



December 17, 2010

TO: Mayor and Members of Council

FROM: Rashad M. Young, City Manager  
*RM Young*

SUBJECT: Items for Your Information

**IFYI HIGHLIGHTS**

- Contact Center Feedback
- Better Building
- 2011 City Council Redistricting
- Community Sustainability Council
- Zoning Citations
- Zoning Commission Meeting
- RFP Issued for Bessemer Center and South Elm Street Redevelopment Projects.

**Contact Center Feedback**

Attached is the weekly report generated by our Contact Center for the week of 12/6/10 – 12/12/10.

**Better Building**

Attached is a memorandum from Dan Curry, Community Sustainability Manager, dated December 13, 2010, providing an update on the Better Building Program.

**2011 City Council Redistricting**

Attached is a memorandum from Stephen Sherman, GIS Manager, dated December 15, 2010, providing background and an explanation of options regarding how City Council can proceed with anticipated redistricting of the City Council Districts in 2011. Redistricting of Council districts is a likely necessity as a result of the 2010 census population count from this past spring. We will follow-up with Council to obtain direction on how to proceed.

**Community Sustainability Council**

Attached is a memorandum from Dan Curry, Community Sustainability Manager, dated December 14, 2010, regarding the draft Sustainability Action Plan that will be brought before Council at the January 4, 2011, City Council Meeting. The draft Sustainability Action Plan will be provided in your council packets or copies can be obtained from the City's Clerks office.

**Zoning Citations**

As a follow up to a question from Council at the December 7, 2010, City Council Meeting, attached is a memorandum from Planning Director Dick Hails, dated December 14, 2010, regarding the zoning citations issued to Mr. Chris Koontz for keeping commercial vehicles at his residence. Planning staff is working on a potential solution that will not require any zoning changes.

**Zoning Commission Meeting**

Attached are the results from the December 13, 2010 Zoning Commission Meeting.

**RFP Issued for Bessemer Center and South Elm Street Redevelopment Projects**

Attached is a memorandum from Interim Director Sue Schwartz and Senior Planner Dyan Arkin, dated December 16, 2010, regarding the two Request for Proposals (RFP) that were issued, by Council's directive, on December 7, 2010, for a lead agent on the Bessemer Center Redevelopment and a master developer for the South Elm Street Redevelopment.

**Public Affairs Department  
Contact Center Weekly Report  
Week of 12/6/10 - 12/12/10**

**Contact Center**

5389 calls answered this week

**Top 5 calls by area**

Water Resources

Balance Inquiry – 1646  
Bill Extension – 219  
New Signup – 203  
Cutoff Request – 165  
General Info – 145

Field Operations

Loose Leaf Guidelines – 113  
Bulk Guidelines – 77  
No Service/Garbage – 37  
Appliance Pickup – 35  
Repair Can/Garbage – 32

All others

Police/Watch Operations – 323  
Landfill/Transfer/HHW – 89  
Courts/Sheriff - 88  
Police Records - 49  
911/Non-Emergency – 38

**Comments**

We received a total of 7 comments this week:

**Engineering and Inspections – 1 comment**

- Customer called to compliment an Electrical Inspector for doing a great job going beyond the requirements to help them clear up a problem.

**Field Operations – 5 comments:**

- There must be an ordinance put in to outlaw leaf blowers! People can use rakes like they used to. I understand if lawn services must use them during the work week, but residential leaf blowers should be outlawed in Greensboro.
- Customer just wanted to say thanks for the leaf collection program/crew. It is a Christmas ritual that he gets out there with the leaf crew and helps them collect tons of leaves he has in his yard. He states that he can't imagine what the city would look like without this program and he is sure that seldom does the crew get thanks for all of their hard work. He just wants to say thank you.
- Thinks there should be an ordinance requiring people to rake their leaves. Neighbors don't and they blow all over to other people's yards.
- Caller is complaining that the loose leaf pick up should be discontinued because it makes the city look bad. Residents should be made to bag their leaves. In addition, customer says the process is dangerous.
- Customer would like to extend a compliment to a crew worker. She states that he did a great job cleaning up the leaves on Saturday.

**Public Affairs – 1 comment:**

- Customer calling to say "I really like the mellow jazz they play on Channel 13. The music is great!"

**Overall**

Calls about loose leaf collection remained steady as customers continued to give their thoughts and concerns about this service. Otherwise, we received the normal mix of calls last week.



December 13, 2010

**TO:** Denise Turner, Assistant City Manager  
**FROM:** Dan Curry, AICP, Community Sustainability Manager  
**SUBJECT: Update on BetterBuildings Program**

Since City Council approval on November 7<sup>th</sup> to proceed with the BetterBuildings program, we have been working on several fronts to prepare for the launch of this program. Following is a summary of this work:

**Marketing and Strategic Communications**

A Request for Proposals for Marketing, Branding, and Communications Products has been issued with a closing date of January 12, 2011. The selected firm will establish a local brand image for the City's BetterBuildings program along with a variety of products designed to build interest and excitement in the community and educate building owners about the value of energy efficiency improvements.

