Office of the City Manager
City of Greensboro

GREENSBORO

June 17, 2011

TO: Mayor and Members of Council

FROM Rashad M. Young, City Manager

SUBJECT: Items for Your Information

Contact Center Feedback
Attached is the weekly report generated by our Contact Center for the week of June 6, 2011 to June 12, 2011.

June 21, 2011 City Council Meeting
New Accounting Pronouncement and Local Government Commission Guidance: Attached is a memorandum from Finance and Administrative Services Director Rick Lusk, dated June 17, 2011, regarding four agenda items for the June 21, 2011, City Council Meeting as a result of changes to governmental accounting standards.

Guilford County Parks Management Reimbursement
As a follow-up to a memorandum from last week's IFYI (dated June10, 2011), attached is a memorandum from Parks and Recreation Director Greg Jackson, dated June 16, 2011, to Guilford County Parks and Open Space Planner Roger Bardsley, notifying them of the reduction necessary to continue operations at the Bur-Mil and Hagen Stone's parks. This letter is in response to Guilford County reducing the amount of the reimbursement to the City for operating these County parks.

Overgrown Lots Ordinance
Attached is a memorandum from Interim Director of Planning and Community Development, Sue Schwartz, dated June 14, 2011, regarding the City's policy on overgrown lots complaints, as well as, the City's procedure in resolving the complaint.

Bessemer Center Progress Report
Attached is a memorandum from Dyan Arkin, Community Planner in Planning and Community Development, dated June 15, 2011, providing an update on the progress on the Bessemer Center concept plan.

BetterBuilding Community Outreach
Attached is a memorandum from Barbara Harris, Development Division Manager in Planning and Community Development, dated June 16, 2011, providing information on the two BetterBuilding community outreach public meetings, which will be held on June 27 & 28.

Greensboro Farmers' Curb Market RFP Review Committee Meeting Summary
Attached is the meeting summary of the April 26, 2011, Greensboro Farmers' Curb Market RFP Review Committee.

Greensboro Transit Authority Network Study
Attached is a memorandum from Transportation Director Adam Fischer, dated June 17, 2011, regarding the study, which Greensboro Transit Authority initiated earlier this year.

Grants
Attached is an updated list of grants for which the City intends to apply that do not require a match. Under the policy adopted by City Council, grants that do not require a match are not required to receive formal Council action.

Zoning Commission Results
Attached are the results from the June 13, 2011 Zoning Commission.

RMY/mm

cc: City Manager's Office
Global Distribution List

Public Affairs
Contact Center Weekly Report
Week of 6/6/11 - 6/12/11

Contact Center
5182 calls answered this week

Top 5 calls by area

Water Resources	Field Operations	All others
Balance Inquiry– 1374	Bulk Guidelines – 143	Police/Watch Operations – 281
New Sign up – 212	Landfill/Transfer/HHW – 104	Courts/Sheriff – 84
Pay by Phone – 110	Repair Can/Garbage – 79	Overgrown Lots – 55
Bill Extension – 107	No Service/Garbage – 62	P&R Administration – 45
Request to Cutoff – 106	Dead Animal Pick up – 61	Police Records – 32

Comments

We received a total of **2** comments this week:

Field Operations – 1 comment:

- Customer states her recycling was missed on Thursday, she called in today to report it. She said the crew came out right away. She wanted to thank them for coming out so fast to take care of the problem.

Water Resources – 1 comment:

- Resident calling with a big Thank You to the crew that did a clean out in her front yard. They left things so nice and did a great job. She wanted a supervisor or management to know.

Overall

Calls about overgrown lots and dead animals increased last week. Otherwise, we received the normal mix of calls. Call volume was busy through the end of the week.

Financial & Administrative Services
City of Greensboro

GREENSBORO

June 17, 2011

TO: Rashad Young, City Manager

FROM: Rick Lusk, Finance Director

SUBJECT: New Accounting Pronouncements and Local Government Commission (LGC) Guidance Regarding Certain Financial Matters Effective Fiscal Year Ending June 30, 2011

City Council will be asked to adopt four agenda items at its June 21, 2011 meeting (two resolutions and two ordinances) as a result of changes to governmental accounting standards regarding fund balances and fund classification, and guidance provided by the LGC for Other Post Employment Benefit (OPEB) Trust Funds and Emergency Telephone System 911 Funds. Guidance on these matters has evolved continually throughout the year, with the most recent information received from the State in May and June to allow formulation and adoption of the proposed agenda items this month to comply with these requirements.

