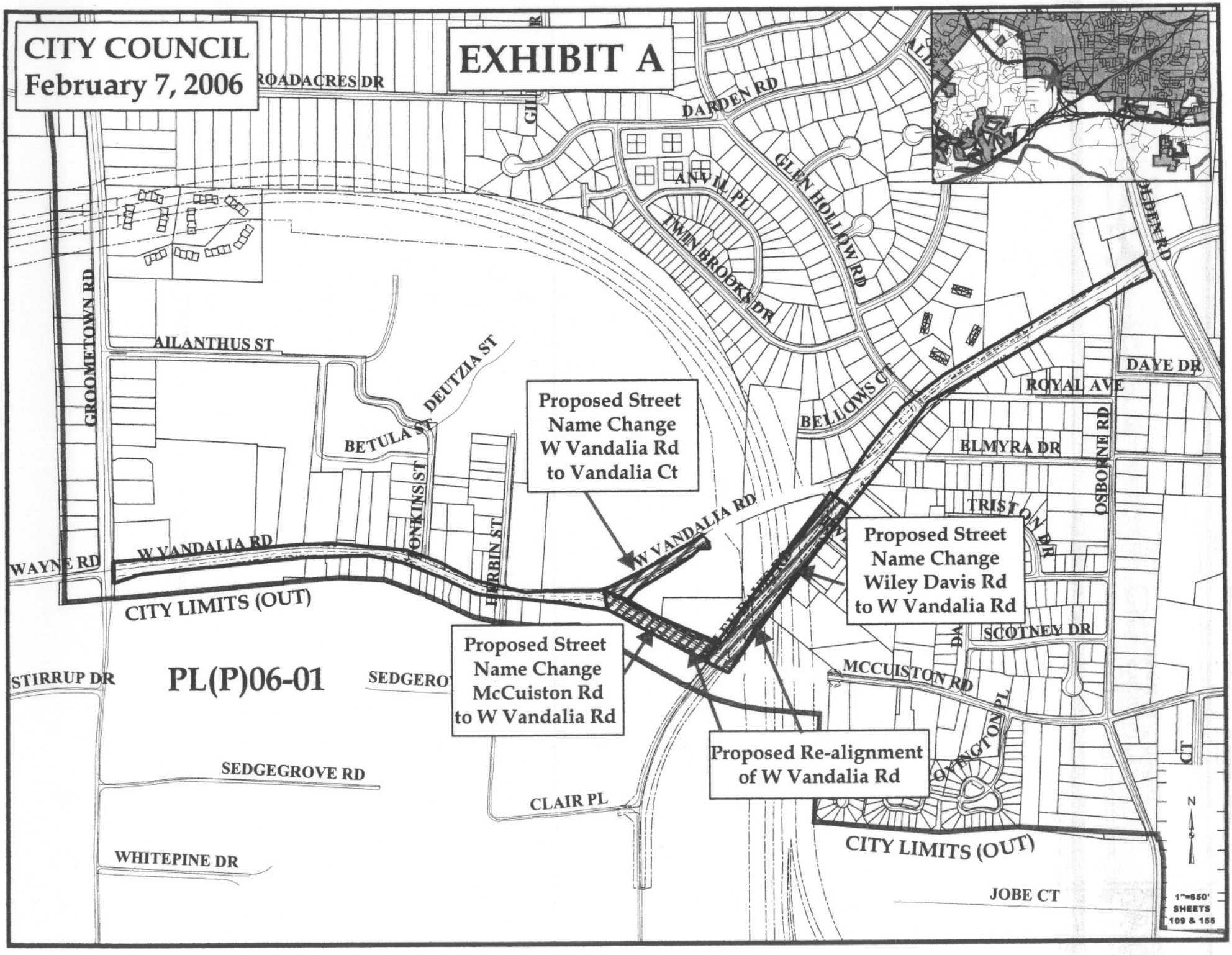
Agenda Item: 19, 20, 21

Other street name change scenarios are possible, but all of them would require a large number of address changes, whereas the present proposal will require only a few address changes. Under this option the Church is the only building that will have its address changed. One vacant property will also have its address changed.

BUDGET IMPACT:
Cost of installing new street name blades in the street signs.

RECOMMENDATION / ACTION REQUESTED:
The TRC recommended these street name changes to the Planning Board and to City Council with the changes becoming effective when construction of the new street alignments across and near the Urban Loop is complete.

The name changes were recommended, with the same effective date, to the City Council by the Planning Board at its January 18, 2006 meeting on a vote of 6-0 (Rhodes, Bryson, Hall, Fox, Landau, McIntyre).


CITY COUNCIL
February 7, 2006
EXHIBIT A
ROADACRES DR
DARDEN RD
GLEN HOLLOW RD
ANVIL PL
TWIN BROOKS DR
GROOMETOWN RD
AILANTHUS ST
DEUTZIA ST
BETULA ST
JONKINS ST
HERBIN ST
BELLOWS CT
DAVE DR
ROYAL AVE
ELMYRA DR
TRISTON DR
OSBORNE RD
W VANDALIA RD
WAYNE RD
CITY LIMITS (OUT)
Proposed Street Name Change W Vandalia Rd to Vandalia Ct
Proposed Street Name Change Wiley Davis Rd to W Vandalia Rd
Proposed Street Name Change McCuiston Rd to W Vandalia Rd
Proposed Re-alignment of W Vandalia Rd
SCOTNEY DR
MCCUISTON RD
STIRRUP DR
PL(P)06-01
SEDGEGROVE RD
CLAIR PL
WHITEPINE DR
CITY LIMITS (OUT)
JOBE CT
N
1"=650'
SHEETS
109 & 155

City of Greensboro

City Council

Agenda Item

TITLE: Loans and Grants for City Council Approval			
Department:	Housing and Community Development	Current Date:	January 25, 2006
Contact 1:	Andy Scott	Public Hearing:	NA
Phone:	373-2028	Advertising Date:	NA
Contact 2:	Dan Curry	Advertised By:	NA
Phone:	373-2751	Authorized Signature:	Dan J. Curry
Attachments:	Attachment 1 – Lead Safe Housing Initiative Grants Attachment 2 – Housing Rehabilitation Grant		

PURPOSE: On March 1, 2005 the City Council adopted a resolution that required Council approval of loans and grants over $10,000. Attached are brief summaries of these proposed loans and/or grants.

BACKGROUND: City Council has requested that the City Manager include on the regular Council Consent Agenda all loans and grants in excess of $10,000.00 which are to be disbursed through the City budget as direct loans or grants, or pass through loans or grants on the recommendation of agencies, non-profits, or other organizations acting on behalf of the City, for final approval before such funds are disbursed. Attached is the information on the loans/grants Council has before it tonight.