**Financing Options**

Critical to the success of the BetterBuildings initiative is affordable and easy financing options that property owners can utilize to pay for energy efficiency improvements to their homes and businesses. Several initiatives are underway:

- Greensboro has been selected as one of a select group of pilot communities for a new HUD-financed PowerSaver Home Energy Retrofit Loan Program. HUD and the City sponsored a Lenders Focus Group meeting last week to encourage area lenders to apply to HUD as a pilot lender for this new program which would provide loans for energy related improvements on single family owner-occupied homes.
- Additionally, other HUD financing programs are already in place, such as the FHA Energy Efficient Mortgage Program, that can be used at the time of home financing or refinancing. The City and HUD are collaborating to ensure that local housing counseling agencies are well versed in these options.
- The City is working with the Environmental Finance Center at the UNC School of Government in preparing a Request for Proposals for Lender Participation that will be advertised by the first week of January. This RFP will be focused on loan products for both residential and commercial applications.
- The City is also in close communication with the NC State Energy Office to ensure that all financing products that are developed and offered at the State level are not duplicated

locally. The objective is to have a number of financing products to meet a wide range of property owner needs and financial situations.

### **Contractor Selection**

We continue to receive numerous phone calls and emails from local energy efficiency auditors and contractors interested in participating in this work. All of these contacts are being included in a database that we will use to solicit proposals in early 2011. We expect to offer to property owners a pre-approved list of energy efficiency auditors and contractors that have been properly certified to do this type of work and have a track record of quality workmanship.

### **Program Design**

We continue to work on designs and specifications for Greensboro's energy efficiency programs. During January we will have draft program descriptions, energy efficiency audit and retrofit specifications and contractor application forms available for review and comment. We will hold one or more contractor focus group meetings to receive feedback on these products before they are finalized.

### **Data Collection and Reporting**

To ensure that the Federal government's program objectives are met, the Department of Energy has prepared a draft Data Collection protocol identifying the information that we will need to collect for each retrofit project. This includes information about the owner, the existing building energy usage, results of any energy efficiency audits completed, proposed energy savings identified in the audits, and basic underwriting information where owners are financing the retrofit work. The City has sent comments to DOE on their Data Collection protocol. During January and February, the City will be developing a software platform to handle this data collection and reporting function and staff will be reviewing available products and collaborating with other BetterBuildings grantees to obtain the most efficient and effective system for this purpose.

### **Early Adopters**

We have been contacted by numerous property owners, including several non-profit housing providers, interested in partnering with the City on energy efficiency projects. Groups such as Housing Greensboro and Habitat for Humanity as well as several private property owners have projects ready to start as soon as program details are available. We are focusing on getting those program requirements prepared so that the City can provide assistance as quickly as possible.