The Governmental Accounting Standards Board (GASB) issued Statement No. 54, effective for FY 2011, which defines certain fund-type structures as well as provides new classification terminology for fund balances in the City's governmental funds, including the General Fund, Special Revenue Funds, Debt Service Fund and Capital Project Funds. The proposed changes due to GASB Statement No. 54 were discussed with members of the Audit Committee at their January and April 2011 meetings.

In addition, The North Carolina State Treasurer has made an administrative change to the State OPEB Trust Fund originally established to accumulate amounts statewide to pay certain retiree health and life benefits for participating state and local government employees. As required by GASB, the State's OPEB Trust Fund is being dissolved effective June 30, 2011 and replaced by each participant's separately established trust fund. No changes to our contribution rates, benefits or amounts to satisfy future OPEB liabilities occurred as a result of this State action.

The LGC has further provided guidance that local governments are required to report all 911 fee revenues, expenditures and fund balances separately in a Special Revenue Fund titled "Emergency Telephone System Fund." The City currently reports other local communications operations activities along with 911 activities in a single fund. These activities must now be accounted for in separate funds. The local communications activity budget and related actual amounts will now be reclassified to a new Internal Service Fund, as of June 30, 2011 and going forward.

RL

Parks & Recreation Department
City of Greensboro

GREENSBORO

June 16, 2011

TO: Roger Bardsley, Guilford County Parks and Open Space Planner

FROM: Greg Jackson, Director

SUBJECT: Guilford County Parks Management Reimbursement

The following correspondence addresses the management reimbursement for Bur-Mil Park and Hagan-Stone Park.

In FY 2009-10, the reimbursement for Bur-Mil Park was $497,656. During the FY 2010-11 budget process, Guilford County directed staff to reduce the request of $488,000 to $430,000. While working on the budget for 2011-12, the County asked staff to maintain the same reimbursement rate, which was submitted on February 21, 2011. On June 6, 2011, we were asked to further reduce the reimbursement to $356,959.

Last year, Hagan-Stone Park was reimbursed $232,545, which was 75% of the operational cost. This year's request was $323,471, which was a 100% reimbursement, per our contractual arrangement. On June 6, 2011, the City was directed to reduce this amount to $285,952, making the reduction for both parks a total of $168,560.

Each year, Bur-Mil Park recovers over 60% of its budget through user fees and revenue. The average cost per patron is $.51, making it most cost-effective operation in the county park system. Although Bur-Mil is the most visited facility, hosting over 845,000 patrons last year alone, it is not funded at the level of other county parks. Hagan-Stone averages a cost of $.83 per patron, making it one of the top three most cost-effective facilities. A reduction of expenditures at any level will impact cost recovery and the cost per person at both facilities.

<u>Bur-Mil Park – current reductions as of February 21, 2011</u>

- Operating hours at the golf facilities have been reduced for a net savings of $3,500. The facilities will open later in the day, which lessens play opportunities.
- Rates for the driving range, day camp, picnic shelters and pool were increased as part of the budget process. This action will potentially generate an additional $45,000, but may also reduce opportunities for participation.
- Eliminate one benefited park position in the amount of $30,000 to provide funding for contracted mowing, which is a net savings of $1,000.

- The Wildlife Education Center would close earlier, during the fall and winter months, which is a net savings of $8,980. As a result, fewer environmental education programs would be offered for school-age children and visitors.

Bur-Mil Park – additional proposed reductions to meet June 6, 2011 direction

- Operate the Wildlife Education Center on weekends only with no programming offered for a net savings of $21,000. This would eliminate onsite environmental education for the public and decrease the roster staff.
- Eliminate the Bur-Mil Marlins swim team for a net savings of $4,700. This action would eliminate the public swim team for this part of town. Children wishing to participate in the sport would need to join a swim club.
- Raise the rental rates at the Bur-Mil Clubhouse by 20% for weekend bookings, resulting in an estimated $20,000 in increased revenue. The fee increase would be within the market rate for facility rentals, but may not be affordable for some clients.
- Day camp services were expanded in June, resulting in $15,000 in additional revenue.
- Reduce number of roster employees for a net savings of $12,340. The reduction will lessen the rotation of maintenance and customer service out in the field.