RECOMMENDATION / ACTION REQUESTED: The City Council is requested to consider the approval of these loans/grants.

Agenda Item: 22

Attachment 1
Lead Safe Housing Initiative Grant

Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Lead Safe Housing Program
Source of Funding:	HUD Lead Grant
Entity Receiving the Loan/Grant:	Katherine Young
Location:	743 Park Avenue
Amount of the Loan/Grant:	$ 19,850 Lead Program Grant
Purpose of the Loan/Grant:	Lead remediation from owner-occupied home
Terms of the Loan/Grant:	Grant

Agenda Item:_____

Attachment 2
Housing Rehabilitation Grant

Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Target Area Housing Rehabilitation Program
Source of Funding:	Community Development Block Grant (CDBG)
Entity Receiving the Loan/Grant:	Greensboro Housing Development Partnership, Inc.
Location:	712 Broad Avenue
Amount of the Loan/Grant:	$ 62,568 CDBG Grant
Purpose of the Loan/Grant:	Rehabilitation of a house received in lieu of foreclosure.
Terms of the Loan/Grant:	Grant to GHDP, to be repaid to the City upon sale by GHDP of the rehabilitated house to a homeowner.

Agenda Item:_____

City of Greensboro

City Council

Agenda Item

TITLE: RESOLUTION TO ADVERTISE 2005 REAL ESTATE LIENS			
Department:	Finance/Collections	Current Date:	January 25, 2006
Contact 1:	Connie Hudgins	Public Hearing:	February 07, 2006
Phone:	373-2564	Advertising Date:	March 05, 2006
Contact 2:	Rosa McDougal	Advertised By:	News and Record
Phone:	373-2503	Authorized Signature:	Patricia Koontz
Attachments:	**NOTICE OF ADVERTISEMENT**		

PURPOSE

Resolution directing the City Tax Collector to advertise on real estate for delinquent substandard structures charges, solid waste charges, water rents, and nuisance abatement charges for the year 2005.

BACKGROUND

Advertisement of liens for delinquent accounts owed to the City of Greensboro, which by provision of State Statute and Local Regulation are secured by liens upon real property and which result from the following activities; 1) Provision of Public Utility Service. 2) Nuisance Abatements, and 3) Substandard Building Demolition.
Liens are authorized pursuant to Section 6.31 and 6.83 of the City Charter and North Carolina General Satute160A-443 (6) and 160A-193.

Since these liens have the same legal standing as unpaid ad valorem tax, North Carolina General Statute 105-369 requires a report to the Governing Body listing the current amount of said liens, for which advertisement is required.

Public Utility Service	$210,513.00
Demolition of Substandard Structures	-0-
Nuisance Abatements	$97, 084.00

BUDGET IMPACT

None

RECOMMENDATION/ACTION REQUESTED

Respectfully request this report be presented to the Greensboro City Council for approval of the advertisement of the above described delinquent accounts, with said advertisement to commence on March 5, 2006 and continue one day per week for four consecutive weeks.

Item Number 23

NOTICE OF ADVERTISEMENT

DELINQUENT WATER RENTS AND CHARGES FOR SUBSTANDARD BUILDING DEMOLITIONS AND NUISANCE ABATEMENTS

UNDER AND BY VIRTUE OF THE POWER VESTED IN ME BY THE LAWS OF THE STATE OF NORTH CAROLINA AND PURSUANT TO AN ORDER OF THE CITY COUNCIL, THE FOLLOWING LIENS ON REAL PROPERTY, DESCRIBED BELOW, ARE HEREIN ADVERTISED DUE TO NON PAYMENT OF UTILITY CHARGES AND SUBSTANDARD BUILDING AND NUISANCE ABATEMENT CHARGES FOR THE YEAR 2005 AND/OR PRECEDING YEARS. THE NAME OF THE OWNER, PARCEL DESCRIPTION AND AMOUNT OF SAID LIENS ARE SET OUT BELOW. THE AMOUNTS ADVERTISED WILL BE INCREASED BY INTEREST AND COST AND THE OMMISION OF INTEREST AND/OR COST FROM THE AMOUNTS ADVERTISED WILL NOT CONSTITUTE WAIVER OF THE CITY'S CLAIM FOR THESE ITEMS. THE REAL PROPERTY TO WHICH LIENS HAVE ATTACHED MAY BE FORECLOSED AND SOLD TO SATISFY THE CITY'S CLAIM.

CITY OF GREENSBORO

PATTI M. KOONTZ, TAX COLLECTOR

CITY OF GREENSBORO COLLECTION DIVISION

ESTIMATED COST OF LIEN ADVERTISEMENT

ACTUAL RAW SERVICE COST OF ADVERTISING EACH 2005 LIEN ACCOUNT	5.17
ADD 2005 INFLATION COST INCREMENT 2005 INFLATION INCREMENT EQUALS 2004 RAW SERVICE COST TIMES 3%	0.16
SUBTOTAL ESTIMATED 2005 LIEN ADVERTISING SERVICE COST	5.33
ADD ADMINISTRATIVE FEE (Amount to Round Total To Whole Dollar)	.67
ESTIMATED WEEKLY COST OF ADVERTISING ***EACH*** *YEAR 2005* LIEN ACCOUNT	**$ 6.00**
ESTIMATED TOTAL COST OF ADVERTISING ***EACH*** *YEAR 2005* LIEN ACCOUNT FOR FOUR CONSECUTIVE WEEKS	**$24.00**
ESTIMATED TOTAL COST[1] OF ADVERTISING ***ALL*** *YEAR 2005* LIEN ACCOUNTS[2] FOR FOUR CONSECUTIVE WEEKS	**$ 26,650.00**

---

[1] ***THE FOREGOING ESTIMATION IS BASED ON LIEN ADVERTISEMENT ACTUAL COST FOR CALENDAR 2004 LEINS WITH A 3% INFLATION FACTOR APPLIED.***

[2] ***THE YEAR 2005 LIST OF DELINQUENT ACCOUNTS QUALIFYING FOR ADVERTISEMENT CONTAINS1,250 ENTRIES. NOTE: THE ESTIMATED TOTAL COST OF ADVERTISING ALL YEAR 2004 LEINS ($30,000.00) INCLUDES $3,350.00 OF ADMINISTRATIVE CHARGES.***

City of Greensboro
North Carolina

January 25, 2006

City Manager

Tax Collector

2005 Report of Delinquent Accounts and Request For Resolution Ordering Lien Advertisement

Each year City Council adopts a resolution approving and ordering the advertisement of liens for delinquent accounts owed to the City of Greensboro, which by provision of State Statute and Local Regulation are secured by liens upon real property and which result from the following activities;

(1) Provision of Public Utility Service
(2) Nuisance Abatements
(3) Substandard Building Demolition

The aforementioned liens are authorized pursuant to Section 6.31 and 6.83 of the City Charter and North Carolina General Statutes160A-443 (6) and 160A-193.