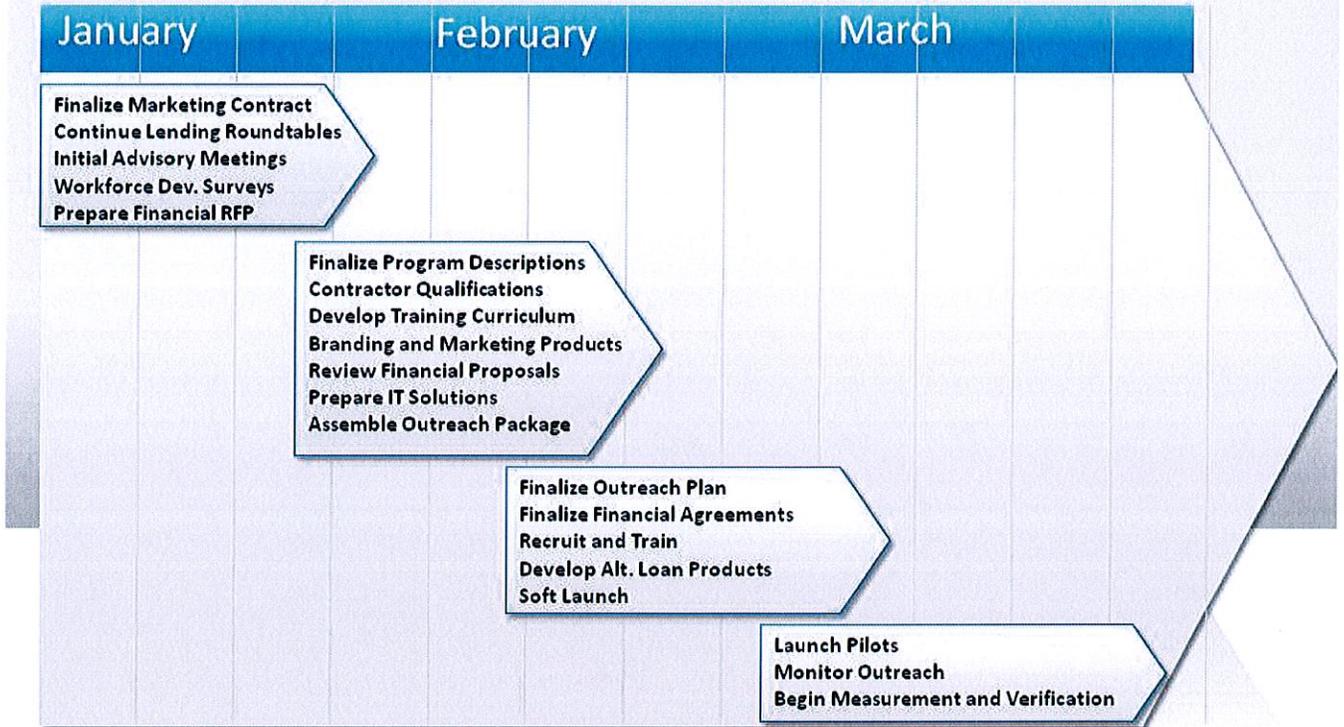
### **Next Steps**

The attached chart summarizes the work tasks that will be underway over the next quarter.

DC

# BetterBuildings Program Update

## 2011 First Quarter





December 15, 2010

**TO:** Denise Turner, Assistant City Manager  
**FROM:** Stephen Sherman, GIS Manager  
**SUBJECT:** 2011 City Council Redistricting

With the release of the 2010 Census population counts this spring, there is every reason to believe that Greensboro will be required to redraw its City Council district boundaries. This will be a challenging task if we want the 2011 municipal elections to reflect the City's new 2010 population patterns. The purpose of this memorandum is to provide you with information on this issue and gain some direction on how you would like staff to proceed.

### **Background**

The 2010 Census population counts will undoubtedly show that there is a population imbalance between the currently drawn City Council districts. Redistricting will necessitate shifting one or more precincts between districts in order to achieve the necessary population balance and to meet seven other redistricting criteria.

Historically staff has played a significant role in this process. This has included analysis of the data, development of alternative plans and evaluating plans developed by outside stakeholders. Further, since Greensboro is covered under Section 5 of the Voting Rights Act and changes in election practices, such as redistricting, require preclearance by the US Department of Justice, staff also works with the DOJ to secure a new plan's approval.

### **Timeline**

Possibly the biggest challenge is the limited time available to us between release of the Census data and the filing dates for candidates in the subsequent November 2011 elections. A more detailed project schedule is presented at the end of this memorandum; however, the major milestones are:

Release of PL94-171 population data (no later than):	3/31/2011
Council adoption of new boundaries (this is the latest possible meeting date).	4/19/2011

Submission and review of a City adopted plan by the DOJ. The DOJ traditionally uses the entire 60 day review period.	4/20/2011 through 6/24/2011
Receipt of the DOJ pre-clearance approval.	6/27/2011
Filing period opens for Council elections.	7/1/2011
Subsequent primary and the general elections.	10/10/2011 and 11/8/2011

In order to secure DOJ approval prior to the opening of the candidate filing period on July 1, 2011, we will have just over two weeks to develop plans and secure Council's adoption of new district boundaries on April 19, 2011.

The above dates are the "worst-case scenario." The Census Bureau will begin releasing population data in February; however, it is impossible to predict when data for North Carolina will be released. It should be noted that we faced a similarly tight schedule following the 2000 Census and we successfully had new district lines in place for the 2001 municipal elections.

### **Changing Environment**

**Increased Participation.** The recent annexation of the Cardinal saw a changed redistricting role for staff. This annexation triggered a redrawing of district boundaries and some Council members utilized consultants in the redistricting process. This was accompanied by a greater level of interest throughout the community. If we assume that this pattern will repeat, drawing and adopting new boundaries within the two week window will be more difficult than it was in 2001.

**Technology.** Since the first district lines were drawn in mid-1980 and especially since 1990, we have used GIS technology to model different redistricting scenarios and to communicate the characteristics of various plans. The current redistricting software was developed by City staff for use in 2001. It runs on a personal computer and attempts to share this software in 2007 with various stakeholders presented significant problems.

A number of software packages (desktop and web based) are available from commercial vendors. Internet/Intranet versions are increasingly prevalent and these are typically geared toward public participation in the process.

Any technology solution we select (or build in-house) will have the same core functionality. All will allow for the assignment of population to different districts, calculate population statistics and validate a proposed plan against a host of criteria. The deciding factor will be the desired level of public participation. Several approaches are summarized below:

Alternative	Platform	Public Participation
Existing in-house developed software	Only PC's configured for the City network	None. Should not be redistributed to the public.
Newly developed in-house software. A prototype exists.	Any PC	Can be freely shared with the public.
PC-based commercial software (cost \$6,000+)	Any PC	One copy purchased for each PC user.
Web-based commercial software (cost \$30,000+ for unlimited usage)	Internal City Intranet	None. Cannot be used outside of the City's internal network.
	External Internet	Extensive, including sharing, critiquing and collaboration among citizens.

Internal City staff could also undertake development of a comparable web application. We cannot provide an estimate of the level of effort at this time. It might also require the purchase of additional web based GIS software in order to perform some of the more complex geographic analysis found in commercial packages.