Hagan-Stone Park – recommended reductions to meet June 6, 2011 direction

- Reduce roster staff for a net savings of $11,040. The reduction will lessen the rotation of maintenance and customer service out in the field.
- Reduce spending in maintenance and operations by $25,000. This reduction will result in less ability to make unforeseen repairs and replace park equipment when needed.
- Implement a $1 per car charge for cross-country meets, resulting in $1,000 in additional revenue.

Upon your approval of these recommendations, we will make preparations to implement the strategies immediately. If you have any questions, please feel free to give me a call.

GJ/cw

cc: Denise Turner, Assistant City Manager
Larry Davis, Budget and Evaluation Director
Chris Wilson, Division Manager, Park Management and Operations
Tracy Pegram, General Manager, Bur-Mil Park and Hagan Stone Park

Planning and Community Development
City of Greensboro

GREENSBORO

June 14, 2011

TO: Rashad Young, City Manager

FROM: Sue Schwartz, FAICP, Interim Director

SUBJECT: Overgrown Lot Complaints

Background
This time of year with the warmer weather, it is normal to see an uptick in the number of complaints concerning overgrown lots in Greensboro. Between February 15 and June 13 there were 1,554 cases, 875 have been closed leaving 679 cases still active.

Local Ordinance Enforcement (LOE) staff report this spring there are a number of factors that have exacerbated the situation.

- Heavy rainfall this season.
- The number and intensity of the storms we have had this spring resulting in storm damage to trees.
- Foreclosure properties.

The last bullet is an observation from the field of the inspectors. They do not necessarily see an increase in foreclosed properties per se, what they have observed is a decline in the upkeep of those properties.

Response
Lot clean up and abandoned vehicle inspections are handled by a section of the LOE division, which is supervised by Danny Nall. This unit has three part-time inspectors (6 hours per day/ 30 hours per week). As the overgrown lot complaints pick up in the warmer weather, this unit works almost exclusively on these complaints. Abandoned vehicle complaints are address by other LOE staff. In addition, supervisors spend most of their time investigating complaints to help with the caseload.

It may be helpful to understand the process we must go through when a complaint is registered with the City. This process from start to finish can take 3-4 weeks.

1. Complaint received: Inspector inspects to see if lot is in violation.
2. If so, a notice is written and mailed to the homeowner by certified mail, regular mail and a notice posted on the property.

3. The inspector re-inspects the lot in approximately 15 days. If the owner signed for the certified mail but did not clean the yard or make contact with the inspector, the inspector has the right to put the lot out for contract to be cleaned. If the owner contacts the inspector and request an extension due to extenuating circumstances, an extension may be granted
4. If the certified mail is not signed for a title search is requested to verify the correct owner.
5. If the property has changed owners the inspector goes back to step #2.
6. Prior to placing on contract, the inspector shall price and video the property in its present condition.
7. If placed on contract the contractor has 48 hours to clean the property.
8. After the contractor cleans the property, the inspector makes a video of the cleaned lot and verifies the contractor's bill.

Please let me know if you have any questions or need more information.

SS

cc: Andy Scott, Assistant City Manager

Planning & Community Development Department
City of Greensboro

GREENSBORO

June 16, 2011

TO: Denise Turner Roth, Assistant City Manager

FROM: Barbara Harris, Development Division Manager

SUBJECT: BetterBuildings Program – Community Outreach

Attached is a meeting notice we would like to share with the Greensboro community announcing two upcoming BetterBuildings community outreach public meetings.

We would like to invite local residents to participate in the following:

- planning the best approaches for making people aware of the benefits of the BetterBuildings program;
- identifying households interested in participating in the program; and
- making the program user-friendly.

We are doing this as part of creating the strategy for community outreach, one of the next steps necessary to move the BetterBuildings energy efficiency program forward.

Please join us to share your ideas about how to engage local residents who might benefit from this program.

BH
Attachment

BETTER BUILDINGS
GREENSBORO

GREENSBORO

City of Greensboro

Public Meetings

We need YOUR help planning how to bring the BetterBuildings energy efficiency program to communities across Greensboro.