Since these liens have the same legal standing as unpaid Ad Valorem Tax, North Carolina General Statute 105-369 requires a report to the Governing Body listing the current amount of said liens, for which advertisement is required. Such a report is provided in Table I below.

TABLE I
REPORT OF DELINQUENT ACCOUNTS AND LIENS ON REAL PROPERTY

PUBLIC SERVICE - LIEN TYPE		AMOUNT
Public Utility Service		$ 210,513.00
Demolition of Substandard Structures		$ -0-
Nuisance Abatement		$ 97,084.00
TOTAL		**$ 307,597.00**

Respectfully, I ask that this report be presented to the Greensboro City Council and that it be the foundation for their consideration and approval of the advertisement of the above described delinquent accounts and associated liens, with said advertisement to commence on or immediately after March 5, 2006 and continue one day per week for four consecutive weeks.

Patti M. Koontz

PATTI M. KOONTZ

CC: City Attorney & Finance Director

P.O. Box 3136 · Greensboro, NC 27402-3136 · www.greensboro-nc.gov · (336) 373-2065 · TTY # 333-6930

NOTICE OF ADVERTISEMENT

DELINQUENT WATER RENTS AND CHARGES FOR SUBSTANDARD BUILDING DEMOLITIONS AND NUISANCE ABATEMENTS

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CITY OF GREENSBORO

PATTI M. KOONTZ, TAX COLLECTOR

SCHEDULE FOR ADVERTISING YEAR 2005 REAL PROPERTY LIENS

FEBRUARY 21, 2006 ORIGINAL HARD COPY DATA TO BE PICKED UP BY NEWSPAPER

FEBRUARY 27, 2006 HARD COPY PROOF TO BE RETURNED TO COLLECTIONS FOR REVIEW AND CORRECTION

MARCH 01, 2006 SEND EXCEL SHEET TO NEWSPAPER FOR 1ST PUBLICATION ON MARCH 5, 2006

MARCH 08, 2006 SEND EXCEL CORRECTIONS TO NEWSPAPER FOR 2ND PUBLICATION ON MARCH 12, 2006

MARCH 15, 2006 SEND EXCEL CORRECTIONS TO NEWSPAPER FOR 3RD PUBLICATION ON MARCH 19, 2006

MARCH 22, 2006 SEND EXCEL CORRECTIONS TO NEWSPAPER FOR 4TH PUBLICATION ON MARCH 26, 20056

CITY OF GREENSBORO COLLECTION DIVISION

ESTIMATED COST OF LIEN ADVERTISEMENT

ACTUAL RAW SERVICE COST OF ADVERTISING EACH 2005 LIEN ACCOUNT	5.17
ADD 2005 INFLATION COST INCREMENT 2005 INFLATION INCREMENT EQUALS 2004 RAW SERVICE COST TIMES 3%	0.16
SUBTOTAL ESTIMATED 2005 LIEN ADVERTISING SERVICE COST	5.33
ADD ADMINISTRATIVE FEE (Amount to Round Total To Whole Dollar)	.67
ESTIMATED WEEKLY COST OF ADVERTISING ***EACH*** *YEAR 2005* LIEN ACCOUNT	**$ 6.00**
ESTIMATED TOTAL COST OF ADVERTISING ***EACH*** *YEAR 2005* LIEN ACCOUNT FOR FOUR CONSECUTIVE WEEKS	**$24.00**
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[1] ***THE FOREGOING ESTIMATION IS BASED ON LIEN ADVERTISEMENT ACTUAL COST FOR CALENDAR 2004 LEINS WITH A 3% INFLATION FACTOR APPLIED.***

[2] ***THE YEAR 2005 LIST OF DELINQUENT ACCOUNTS QUALIFYING FOR ADVERTISEMENT CONTAINS1,250 ENTRIES. NOTE: THE ESTIMATED TOTAL COST OF ADVERTISING ALL YEAR 2004 LEINS ($30,000.00) INCLUDES $3,350.00 OF ADMINISTRATIVE CHARGES.***

CITY OF GREENSBORO – COLLECTION DIVISION
LIEN ADVERTISEMENT

SPECIFICATIONS

1. FIVE (5) COPIES OF AD PROVIDED BY CONTRACTED PERIODICAL, EACH MONDAY AFTER PUBLICATION, SO THAT CITY STAFF CAN UPDATE WEEKLY PAYMENTS IN PREPARATION FOR THE NEXT ADVERTISEMENT

2. ADVERTISEMENT TO BE PUBLISHED IN THE LEGAL NOTICES SECTION OF THE CLASSIFIED ADS

3. HEADINGS FOR EACH ACCOUNT TYPE ARE HIGHLIGHTED *ON THE HARD COPY* AT THE BEGINNING OF THE ACCOUNT TYPE LISTING

Council Date: February 7, 2006 P-Number: PO3929

City of Greensboro

City Council

Agenda Item

TITLE: Bridford Parkway Sidewalk

Department:	Engineering & Inspections	Current Date:	January 18,2006
Contact 1:	Tony Cox	Public Hearing:	N/A
Phone:	Ext: 2679	Advertising Date:	N/A
Contact 2:	Kathy Kimble	Advertised By:	N/A
Phone:	Ext: 2759	Authorized Signature:	Tony Cox
Attachments:	Vicinity and Engineering Records Maps #544		