**Next Steps**

Given a more challenging environment than present in 2001, it might be helpful to map out a plan of action. Legal issues should also contribute to any decisions we make; however, what follows is primarily focused on management of the project and the technology considerations. Options include:

- Postpone 2011 Elections.

To accommodate municipalities that were unable to redistrict in time for their 2001 elections, the State passed legislation that allowed municipalities to postpone elections for one year. High Point, for one, took advantage of this opportunity. Legislation exists to once again give municipalities an extra year to redistrict and hold their municipal elections (Section 160A-23.1 Special rules for redistricting after a federal decennial census).

If our goal is to hold municipal elections in 2011 we have two decisions to make:

- Outside Consultant versus City Staff and Technology

An outside consultant could bring expertise and redistricting tools that might expedite the process and result in a favorable outcome. However, we doubt that a consulting firm would bring a greater depth of experience than present with City staff; especially since few firms will have had any hands on redistricting experience since the last Census.

As there may be other jurisdictions seeking the assistance of outside consultants around the country, we should move expeditiously if we choose to go this route.

A decision to utilize City resources in lieu of a consultant will require that we begin by developing a project plan and the technical specifications for the needed software. This will allow for issuance of an RFP to determine if a commercially available package will meet our needs. Responses to the RFP will drive a decision on whether or not to develop software in-house, or to purchase a commercial software package.

- Filing Dates

Legal should explore with the Board of Elections what flexibility exists regarding the filing period for candidates in the October 2011 primary elections. Our goal should be to avoid having candidates file for office only to find that the DOJ has rejected the plan.

We should mention that the probability of a plan's rejection by the Department of Justice is minimal. Following the 2000 Census less than 1% of submitted plans were rejected.

Please let me know if you need further information.

cc: Darryl Jones, CIO  
Chryste Hofer, Deputy CIO

Preliminary 2011 Redistricting Timeline

ID	Task Name	Start	Finish	Duration	April	May	June	July	August	September	October
					W T F S S	W T F S S	W T F S S	W T F S S	W T F S S	W T F S S	W T F S S
1	Release of PL74-191	Thu 3/31/11	Thu 3/31/11	1 day							
2	Development of Plans	Fri 4/1/11	Wed 4/6/11	4 days							
3	Submission of Plans to Council	Thu 4/7/11	Thu 4/7/11	1 day							
4	Review and comments	Fri 4/8/11	Mon 4/18/11	7 days							
5	Council Adoption	Tue 4/19/11	Tue 4/19/11	1 day							
6	Preparation & Transmission of DOJ Submission	Wed 4/20/11	Fri 4/22/11	3 days							
7	DOJ Review Period	Mon 4/25/11	Fri 6/24/11	45 days							
8	Candidate filing period begins	Fri 7/1/11	Fri 7/1/11	0 days							
9	Council Primary	Mon 10/10/11	Mon 10/10/11	0 days							
10	General Election	Tue 11/8/11	Tue 11/8/11	0 days							

Project: RedistrictingTimeLine  
Date: Thu 12/16/10

◆ Milestone  
◆ External Tasks  
◆ External Milestone  
◆ Deadline  
◆ Project Summary  
◆ Task Split  
◆ Progress

Executive Department  
City of Greensboro



December 14, 2010

**TO:** Denise Turner, Assistant City Manager  
**FROM:** Dan Curry, Community Sustainability Manager  
**SUBJECT: Sustainability Action Plan**

The Community Sustainability Council has approved submittal of the draft Sustainability Action Plan to City Council for consideration. This Plan has been developed over the last two years in response to the City's adoption in 2007 of the US Mayor's Climate Protection Agreement calling on the City to inventory green house gas emissions and undertake initiatives to reduce emissions and energy consumption.

Enclosed is the draft Sustainability Action Plan, along with a one page fact sheet and two page Plan Summary. This draft Plan is scheduled to be on the January 4, 2011 City Council agenda for consideration.

Any questions concerning this Plan can be directed to my attention at [dan.curry@greensboro-nc.gov](mailto:dan.curry@greensboro-nc.gov) or (336)373-2751.

DC

Attachments: Sustainability Action Plan Fact Sheet  
Sustainability Action Plan Summary  
Sustainability Action Plan



## **Sustainability Action Plan Greensboro, NC**

### **What is the Sustainability Action Plan?**

The Sustainability Action Plan identifies the community's vision for how to balance the environmental, economic and social needs of our current generation with the need to safeguard future generation's needs. The Action Plan includes estimates of current energy usage and greenhouse gas emissions, strategies that can be taken to reduce those numbers, and expectations of how far those strategies take us towards a stated reduction goal.

### **Why does Greensboro need a Sustainability Action Plan?**

The Action Plan presents a series of strategies that the City and the community can use to manage energy resources, reduce waste production and create new economic opportunities and jobs. The Action Plan also demonstrates the City's commitment to sustainability and positions the community to seek additional funding and partnerships that can bolster the local economy and tax base.