Monday, June 27, 2011
Community Room -
Eastern Division Police Substation
1106 Maple Street
5:30pm - 7:00pm

Tuesday, June 28, 2011
Trotter Recreation Center
Hester Park (3906 Betula Street)
5:30pm - 7:00pm

With a $5 million grant from the U.S. Department of Energy, the City plans to use a neighborhood-based approach to make Greensboro homes more energy efficient.

Please join us to share your ideas about how to engage local residents who might benefit from this program.

For more information call
373-CITY (2489)

Planning and Community Development
City of Greensboro

GREENSBORO

June 15, 2011

TO: Andy Scott, Assistant City Manager

FROM: Dyan Arkin, AICP, Community Planner

SUBJECT: Bessemer Center Progress Report

The Bessemer Center concept plan and program approved by residents of the community last August includes a shopping center, an urgent care facility and a pharmacy, designed to complement the look of the new McGirt-Horton Library.

A steering committee, made up of community residents and EMSDC and city staff, has been formed to review and provide input on all aspects of development, from developer selection through building rehabilitation or construction. At their June meeting, the committee voted to delay release of a Request for Proposals for developers until Lead Agent East Market Development Corporation determines whether current discussions between interested developers and a national grocery chain will result in an initial phase of development that could begin while other opportunities are being explored.

To provide safe access across Phillips Avenue between the library and the Peeler Recreation Center, improvements are being made to crosswalks, and additional signage and warning lights are being installed. Safety, access and beautification of the corridor will continue to be high priorities as funds become available.

The Born Learning Trail, a United Way initiative that provides learning environment trails and paths for children and their parents, is being installed at the Claremont Courts public housing community, and an extension of the trail from its termination point on Woodbriar Avenue to the front entrance of the library is in the design phase.

City-funded improvements to the façade of the old library space have been completed, and Family Dollar, scheduled to move into that 9900± square foot space, will begin their 90-day upfit and relocation soon.

DA

Cc: Barbara Harris, Development Division Manager, P&CD
Sue Schwartz, Interim Director, P&CD

Greensboro Farmers' Curb Market RFP Review Committee
Meeting Summary
April 26, 2011

Committee members present: Gayland Oliver, Jeanie Duncan, Denny Crowe, Violet Landreth, Jay Royal, John O'Sullivan, Jace Ralls, Andrea Neese, David Hoggard, Ben Roberts, Anne Marie Scott Gluester

Committee members absent: Tico Wallace

Staff present: Greg Jackson, Dan Maxson

The Council-appointed review committee met at 6:00 pm, April 26, 2011 to interview three respondents to the request for proposal to manage the Greensboro Farmers Curb Market. The meeting format allowed the respondents 15 minutes to make a presentation followed by a 30 minute question and answer session with the committee members. Time was not allotted, nor were comments taken from the floor. The order of the presentation was determined by a random drawing at the April 13, 2011 Parks and Recreation Commission meeting.

A summary of the proposals in the order they were presented is as follows:

Greensboro Farmers Market, Inc. (GFM)
This proposal outlined the creation of a non-profit organization with a governing board and a vendor advisory board. An executive director would be employed to manage the daily operations. The proposal states that this group plans to largely maintain the current rules for the first six months and will fairly enforce the rules. The group would seek input from the vendors and the community to develop a longer-term strategic plan that would be implemented in 2012. The proposal was written and presented by Ms. Jean Pudlo on behalf of Charlie Brummitt and David Craft, both long-time customers of the Market.

The committee commented that the group included minority representation and community connections. Some committee members felt the proposal was "heavy" on organizational structure with committees and other members noted this is common in non-profit organizational structure. Some committee members expressed concerns with the proposed by-laws submitted in the proposal. The RFP review committee recommended this group based on their vision, details provided, and that they were most likely to be successful in bridging the gap among the vendors and the customers.

Majestic Mountain Maintenance (MMM)
This proposal, submitted and presented by Mr. Andrew Shoffner, described a business approach to managing the Market including the maximization of the building through special events and adding specialty markets. By reducing staff costs and cleaning expenses the proposal states that the City could save approximately $35,000 to $60,000 in the first year. This proposal contained the best marketing plan for the Market. Mr. Shoffner has prior farm experience as well as being the former manager of the Lowes Garden Center. During the RFP process Mr. Shoffner attended farmers market training seminars.

The committee felt Mr. Shoffner lacked the background and experience to run the market and expressed concerns with trying to run the market as a for profit venture.