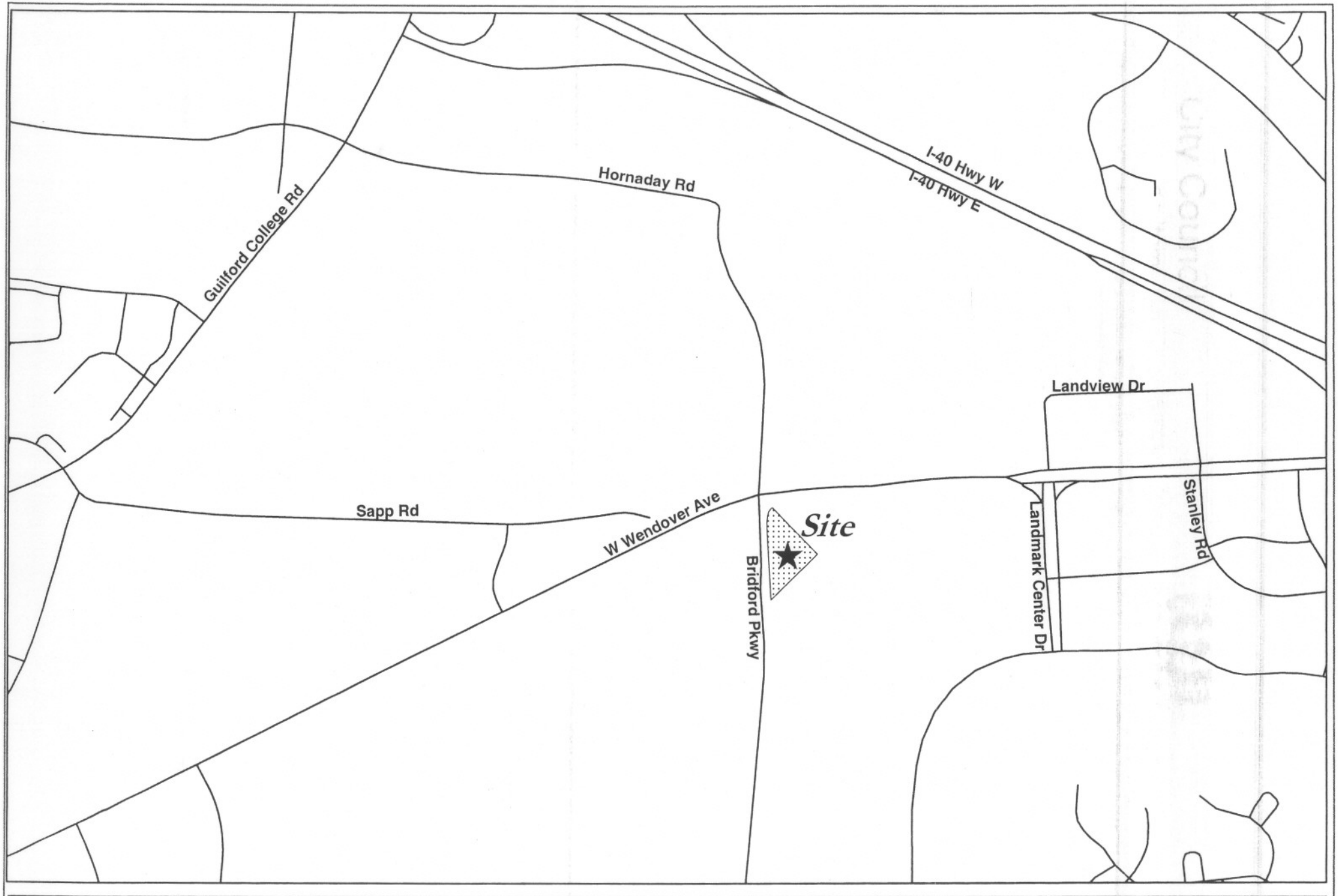
PURPOSE:
The Property Management Section of the Engineering & Inspections Department is in the process of acquiring right of way and easements for the Bridford Parkway Improvements project. City Council approval is needed for the transaction to move forward.

BACKGROUND:
Property Management hired an independent appraiser to evaluate the taking for the property identified as Tax Map 1-28-892-24 located at 1301 Bridford Parkway, Burgerbusters III, LLC known as Taco Bell. The agreed upon price is the full appraised value of $58,500.00. This computes to $19.50 per square foot.

BUDGET IMPACT:
Funding for this acquisition is available from account #441-6003-19.6012 Activity # 01084.

RECOMMENDATION / ACTION REQUESTED:
Property Management recommends that City Council approve and authorize the purchase of right of way, slope, and temporary construction easements at 1301 Bridford Parkway for the full appraised value of $58,500.00.

Agenda Item: 24



Vicinity Map for

Project: Bridford Parkway Sidewalk & Roadway Improvements
Owner: Burgerbusters III, LLC
Address: 1301 Bridford Pkwy
Tax Map: 1-28-892-24

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W E
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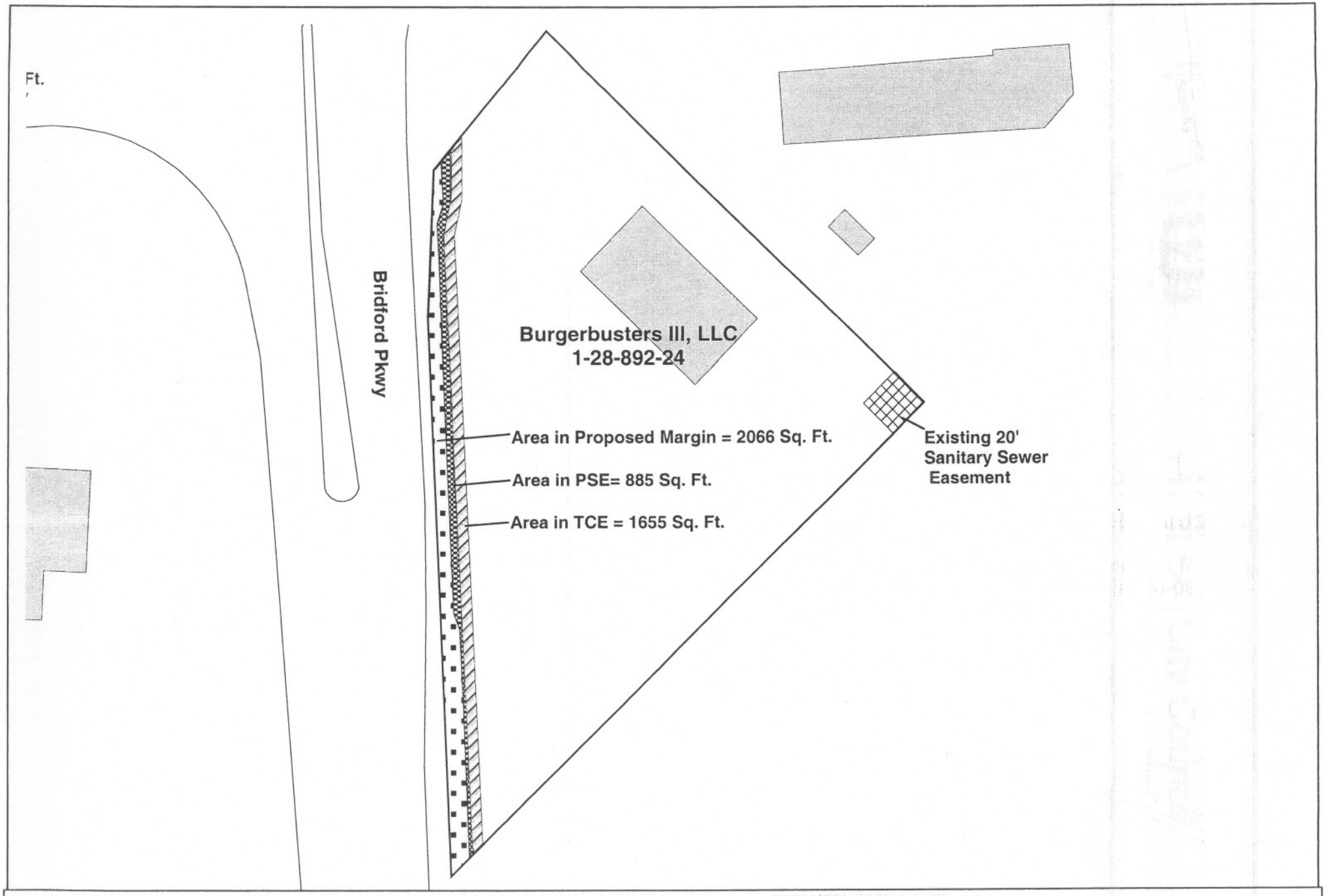
Engineering Records Map 544