### **What are the important goals of this Plan?**

The Plan recommends that the City establish a goal of stabilizing greenhouse gas emissions at 2010 levels by 2020. To do this would require a 17% reduction below the estimated emissions level in 2020 based on current projections. Proposed strategies in the Plan (see attached summary) cover a wide range of activities that can be undertaken to begin moving the community toward the stated reduction goal. While the strategies only begin to move the community in the right direction, they set a framework for becoming more energy and resource efficient while saving money and creating jobs.

### **Is there a cost to implement the Plan?**

Since the Plan has been developed in the context of difficult economic times and unpredictable future energy costs, the strategies presented are designed to have minimal immediate cost to implement and can be phased in over a number of years as resources are available. Overall, the cost savings that can be achieved through energy efficiency and resource conservation efforts are estimated to exceed costs of implementation.

### **Has the community been involved and given an opportunity to comment?**

The preparation of this Action Plan has involved many opportunities for public involvement and feedback. The initial Gathering in the fall of 2008 launched the planning process and was attended by over 130 people representing more than 50 local entities involved in sustainability initiatives. The CSC also hosted a web survey and community open houses and the draft Action Plan was posted on the City website for comments.

### **How will we know if the Plan is successful?**

The Action Plan recommends that the City establish a set of key indicators, such as percent reduction in electricity usage or percent increase in green jobs, to measure progress. The methodology used to measure current greenhouse gas (GHG) levels will also be used to document progress towards the goal of stabilizing GHG levels.

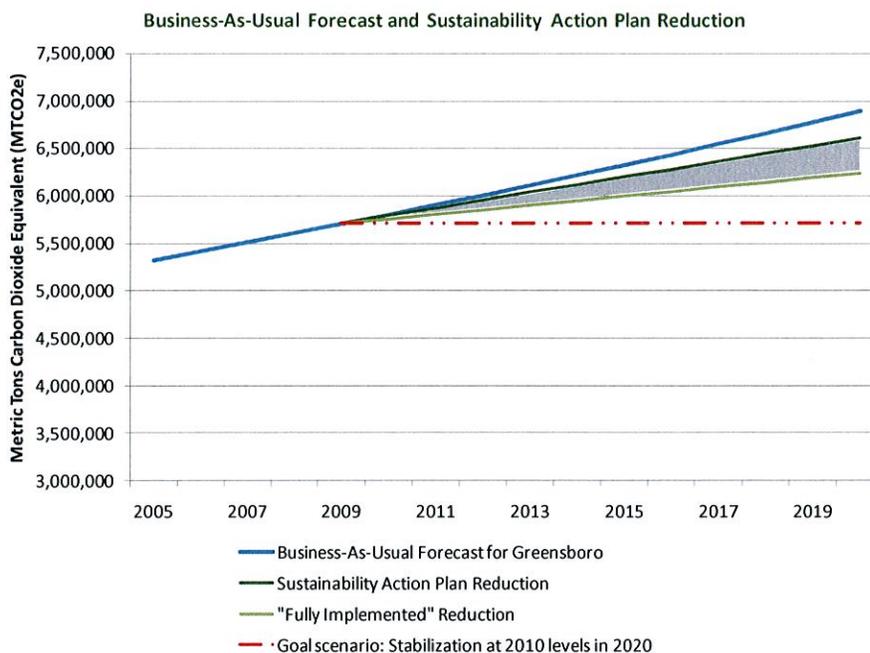


# Sustainability Action Plan Summary

Greensboro, North Carolina - Draft 11/18/10

The City of Greensboro and the Community Sustainability Council (CSC) have created a Sustainability Action Plan (SAP) to move Greensboro toward sustainability, both in City operations and throughout the community.

The CSC has recommended that the City establish a preliminary goal of **stabilizing greenhouse gas (GHG) emissions at 2010 levels by 2020**, based on discussions and review of recently completed (GHG) inventories for the community:



## SAP Goals

- Reduce greenhouse gas (GHG) emissions
- Improve energy efficiency
- Provide for economic development opportunities
- Promote an improved quality of life
- Save taxpayer money

*Based on projected growth rates, total community emissions are expected to grow from 5.5 million MTCO<sub>2</sub>e (metric tons of carbon dioxide equivalent) in 2010 to an estimated 6.9 million MTCO<sub>2</sub>e in 2020.*

To make progress toward this goal as well as pursue community sustainability overall, the **Action Plan includes 12 policies and supporting strategies** identified by the CSC in dialogue with City staff and the community over the last two years. These policies are summarized on the back of this handout.