Farmer Community Collaborative (FCC)
This farmer-focused proposal was written and presented by Ms. Ruth Ann Foster on behalf of Rodney Gann, a local farmer and vendor at the market. Mr. Gann is one of seven farmers and vendors who would be on the initial board of directors. A market manager would be hired to manage the daily operations while the board addressed market rules, budgeting, and selecting interns to help run the market. The proposal included committees representing customers, crafters, and food vendors to provide input to the board. The proposal further defined farmers and gardeners in an effort to eliminate customer confusion and placed an increased emphasis on farmers.

The committee expressed that the proposal focused well on the farmer aspect of the market and trying to better define farmers, but lacked details on managing the market. Some committee members expressed concern that the overemphasis on increasing the number of farmers at the market at the expense of crafters and bakers could reduce variety at the market and potentially be detrimental to the market.

Committee deliberation
The committee discussed that each of the proposals had their strengths and weaknesses. Concerns were expressed that selecting either the FCC or GFM could alienate some vendors at the market. Committee members also expressed a concern about rumors that vendors would be kicked out of the market or retaliated against by a new market management organization.

The committee requested that staff poll the committee to see how each of the members ranked the three proposals. The poll was taken as an informal gauge of how proposals ranked. The results were:

	Ranked first	Ranked second	Ranked third
GFM	6	1	0
MMM	0	6	1
FCC	3	1	0

One member indicated that he felt that none of the proposals should be considered and that the best bet was for the City to continue running the market.

Following the poll vote, committee members discussed that the City will need to stay involved in a transition to ensure fair market management. It was also suggested that language be included in any contract ensuring that no vendors should be kicked out of the market for a year unless they violated market rules and that all current vendors should have their contracts renewed.

David Hoggard made a motion recommending that the City negotiate an agreement with GFM to manage the market with the following stipulations:

1. No vendor can be kicked out of the market for the first year.
2. That all existing vendors be allowed in the market for another year unless they violate the market rules.
3. That a Parks and Recreation Department staff person be actively involved in the transition and be a liaison to the operator's board for a period of one year.

The motion was seconded by Anne Marie Scott-Gluester. A hand vote was taken with the following committee members supporting the motion: Gayland Oliver, Jeanie Duncan, Denny Crowe, John O'Sullivan, David Hoggard, Anne Marie Scott-Gluester. The following members voted against the motion: Jay Royal, Ben Roberts, Jace Ralls and Andrea Neese.

Greg Jackson shared that Tico Wallace, who could not attend the meeting, emailed that his top choice for the market was GFM and his second choice was MMM.

Staff asked if the committee wanted to consider sending a second group as a backup recommendation. Jay Royals made a motion to submit FCC as a second recommendation and it was seconded by Denny Crowe. The committee voted 10-0 in support of the motion.

There was a discussion about whether a sending a backup recommendation sent a mixed message to City Council. David Hoggard made a motion to reconsider the vote to send a second recommendation. Six members voted in support of reconsidering the secondary recommendation. Since six members supported the motion, the nay vote was not recorded.

After discussion about sending a mixed message on the recommendation, Jay Royal, who made the initial motion to send a secondary recommendation, withdrew his motion.

Transportation
City of Greensboro

GREENSBORO

June 17, 2011

TO: Rashad Young, City Manager

FROM: Adam Fischer, GDOT Director

SUBJECT: GTA Transit Network Study

The Greensboro Transit Authority Board initiated a study earlier this year to evaluate the existing transit network using a "blank slate" approach. The "blank slate" approach includes the evaluation of all elements in the existing transit network while placing high priority on current service policies and procedures, existing ridership needs, transit connections with institutions of higher education, and maintaining/strengthening the successful components of the existing system. In addition, the "blank slate" approach allows for the creation of a new transit network that recognizes the dispersed nature of travel within the City of Greensboro.

The specific goals for the study are:

- To re-think existing bus routes as if we were starting a new system in 2011.
- Increase access to places that transit riders want to go.
- Reduce the need to travel downtown and transfer at the Depot.
- Consider new cross-city routes that connect neighborhoods directly with shopping and jobs.
- Improve bus speed and lower travel times by keeping buses on major streets.
- Keep the big buses off minor streets in residential neighborhoods wherever possible.