Compiled By: M. Milton
01-20-06



Engineering Records Map 544

Project: Bridford Parkway Sidewalk & Roadway Improvements
Owner: Burgerbusters III, LLC
Address: 1301 Bridford Pkwy
Tax Map: 1-28-892-24

N
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ENGINEERING & INSPECTIONS

Engineering Records Map 544

Compiled By: M. Milton
01-20-06

City of Greensboro

City Council

Agenda Item

TITLE: Ordinance amending Chapter 10 of the Greensboro Code of Ordinances with respect to Fire Prevention and Protection (Smoking prohibited in specified public places)

Department:	Council	Current Date:	January 26, 2006
Contact 1:	Councilmember Carmany	Public Hearing:	n/a
Phone:	855-1538	Advertising Date:	n/a
Contact 2:	Mike Williams	Advertised By:	
Phone:	373-2320	Authorized Signature:	
Attachments:			

PURPOSE Councilmember Carmany, Council Liason to the Greensboro War Memorial Commission, requested at the January 24, 2006 Council Meeting that smoking not be allowed inside the Greensboro Coliseum.

BACKGROUND The NC General Assembly ratified Session Law 2005-239 on July 20, 2005 which exempted indoor arenas with a seating capacity greater than 23,000 from N.C.G.S 143-64. City Council will consider modifications to Section 10-6 of the Greensboro Code of Ordinances to change designated smoking areas in the Greensboro Coliseum.

BUDGET IMPACT None

RECOMMENDATION/ACTION REQUESTED That Chapter 10 of the Greensboro Code of Ordinances with respect to Fire Prevention and Protection be amended to prohibit smoking in specified public places.

Item Number 25

City of Greensboro
City Council
Agenda Item

RECEIVED
JAN 3 1 2006
City Clerk's

TITLE: Greensboro Eastern Urban Loop Construction Schedule and Funding Support Resolution

Department:	Transportation	Current Date:	January 26, 2006
Contact 1:	Jim Westmoreland, GDOT Director	Public Hearing:	N/A
Phone:	336-373-2863	Advertising Date:	N/A
Contact 2:	Tyler Meyer, Planning Manager	Advertised By:	N/A
Phone:	336-373-2254	Authorized Signature:	
Attachments:	Resolution		

PURPOSE
The City Council is being asked to consider and adopt a resolution urging the North Carolina Department of Transportation to restore the construction schedule and funding for the Greensboro Eastern Urban Loop between US 70 and US 29 (U-2525 B). The construction schedule and funding of this section of the Eastern Urban Loop was moved to unfunded and post years in the 2006-2012 State Transportation Improvement Program.

BACKGROUND
The construction schedule for future sections of the Greensboro Urban Loop including the Eastern Urban Loop from US 70 to US 29 (NCDOT project # U-2525B) slipped from mostly funded to unfunded/post year between the adoption of the 2004-2010 Transportation Improvement Program and the current 2006 – 2012 Transportation Improvement Program. The change was related to a state funding shortfall as well as a legislative action to make urban loop sections in Greenville and Fayetteville eligible for Urban Loop funds and an NCDOT decision to shift funds to these projects.

Completing the Greensboro Urban Loop is very important from the community and economic development, mobility and accessibility, transportation safety, and congestion management points of view. Further, continuing construction work on future sections of the Urban Loop during the 2007-2013 timeframe appears to be key to keeping the project on track in view of potentially lengthy funding delays that could ensue if at least partial funding is not secured this year.

It is recommended that the Eastern Urban Loop between US 70 and US 29 (U-2525B) receive the priority for funding restoration based on community development, roadway system, and project development considerations. It appears the U-2525 would be in a position to move forward over the 2007-2013 timeframe in view of its current status in the project development process.

BUDGET IMPACT
N/A

RECOMMENDATION/ACTION REQUESTED
City Council consider and adopt attached resolution urging NCDOT to restore construction schedule and funding for the Greensboro Eastern Urban Loop between US 70 and US 29 (U-2525B).

Item Number 26

RESOLUTION REQUESTING CONSTRUCTION FUNDING FOR THE GREENSBORO EASTERN URBAN LOOP FROM US 70 TO US 29 (U-2525B) IN THE 2007–2013 TRANSPORTATION IMPROVEMENT PROGRAM

WHEREAS, completion of the Greensboro Urban Loop is a key priority for the City of Greensboro;

WHEREAS, the construction schedule for future sections of the Greensboro Urban Loop including the Eastern Urban Loop from US 70 to US 29 (U-2525B) slipped from mostly funded to unfunded/post year between the adoption of the 2004-2010 Transportation Improvement Program and the current 2006 – 2012 Transportation Improvement Program;

WHEREAS, The City has identified U-2525B as the highest priority link for Urban Loop completion;

WHEREAS, U-2525B is critical to future economic development, community mobility and accessibility,

WHEREAS, U-2525B will enhance transportation safety and congestion management and will be a part of future I-785, an important asset to the Region and State;

WHEREAS, From a constructability standpoint, U-2525B appears to be in a position to move forward in view of its current status in the project development process;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

To request that NCDOT fund construction of the Greensboro Eastern Urban Loop from US 70 to US 29 (U-2525B) in the 2007-2013 Transportation Improvement Program with construction beginning as soon as possible within the 2007-2013 timeframe

City of Greensboro
City Council
Agenda Item

TITLE: Burnt Poplar Road Improvements – Construction Contract 2005-043

Department:	Engineering & Inspection	Current Date:	1/24/06
Contact 1:	Tony Kozuch	Public Hearing:	N/A
Phone:	373-2960	Advertising Date:	N/A
Contact 2:	GDOT – Jim Westmoreland	Advertised By:	N/A
Phone:	373-2863	Authorized Signature:	Ted A. Kallam
Attachments:	N/A		

PURPOSE:
The contract bids for roadway improvements on Burnt Poplar Road have been received. In order for the work to proceed, City Council approval is required.