These policies, along with strategies already funded as part of the City's Energy Efficiency and Conservation Strategy (EECS), are anticipated to:

- **Reduce GHG emissions by 17% annually by 2020**
- **Save the City and community approximately \$29 million between 2010 and 2020, compared with an estimated City and community cost of \$9.3 million to implement the recommendations.**

## SAP Anticipated benefits

- Reduced energy and fuel costs
- More green jobs
- Improved air quality
- Improved public health
- Greater educational opportunities



# Sustainability Action Plan Summary

Greensboro, North Carolina – Draft 11/18/10

Topic Area	Proposed Policies
<b>Transportation and Land Use</b>	<p><i>Policy 1 - Transportation and Land Use:</i> Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro’s Comprehensive Plan, Development Ordinance and other related plans. (pg. 20)</p> <p><i>Policy 2 - Transportation and Land Use:</i> Reduce vehicle miles traveled, including the use of single-occupant vehicles, by promoting alternative forms of transportation and providing greater infrastructure for mass transit, cycling and other non-vehicular travel options. (pg. 21)</p>
<b>Green Jobs and Buildings</b>	<p><i>Policy 3 – Green Jobs and Buildings:</i> Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings. (pg. 26)</p> <p><i>Policy 4 – Green Jobs and Buildings:</i> Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro. (pg. 27)</p> <p><i>Policy 5 – Green Jobs and Buildings:</i> Work with community partners to encourage green job creation, training and placement. (pg. 29)</p> <p><i>Policy 6 – Green Jobs and Buildings:</i> Promote more efficient use of water through education, partnerships and pilot projects. (pg. 29)</p>
<b>Waste Reduction and Recycling</b>	<p><i>Policy 7- Waste Reduction and Recycling:</i> Employ a combination of expanded recycling infrastructure, regulations and incentives to reduce waste generation and increase Greensboro’s solid waste diversion and recycling rates. (pg. 33)</p>
<b>City Operations</b>	<p><i>Policy 8 – City Operations:</i> Develop standards, infrastructure, practices and projects to make City operations more energy, resource and cost efficient. (pg. 36)</p>
<b>Nature in the City</b>	<p><i>Policy 9 - Nature in the City:</i> Establish and enhance green corridors, parks and other City spaces for community gardens, green technologies, recreation, habitat and other community benefits. (pg. 39)</p>
<b>Education and Outreach</b>	<p><i>Policy 10 – Education and Outreach:</i> Support development of community leadership and volunteer programs to further community energy and sustainability efforts. (pg. 41)</p> <p><i>Policy 11 – Education and Outreach:</i> Provide technical support, awards and recognition to individuals and organizations furthering Greensboro’s energy and sustainability efforts. (pg. 42)</p>
<b>Green Technologies</b>	<p>As the Action Plan is implemented and updated in the future, it is recommended that the City continue to explore local green technologies and resources such as biofuels/landfill gas, active solar hot water, solar photovoltaics (PV), industrial scale waste heat recovery and smart grid. (pg. 44)</p>
<b>Adaptation</b>	<p><i>Policy 12 – Adaptation:</i> The City should develop a framework for adapting to a changing climate and integrating adaptation into its plans, ordinances and programs. (pg. 45)</p>

To learn more about the Sustainability Action Plan and activities of the CSC, please visit the website at:

<http://www.greensboro-nc.gov/citygovernment/sustainability/>.

Planning Department  
City of Greensboro



December 14, 2010

**TO:** Rashad M. Young, City Manager  
**FROM:** Dick Hails, Planning Director  
**SUBJECT:** Zoning Citations Issued to Chris Koontz for Keeping Multiple Limousines at Home

Mr. Chris Koontz appeared at the December 7, 2010, City Council Meeting as a speaker from the floor. He showed photos of two limousines kept at his home and noted that he had been confused about the November 9, 2010, Council hearing on an ordinance text amendment, which he had initiated, but had not spoken at the Council meeting on the amendment to permit a second vehicle at a residence. Council indicated a willingness to consider another text amendment on this topic, if it includes provisions to require enclosed storage facilities for the commercial vehicles at the home.

As noted in the December 2, 2010, IFYI memo, on the background of the text amendment, which I have attached for your convenience, staff received a complaint in May of this year about a citizen keeping two commercial vehicles at his residence. The Land Development Ordinance's (LDO) home occupation provisions only permit one commercial vehicle to be kept at a home. Subsequently, staff issued a Notice of Violation later in May. Staff then issued a \$50 citation on July 14, 2010, for an additional violation observed. Following the November 9, 2010, Council hearing, where the proposed ordinance text amendment was turned down, and an additional \$100 citation was issued later in November for another observed violation. Following the indication by Council on December 9 of considering a modified version of the text amendment, staff revoked the \$100 citation issued in November.

Please let me know if I can provide further information on this matter.

DH  
Attachment

cc: Andy Scott, Assistant City Manager  
Nelsie Smith, Assistant to the City Manager

Planning Department  
City of Greensboro



December 2, 2010

**TO:** Rashad M. Young, City Manager  
**FROM:** Dick Hails, Planning Director  
**SUBJECT:** Citizen Complaint on Text Amendment Hearing

I received a complaint from Mr. Chris Koontz yesterday about his not knowing that the public hearing on a development ordinance text amendment that he had initiated had been heard and turned down by City Council on November 9. He did not attend the public hearing on this date. He has asked if City Council would consider a new public hearing on the matter, to allow him to present his side of the issue.