Public Meeting Process

At the May meeting, the GTA Board voted to proceed with the study by conducting public meetings to obtain public reaction and input to the study recommendations. The public meetings and locations are:

Public Meeting #1
Wednesday, June 22, 2011
5:30 PM- 7:30 PM
West Concourse (next to Amtrak)
236 Washington Street

Public Meeting #2
Thursday, June 23, 2011
5:30 PM – 7:30 PM
West Concourse (next to Amtrak)
236 East Washington Street

Public Hearing
Tuesday, August 23, 2011
6:00 PM
GTA Board Room
320 E. Friendly Avenue

The primary objectives of the study are to attract new ridership, improve quality, provide transit opportunities to more citizens, incorporate transit services provided by the regional provider, retain existing ridership and conserve costs. Given the current fiscal situation faced by the City, the study recommendations do not require additional resources in the short/near term.

If you have questions or need additional information, please contact me at (336) 373-2861 or Libby James at (33) 373-2820.

AF

cc: Libby James, Public Transportation Manager

GREENSBORO

CITY OF GREENSBORO GRANT APPLICATIONS

Granting Agency	Description of Purpose	Amount Requested	Department Requesting Funding	Council Notification Date	Status
Department of Justice	2011 Department of Justice Paul Coverdell Forensic Science Improvement Grant Program	$175,000	Greensboro Police Department	June 17, 2011	Approved by CMO on June 16, 2011
US Department of Justice office of Community Oriented Policing Services (COPS)	Greensboro Child Response. This grant provides the training component for the Governors Crime Commission Child Response Initiative Grant.	$206,781	Greensboro Police Department	May 20, 2011	Approved by CMO on May 19, 2011
Edward Byrne Memorial JAG	Policing initiative electronic monitoring program.	$300,000	Greensboro Police Department	May 20, 2011	Approved by CMO on May 19, 2011
NC Governors Highway Safety Program	Update and/or add equipment to be utilized at Checkpoint events and crash scenes. Increases safety of officers and the public.	$17,000	Greensboro Police Department	May 13, 2011	Approved by Dept. on May 6, 2011
National Institute of Justice	2011 Forensic Science Training	$376,907	Greensboro Police Department	April 22, 2011	Approved by CMO on April 21, 2011
Federal Historic Preservation Fund (Dept. of Interior, National Park Service) administered by the North Carolina Department of Cultural Resources	If funded, the grant will allow forensic personnel to attend diverse forensic science training, both regionally and nationally. The department will also host training opportunities benefiting our department and surrounding agencies, as required in the grant solicitation.	$18,000	Planning and Community Development Department	March 25, 2011	Approved by Dept. on March 22, 2011
National Institute of Justice	Funding to assist with solving cold cases with DNA	$65,812	Police Department	March 11, 2011	Approved by Dept on Feb. 11, 2011
Office of Juvenile Justice and Delinquency Prevention	Comprehensive Anti-Gang Strategies and Programs (Hope Project)	$750,000	Parks and Recreation Department	March 11, 2011	Cancelled by Funder
North Carolina Housing Finance Agency	Single Family Rehab Program	$200,000	Planning and Community Development Department	March 11, 2011	Approved by CMO on April 29, 2011

*This list does not represent grants that require Council approval

ZONING COMMISSION RESULTS

MEETING OF JUNE 13, 2011

AGENDA ITEM	REQUEST/LOCATION	**PROPOSED USE * (Not binding if not stated as a condition)	ACTION/VOTE	STAFF RECOMMENDATION	STATUS	SPEAKERS
Z-11-04-006	R-3 to CD-C-N 2745 and 2737 Horse Pen Creek Road Mike Fox for Ronald Bryon Nelson	All uses allowed in the C-N zoning district	**Continued** **6-2-1**	Approval	Continued to the July 11, 2011 Zoning Commission Meeting	1 for; 3 opposed
Z-11-06-001	R-3 to CD-O 5742 Inman Road Charles and Kathy Clayton	All uses permitted in the Office zoning district except temporary and emergency shelters; park and ride facilities; cemeteries; and any use with a drive-thru.	**Approved** **9 to 0**	Approval	Final unless appealed	1 for; 1 opposed
Z-11-06-002	C-M to CD-LI 3214 North O'Henry Boulevard Cindy Gsell for David Michael Bennett	Vehicle sales and service	**Approved** **9 to 0**	Approval	Final unless appealed	2 for; 0 opposed

** Please see staff report for full list of conditions and uses

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