BACKGROUND:
Bids were opened on January 12, 2006 for the Burnt Poplar Road Improvements. The work consists of pavement widening and storm drainage. Improvements are to be in effect for the opening of the proposed Burnt Poplar Solid Waste Transfer Station. The apparent lowest responsible bidder was Triangle Grading and Paving, Inc. with a bid of $883,104.00. However, after the bid opening, an error was found with three of the asphalt quantities that resulted in a decrease of the quantities. Upon negotiations with the apparent low bidder, the "negotiated" bid amount is $695,924.00. We received six (6) other bids as follows:

Apac Atlantic, Inc.	$898,419.75
Sharp Brothers Grading	$1,026,510.45
Vecellio and Grogan-Asphalt Division	$1,038,713.69
Larco Construction	$1,060,815.10
Yates Construction Company	$1,074,539.50
Jimmy R. Lynch and Sons, Inc.	$1,331,851.00

The contract is scheduled to begin on February 28, 2006 and is to be completed by June 30, 2006. The engineer's estimate for the contract is $1,108,520.25.

BUDGET IMPACT:
Funding is available from: Account Number: 555-6509-01.6014

RECOMMENDATION / ACTION REQUESTED:
It is recommended by the Engineering and GDOT Divisions that City Council approve the bid and award Contract 2005-043 for Burnt Poplar Road Improvements to Triangle Grading and Paving, Inc. for the bid amount of $695,924.00.

Agenda Item: 27

City of Greensboro

City Council

Agenda Item

TITLE: Resolution in support of the PGA Golf Tournament

Department:	PGA Tournament Committee	Current Date:	1.31.2006
Contact 1:	George House	Public Hearing:	n/a
Phone:	373-8650	Advertising Date:	n/a
Contact 2:	Linda Miles	Advertised By:	
Phone:	2320	Authorized Signature:	

Attachments:

PURPOSE To support to provide up to $1,334,000.00 for the years 2007-2010 between Guilford County, the City of Greensboro and the Greensboro/Guilford Tourism Development Authority.

BACKGROUND On January 13th the PGA Tour announced the dates for its inaugural FedEx Cup Schedule and beginning in 2007, the Carolina Classic at Greensboro (the "CCG") will move to August 13 -19 and be the last even prior to a season-ending 4 tournament Championship Series. In October of 2005 the Greensboro Jaycees Charitable Foundation, Inc. entered into an agreement with the PGA Tour to demonstrate the community's commitment to the tournament by providing financial support for the PGA Tour's annual entitlement and television underpinning commitment of $6,250,000.00 for years 2007-2010 (an aggregate amount of $25,000,000.00). The Foundation agreed to provide an irrevocable standby letter of credit in the aggregate amount of $21,000,000.00. At present, the Foundation has asked the City and County to provide support for the remaining $4,000,000.00. The worst case budget impact of this level of support is $333,400 per year. However, this amount assumes no sponsorship which is highly unlikely. The sponsorship funds will offset this amount on a proportional basis for all supporters. For example if the sponsorship covers 80% of the costs the City share of the remaining costs would be 20% of the $333,400 or $66,680. At this time we expect the sponsorship support to cover most of not all of the costs but it is possible that the final sponsorship deal could be less than 100%. We will have adequate lead time between the development of the budget for the year in which this expense might fall and the sponsorship decision to develop our funding alternatives.

This expression of public support was an important factor in the PGA Tour's ultimate decision.

BUDGET IMPACT For the City to provide $333,400 per year for the years 2007-2010.

RECOMMENDATION/ACTION REQUESTED That City Council adopt a Resolution in support of contributing $333,400.00 per year for the years 2007-2010 to support the PGA Golf Tournament.

Item Number 28

City of Greensboro

City Council

Agenda Item

TITLE: Resolution Accepting a Gift of Art from the Greensboro Merchant Association			
Department:	Transportation	Current Date:	January 10, 2006
Contact 1:	Jim Westmoreland	Public Hearing:	N/A
Phone:	373-2863	Advertising Date:	N/A
Contact 2:	Michael Cramer	Advertised By:	N/A
Phone:	373-2568	Authorized Signature:	
Attachments:	Attachment A: City Council Resolution Accepting Art Gift from the Greensboro Merchant Association Attachment B: Nathaniel Greene Public Art Project Agreement		

PURPOSE

To celebrate and commemorate the 100th anniversary of the Greensboro Merchant Association, GMA would like to gift a piece of public artwork to the City of Greensboro. The purpose of the Council Agenda Item is the acceptance of said gift.

BACKGROUND

In January 2006 the Greensboro Merchant Association (GMA) will celebrate its 100th anniversary serving the businesses and citizens of Greensboro. To celebrate and commemorate this event GMA has engaged a local artist to develop a piece of artwork that GMA would like to gift to the City of Greensboro. The gift mural of Nathaniel Greene, the namesake of our City, will be erected upon the upper portion of the Davie Street Deck owned by the City and located at the corner of Friendly Avenue and Davie Street facing the Center City Park. The attached agreement defines the responsibilities of the City and GMA on said project.

BUDGET IMPACT

There are no budgetary impacts of this project.

RECOMMENDATION/ACTION REQUESTED

It is recommended that the City Council accept the gift from GMA and authorize the City Manager to enter into a agreement with GMA for this project.

Item Number 29

City of Greensboro

City Council

Agenda Item

TITLE: RESOLUTION AMENDING JANUARY 24, 2006 RESOLUTION PROVIDING FOR THE ISSUANCE OF $10,000,000 GENERAL OBLIGATION STREET IMPROVEMENT BONDS, SERIES 2006

Department:	Financial & Administrative Services	Current Date:	January 30, 2006
Contact 1:	Rick Lusk, Finance Director	Public Hearing:	No
Phone:	373-2077	Advertising Date:	NA
Contact 2:	Marlene Druga, Deputy Finance Dir.	Advertised By:	
Phone:	373-2077	Authorized Signature:	
Attachments:	Attachment A: Proceedings for Resolution Amending the Resolution approving Series 2006 General Obligation Street Improvement Bonds		

PURPOSE

The City proposes to issue $10 million General Obligation (GO) Street Improvement Bonds, Series 2006, on February 9, 2006. These bonds represent the variable rate portion of the third series of bonds to be issued that are related to $135.9 million GO bonds approved by voters on November 7, 2000 (the third series of bonds is comprised of $12 million fixed rate bonds and $10 million variable rate bonds). The January 24, 2006 resolution approving the issuance of these bonds needs to be amended by City Council on February 7, 2006, to modify the principal amortization schedule of the Street Improvement Bonds. The change to the variable rate bond amortization schedule is required due to the reduction of the fixed rate bonds sold on January 18, 2006 from $17 million to $12 million, whereby retirement of the variable rate bonds must be accelerated in order to comply with bond issuance statutes.