In May of this year, we received a citizen complaint that a neighbor had commercial vehicles parked at his house, which impacted on-street parking for other neighbors. Upon investigation, we found that Mr. Koontz, at 1407 Spry Street, was running his Carolina Limousine service from his home and had two limousines kept at the house. This is a violation of the home occupation regulations in the LDO (Sec. 30-8-11.5), which states that: "One commercial vehicle up to 30 feet in length may be kept on-site in conjunction with the home occupation."

Accordingly, we issued Mr. Koontz a Notice of Violation (NOV) for having a second business vehicle at his home. Subsequently, we also issued him a \$50 citation on July 14.

After the citation, Mr. Koontz expressed concerns that he thought the home occupation limits on commercial vehicles at home occupations were too strict, and he discussed with staff how to initiate an ordinance text amendment to allow a second commercial vehicle, with the second vehicle being an automobile only and kept behind the front of the residence. On October 7, staff had a meeting with Mr. Koontz to review the amendment language and to explain that a text amendment process involved two hearings at both the Planning Board and City Council and that Council always made the final decision on the amendment. Staff also told him at this meeting the specific dates of the two upcoming public hearings on this matter, on October 20 for Planning Board and November 9 for City Council. Mr. Koontz acknowledged the dates of the two meetings.

At the October 20 Planning Board meeting, Mr. Koontz spoke at the hearing in favor of the amendment. After the hearing was closed, the Board recommended approval of the amendment 5-0, and suggested a one year sunset clause, to review the impact of the change.

Staff proceeded to carry the matter as planned to the November 9 City Council meeting, where a public hearing was held on the matter. Two speakers spoke against the amendment (Ms. Laura Jackson and Mr. Howard Gold) and council members reported receiving numerous additional emails in opposition to the request. Mr. Koontz was not present for and did not speak at the hearing. After the hearing, City Council turned down the amendment change by a vote of 7-2.

Zoning enforcement staff recently visited the Spry Street location and found that Mr. Koontz still had two commercial vehicles at his home. Accordingly, staff issued a citation for the violation. Mr. Koontz then called staff, protested the citation, and indicated his belief that the action taken by the Planning Board on October 20 had approved the amendment for one year and that the City Council hearing on the matter had been cancelled. We reiterated that we had proceeded with the November 9 Council hearing as we had informed him at our meeting on October 7 and that Council had denied the amendment.

Mr. Koontz has requested that the public hearing on this item be reopened, to allow him to present his arguments in favor of the amendment. Two options Council has to accommodate his request to be heard on this matter would be to let him speak as a speaker from the floor to address Council on this matter on December 7. Also, if Council chose on December 7 (the last date on which this could occur), it could consider a motion for reconsideration of its denial action on the amendment at its November 9 meeting. Such a motion would have to be made by a Council Member voting with the prevailing side at the November 9 meeting. If such a motion were passed, staff would set a new public hearing on the matter for January 4, 2011.

Please contact me if you need further information on this matter.

DH

**ZONING COMMISSION RESULTS**

**MEETING OF DECEMBER 13, 2010**

AGENDA ITEM	REQUEST/LOCATION	PROPOSED USE <small>* (Not binding if not stated as a condition)</small>	ACTION/VOTE	STAFF RECOMMENDATION	STATUS	SPEAKERS
Z-10-09-005	CD-R-5 to CD-PI	Elementary school	Continued 8 to 1	Approval	Continued to the February 14, 2011 Zoning Commission Meeting	1 for; 0 opposed
	North of Stewart Mill Road, south of Millstream Road, east of AT&T Drive and west of Creek Road					
	Guilford County Board of Education for Atlas NC I SPE, LLC					
Z-10-10-002	County CU-HB and County HB to City CD-C-H	All uses allowed in the C-H zoning district except Agricultural uses.	Withdrawn 9 to 0	Approval	Withdrawn	1 for; 0 opposed
	4501 Old Burlington Road					
	Murphy Oil USA, Inc. for Mid-State Petroleum, Inc					
Z-10-12-001	LI to PUD	Office, retail and commercial uses and a maximum of 250 multi-family dwellings	Approved 9 to 0	Approval	Final (unless appealed)	1 for; 0 opposed
	900 East Market Street					
	Megan Mitchell for United House of Prayer					
Z-10-12-002	R-3 to CD-C-N	Professional and medical offices	Approved 9 to 0	Approval	Final (unless appealed)	1 for; 0 opposed
	105 Lindley Road					
	James Roane for ITAC-50, LLC					
Z-10-12-003	CD-RM-5 to PUD	A maximum of 24 single-family dwellings, townhomes or twin homes designed for sale	Approved 6 to 3	Approval	Final (Unless Appealed)	1 for; 2 opposed
	1419 Alamance Church Road					
	Marc Isaacson for Alamance Church Road Townhomes, LLC					
Z-10-12-004	CD-CB to PUD	A bank, savings & loan office, credit union, multi-family dwellings and all office uses	Approved 8-4-1 <small>(Russ Parmele recused himself due to conflict interest)</small>	Approval	Final (Unless Appealed)	1 for; 0 opposed
	405 North Murrow Boulevard					
	David Kiser for Flow 401 North Murrow, LLC					
Z-10-12-005	County CU-LB to City C-L	Existing bank on property	Favorable Recommendation 9 to 0	Approval	January 18, 2011 City Council Meeting	1 for; 0 opposed
	5605 Hilltop Road					
	City of Greensboro for Unitarian Universalist Church of Greensboro					