BACKGROUND

In 2000 voters approved the issuance of $135.9 million GO Bonds for street improvements and other public facilities. $50 million of these bonds were issued in 2003, $14.58 million bonds were issued in 2005 and $22 million in bonds are being issued in 2006. The remaining $49.32 million in bonds will be issued in future years.

BUDGET IMPACT

An increase in property taxes of up to one cent in FY 06-07 is projected to service the debt related to the proposed 2006 GO Bonds and the GO bonds issued in 2005. Under current economic conditions, the GO Bonds can be marketed at reasonable rates of interest.

RECOMMENDATION/ACTION REQUESTED

The Finance and Legal Departments recommend City Council approval of the attached resolution amending the January 24, 2006 resolution providing for the issuance of $10 million GO Street Improvement Bonds, Series 2006, on February 9, 2006.

Item Number 30

A regular meeting of the City Council of the City of Greensboro, North Carolina, was held in the City Council Chamber at the Melvin Municipal Office Building in Greensboro, North Carolina, the regular place of meeting, on Tuesday, February 7, 2006 at 5:30 P.M.

Present: Mayor Keith A. Holliday, presiding, and Councilmembers _____

_____

_____

Absent: _____.

* * * * * *

Mayor Holliday introduced the following resolution, a copy of which had been provided to each Councilmember, which was read by title:

RESOLUTION AMENDING A RESOLUTION ENTITLED: "RESOLUTION PROVIDING FOR THE ISSUANCE OF $10,000,000 GENERAL OBLIGATION STREET IMPROVEMENT BONDS, SERIES 2006" TO CHANGE THE AMORTIZATION SCHEDULE FOR SAID BONDS AND TO MAKE CERTAIN OTHER MINOR CHANGES

WHEREAS, on January 24, 2006, the City Council of the City of Greensboro, North Carolina (the "City Council") duly passed a resolution entitled "RESOLUTION PROVIDING FOR THE ISSUANCE OF $10,000,000 GENERAL OBLIGATION STREET IMPROVEMENT BONDS, SERIES 2006" (the "Resolution"); and

WHEREAS, the amortization schedule for said bonds set forth in the Resolution does not comply with Section 159-65 of the North Carolina General Statutes; and

WHEREAS, it is necessary to amend the Resolution to change such amortization schedule and to make certain other minor changes; now, therefore,

BE IT RESOLVED by the City Council of the City of Greensboro:

Section 1. The table of initial Amortization Requirements contained in the definition of the term "Amortization Requirement" in Section 101 of the Resolution is hereby amended to read as follows:

Year	Principal Amount	Year	Principal Amount
2017	$220,000	2022	$ 220,000
2018	220,000	2023	220,000
2019	220,000	2024	2,820,000
2020	220,000	2025	2,820,000
2021	220,000	2026	2,820,000

Section 2. Section 202 of the Resolution is hereby amended by changing the first sentence of the second paragraph of the Form of Bonds set forth therein to read as follows:

> "This Bond is one of an issue of bonds designated "General Obligation Street Improvement Bonds, Series 2006" (the "Bonds") and issued by the City for the purpose of providing funds, together with any other available funds, for financing street improvements for the City and this Bond is issued under and pursuant to The Local Government Bond Act, as amended, Article 7, as amended, of Chapter 159 of the General Statutes of North Carolina, an order duly adopted by the City Council for the City, which order was approved by the vote of a majority of the qualified voters of the City who voted thereon at a referendum duly called and held, and a resolution duly adopted by said City Council on January 24, 2006, as amended by a resolution duly adopted by said City Council on February 7, 2006 (collectively, the "Resolution")."

Section 3. Section 202 of the Resolution is hereby amended by changing the mandatory redemption schedule in the twenty-fourth paragraph of the Form of Bonds set forth therein to read as follows:

Year	Principal Amount	Year	Principal Amount
2017	$220,000	2022	$ 220,000
2018	220,000	2023	220,000
2019	220,000	2024	2,820,000
2020	220,000	2025	2,820,000
2021	220,000	2026*	2,820,000

Section 4. This resolution shall take effect immediately upon its passage.

Thereupon the City Attorney stated that she had approved said resolution as to form.

Upon motion of Councilmember _____, seconded by Councilmember _____, the resolution entitled: "RESOLUTION AMENDING A RESOLUTION ENTITLED: 'RESOLUTION PROVIDING FOR THE ISSUANCE OF $10,000,000 GENERAL OBLIGATION STREET IMPROVEMENT BONDS, SERIES 2006' TO CHANGE THE AMORTIZATION SCHEDULE FOR SAID BONDS AND TO MAKE CERTAIN OTHER MINOR CHANGES" was passed on roll call vote as follows:

Ayes: Councilmembers _____

_____.

Noes: _____.

The Mayor thereupon announced that the resolution entitled: "RESOLUTION AMENDING A RESOLUTION ENTITLED: 'RESOLUTION PROVIDING FOR THE ISSUANCE OF $10,000,000 GENERAL OBLIGATION STREET IMPROVEMENT BONDS' TO CHANGE THE AMORTIZATION SCHEDULE FOR SAID BONDS AND TO MAKE CERTAIN OTHER MINOR CHANGES" had passed by a vote of ____ to ____.

* * * * * *

I, Juanita F. Cooper, City Clerk of the City of Greensboro, North Carolina, DO HEREBY CERTIFY that the foregoing has been carefully copied from the actually recorded minutes of the City Council of said City at a regular meeting held on February 7, 2006, the record having been made in the official minutes of said City Council, and is a true copy of so much of said minutes as relates in any way to the passage of a resolution amending a certain resolution adopted by said City Council on January 24, 2006 providing for the issuance of $10,000,000 General Obligation Street Improvement Bonds, Series 2006 of said City.

I DO HEREBY FURTHER CERTIFY that a schedule of regular meetings of said City Council, stating that regular meetings of said City Council are held on the first and third Tuesdays of each month at 5:30 P.M. (except that (i) the meetings in January 2006 will be held on January 10 and 24, 2006 and (ii) if any such regular meeting day is a legal holiday, the meeting will not be held), in the City Council Chamber at the Melvin Municipal Office Building in Greensboro, North Carolina, has been on file in my office pursuant to G.S. § 143-318.12 as of a date not less than seven days before said meeting.

WITNESS my hand and the corporate seal of said City, this _____ day of February, 2006.

_____
City Clerk

[SEAL]

DISBURSEMENTS MADE BY THE CITY TREASURER

17-Jan-06

The following report covering voucher numbers 139017 through 139840 in the amount of $12,580,047.25 is submitted for your information

Vouchers issued against approved contracts for service & construction projects

Triangle Grading & Paving - Greene Street improvements	$	97,321.37
Coastal Gunite Construction - rehab & repair of culverts		60,462.48
Apac Atlantic - Elm-Eugene Street roadway improvements		584,696.64
Hendrix & Corriher Construction Co. - garage addition for Hugh Medford Center		297,991.39
Mustang Enterprises - general sidewalk improvements		43,005.49
HDR Engineering - solid waste transfer station project		60,151.50
Koury Corp. - professional services for Evans Engineering for Glen Hollow subdivision project		114,518.32
Engineering Consulting Services - consulting services for S. Elm Street/ Brownfield project		25,585.15
McKim & Creed - professional services for GIX/GPS Big & Little Alamance basin project		46,250.15
Pro Concrete Construction - replacement of curb & guttering		17,143.50
Hamlett Assoc. - renovations for Public Safety Training Facility		54,558.78
Hamlett Assoc - general contractor for Fire Station # 2		144,113.40
Hamlett Assoc. - general contractor for Fire Station # 21		143,843.40
Laughlin-Sutton Construction - general contractor for Twilla Acres pumping station project		41,497.97
TransCore ITS, Inc. - professional services for Transportation computer system		64,519.50
Brooks General Contractors - construction of field house facilities at Leonard & Peeler Centers		13,834.80
HDR Engineering - solid waste transfer station project		34,932.42
Kenneth R. Greene Utility Contractor - sanitary sewer rehab project		193,656.61
Wilbur Smith & Assoc. - design services for Hornaday Road extension project		94,352.57
Lord & Co. - professional services for SCADA & database programming		21,449.10

Vouchers issued against approved contracts for equipment, supplies & items purchased by Council approval

Greensboro Housing Authority - tenant based rental assistance program	24,702.36
Butler Trailer Manufacturing - mower trailer for Parks & Recreation	11,980.00

Clinard Oil Co. - unleaded fuel	$	13,809.87
Green Ford - purchase of vehicle		21,307.00
Marcellus Janitorial Service - janitorial services		16,281.00
Monticello Auto Wholesalers - purchase of vehicles		62,400.00
Green Ford - purchase of vehicles for Police Dept.		392,597.00
Kyle's Friendly Service - unleaded & diesel fuel		26,926.02
Piedmont Sound & Signal - fire alarm inspections at various locations		16,801.65
Potter Oil - bio-diesel fuel		42,572.08
Stratus Technologies Ireland - computer maintenance agreement for Police Dept.		14,988.00
Terry Labonte Chevrolet - purchase of vehicle		29,005.00
Kemiron Co. - chemicals		13,815.94
Martin Marietta - fill dirt for Landfill		29,320.50
Brenntag Southeast - chemicals		16,442.56
Tournament Hosts - hosting services for Men's & Women's tournament		24,391.93
Clinard Oil Co. - diesel fuel		12,908.42
Snider Tire - tires		15,142.38
Greensboro Housing Authority - Willow Oaks memorandum of understanding agreement		10,005.77
Invisible Structures - parking grid for Price Park		10,159.16
Kair, Inc. - scba cylinders for Fire Dept.		29,459.95
Miller Supply Co. - water meters		15,247.50
FCR, Inc. - recycling program		86,607.65
Greensboro Urban Ministry - emergency assistance from 7/05 through 11/05		53,718.31
Guilford County - expenses for animal control operations		130,001.63
Guilford County Dept. of Social Services - child care services for WIA program		15,595.05
Broad Space Solutions - installation of high density filing system for Personnel Dept.		13,969.02
Kyle's Friendly Service - unleaded fuel		16,526.20
Baker & Taylor - books		18,479.16
Greensboro Housing Authority - Willow Oaks infrastructure agreement		171,157.97
IBM Corp - financing for IBM services		13,962.00
Martin Marietta Aggregates - rock		11,402.85
Eastern Food Equipment - concession equipment for Coliseum		44,665.68
Lankford Protective Services - security services		51,538.76
Logan Heating & A/C - upfit of HVAC unit in Human Resources		18,350.00
Motorola - maintenance of 800 MHz system		43,324.75
Total Billings - billing services for Water Resources		29,213.25
Kyle's Friendly Service - unleaded & diesel fuel		48,058.78
Precision Wall - installation of retractable walls at Bryan Park Enrichment Center		42,729.14
IG Development, Inc. - lead rehab services for 909 Lincoln Street		20,889.00
CD Concepts, Inc. - lead rehab services for 3406 Burlington Road		10,655.00

The Christian Counseling & Wellness Group - expenses for Prince of Peace Haven	$ 24,070.04
Moses Cone Memorial Hospital - medical expenses for Fire Dept.	16,168.30
Learning Environments - chair parts for Coliseum	15,811.39
Xpedx - janitorial supplies	11,535.20

Vouchers issued against budget for payroll & fringe benefits

Wachovia - gross Coliseum payroll expense for period ended 01/01/06	29,198.08
Wachovia - gross Coliseum payroll expense for period ended 01/08/06	18,987.31
Employment Security Commission - unemployment insurance fees	113,614.24
Wachovia - gross payroll expense for payroll ended 1/13/06	5,393,818.37
Internal Revenue Service - FICA expense for payroll ended 1/13/06	260,794.54
NC Local Governmental Employees Retirement System - pension expense for payroll ended 1/13/06	307,970.15
United Health Care - medical insurance premium for January	171,452.00
City of Greensboro - dental insurance premium for January	22,968.50

Vouchers issued against budget authorization not under contract

Duke Power Co. - utilities	145,487.01
Piedmont Natural Gas - utilities	13,356.85
Alltel - cell phone services	12,429.88
Duke Power Co. - utilities - street lighting bill	186,990.42
City of Reidsville - purchase of water	54,621.68
Bell South - phone service	16,434.89
Piedmont Natural Gas - utilities	22,165.97
City of Greensboro - water & sewer utilities	482,184.42
Bell South - phone service	13,539.63
City of Greensboro - water & sewer utilities	52,418.92
Piedmont Natural Gas - utilities	73,339.08
Duke Power Co. - utilities	201,787.38

Page Totals	**$ 11,506,137.08**
Vouchers less than $10,000.00	**1,073,910.17**
Total Issued	**12,580,047.25**