**ZONING COMMISSION RESULTS**

**MEETING OF DECEMBER 13, 2010**

<b>AGENDA ITEM</b>	<b>REQUEST/LOCATION</b>	<b>PROPOSED USE</b> <small>*(Not binding if not stated as a condition)</small>	<b>ACTION/VOTE</b>	<b>STAFF RECOMMENDATION</b>	<b>STATUS</b>	<b>SPEAKERS</b>
<b>Z-10-12-006</b>	County RS-40 to City R-3	Existing church on property	Favorable Recommendation	Approval	January 18, 2011 City Council Meeting	1 for; 0 opposed
	5603 Hilltop Road City of Greensboro for Unitarian Universalist Church of Greensboro		9 to 0			
<b>Z-10-12-007</b>	County AG to City PNR	Parkland and Natural Resource areas	Favorable Recommendation	Approval	TBA	1 for; 0 opposed
	4701 R1 Yanceyville Road City of Greensboro		9 to 0			

If you have any questions about these results, please contact Frederick Boateng or Lorry Averett at 336-373-2144



December 16, 2010

**TO:** Rashad Young, City Manager

**FROM:** Sue Schwartz, FAICP, Interim Director  
Dyan Arkin, AICP, Senior Planner

**SUBJECT:** Requests for Proposals Issued for Bessemer Center and South Elm Street Redevelopment Projects

The Department of Planning & Community Development has issued the following Requests for Proposals.

**Bessemer Center Redevelopment: Request for Proposals for a Lead Agent**

On December 7, 2010, per Council directive, the City posted a request for proposals for a Lead Agent to coordinate redevelopment of the Bessemer Shopping Center at 2509 Phillips Avenue. The Bessemer Center has been the focus of much community and city discussion and planning since production of a Neighborhood Center Report in 2003. Completion of the stand-alone McGirt-Horton Library and a significant retrofit investment by remaining center tenant Family Dollars Stores, expected to be completed in January 2011, has increased developer interest in the site. Recent market and feasibility analyses provided recommendations that include a 30,000 square foot shopping center, a 10,000 square foot Urgent or Health Care facility and a 13,000 square foot Pharmacy.

Scope of services for the Lead Agent include:

- Recruit development team.
- Work with development team to identify and secure funding sources.
- Manage development process.
- Set timelines, deliverables and expectations for development team.
- Market the site to prospective tenants (or recruit a marketing partner or broker).
- Implement a community engagement process throughout development.
- Use existing resources to provide economic and business development.

The RFP can be reviewed and downloaded at the city's website (<http://www.greensboro-nc.gov/pressreleases/leadagent101213.htm>). Deadline for submittals is January 7, 2011. Questions and submittals should be directed to Dyan Arkin at 336.433.7377 or [dyan.arkin@greensboro-nc.gov](mailto:dyan.arkin@greensboro-nc.gov).

### **South Elm Street Redevelopment: Request for Proposals for a Master Developer**

On December 15, 2010, the Redevelopment Commission of Greensboro posted a request for proposals for a Master Developer for the 7-acre parcel at S. Elm and Lee Streets. This Brownfields project is guided by the October 2006 South Elm Street Redevelopment Plan, which was produced with considerable public input. Subsequent to Plan adoption, the Commission assembled the land and cleared the site. Remediation to levels required for uses proposed in the Plan was completed in September 2010.

The Plan outlines a long-range vision for creating an innovative mixed-use development program. As a benchmark for analysis of development proposals, the Commission has identified an anticipated minimum in-place investment value of \$50 million. Specific benchmarks, based on the preferred development scenario shown in the Plan, have been established to guide the preparation of development strategies.

- 95,000 square feet of leasable retail/commercial space, which can be a combination of footprint sizes and can include banking, restaurants, and other service businesses.
- 15,000 square feet of space for office uses.
- 194 residential units of mixed product type to serve a diverse market.

The successful Master Developer will have the opportunity to be part of a signature project with cultural and economic significance that will become an important part of the heart of downtown Greensboro.

The RFP can be reviewed and downloaded at the South Elm Street Redevelopment website ([www.southelmstreet.com](http://www.southelmstreet.com)). Deadline for submittals is February 15, 2011. Questions and submittals should be directed to Dyan Arkin at 336.433.7377 or [dyan.arkin@greensboro-nc.gov](mailto:dyan.arkin@greensboro-nc.gov).

*da*

Cc: Andy Scott, Assistant City Manager  
Barbara Harris, Development Division Manager