

**MEETING OF THE
GREENSBORO PLANNING BOARD
JANUARY 18, 2012**

The Greensboro Planning Board meeting was held on Wednesday January 18, 2012, at 2:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Chair Gary Wolf, Chuck Truby, Velma Speight-Buford, Betty Smith, Curtis Douglas and Anita Bachmann. City staff present were: Steve Galanti, Mike Kirkman, Carol Carter, Sheila Carmon, Russ Clegg, Nicole Ward and Alison Woods.

MEETING MINUTES:

Ms. Speight-Buford moved to approve the minutes of the December 21, 2011 meeting, seconded by Mr. Truby. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Smith, and Douglas. Nays: None.)

PUBLIC HEARINGS:

A. TEXT AMENDMENT /DESIGN MANUAL: RECOMMENDATION ON AN AMENDMENT TO THE LAND DEVELOPMENT ORDINANCE TO CREATE THE GREATER KIRKWOOD COMMUNITY NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT (NCO). (RECOMMENDED)

Russ Clegg explained the Greater Kirkwood Community Neighborhood Conservation Overlay District (NCO) and that the Board is being asked to make a recommendation to City Council on the plan elements. The Zoning Commission will hold a public hearing in February to make a recommendation to City Council regarding the proposed boundary of the district and City Council will hold a public hearing to consider adoption in March. An NCO is an attempt to maintain the unique characteristics of a neighborhood as new development occurs. Some aspects of the current zoning code do not match the way older neighborhoods were built and the NCO amends the zoning code to better match the existing neighborhood. The purpose is not to inhibit development, but to improve the fit of any new development. He explained how an NCO is developed and the required steps in the process. The NCO is applicable to new construction and additions related to major building features in dimensional standards. It does not prevent demolition or address the interior of the house for maintenance and repairs. The NCO does not change the underlying uses nor prohibit rezoning to a different use and the NCO would still be in effect if the underlying zoning were changed. If the underlying zoning conflicts with the NCO, the NCO takes precedence. The proposed NCO creates new standards in five areas: 1) Front setbacks; a contextual standard using the smallest of the two front setbacks on each side of the property to create the setback for new construction; 2) Tree conservation, requiring conservation of 60% of the trees in the front yard for new construction or additions over 25% of the footprint; 3) Front-loading garages, which are required to be behind the main façade or to take up no more than 40% of the width of the façade; 4) Minimum lot width, created by the average of the lots along the block face; and 5) Lighting, designed not to

spill into neighbors yards. The Generalized Future Land Use Map (GFLUM) designates most of the area as low residential with moderate residential along Lawndale Drive and the first block of Cornwallis Drive.

Ms. Bachmann arrived at 2:14 p.m. and participated in the remainder of the meeting.

Ann Hall, 1907 Rosecrest Drive, Anna Fesmier, 1400 W. Cornwallis Drive and Carol Neufield, 2302 Fairfield Drive spoke in support of the NCO, gave a history of the neighborhood, and pointed out that the neighborhood as a whole is in support of this NCO. There have been several neighborhood meetings held and considerations made for the plan using comments and suggestions from those attending the meetings. The consensus is that this NCO will be very beneficial for the overall neighborhood.

After some discussion, Mr. Truby moved to recommend the text amendment and design manual, seconded by Ms. Smith. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Smith, Douglas and Bachmann. Nays: None.)

Chair Wolf asked that it be noted that some of the Board members have reservations about the tree conservation provisions contained within the design manual.

B. COMPREHENSIVE PLAN AMENDMENT: CP-12-010 – OLD OAK RIDGE ROAD, BRYAN BOULEVARD – EXISTING FUTURE LAND USE DESIGNATION: UNDESIGNATED (AIRPORT PROPERTY) – PROPOSED FUTURE LAND USE DESIGNATION: MIXED USE CORPORATE PARK (RECOMMENDED)

Steve Galanti stated that in 1986 the City processed a city-initiated annexation near the airport, and since State Statutes required the boundary to follow natural topographic features, the boundary ran along a stream by the Marriot Hotel and included airport property. The airport, Forsyth County, the City of High Point and Kernersville were all opposed because they wanted the airport to stay outside the City of Greensboro. City staff went to the Institute of Government for a solution and they suggested special legislation. This special legislation granted in 1986 created the airport exemption area around the airport and included property the airport planned to acquire. Recognizing that there were several properties developing and the airport was unable to acquire them, Greensboro and the airport obtain special legislation in 2003 to amend the line by mutual consent. One piece that falls in that category is New Garden Village. Staff has met with airport and received their approval to move New Garden Village outside of the airport exemption area. As a result, it does not have a GFLUM category assigned to it and that is what is before the Board today.

Carol Carter stated that this is not an annexation request and is not a rezoning case. This case will assign an appropriate land use classification on the GFLUM for this area. The classification selected by the City is Mixed Use Corporate Park, which is intended for larger tracts of undeveloped land near the City's fringe that are appropriate for well-planned, larger scaled business and supporting uses such as hotels, motels, retail and residential. This item is tentatively scheduled for City Council consideration on February 7, 2012.

No one spoke in favor or in opposition to the item.

Ms. Speight-Buford moved to recommend the comprehensive plan amendment to City Council, seconded by Mr. Douglas. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Smith, Douglas and Bachmann. Nays: None.)

UNIFIED DEVELOPMENT PLAN

CAPITAL FACILITIES FOUNDATION, INC. - WEST LEE STREET – 13.89 ACRES - UDP TO ESTABLISH DEVELOPMENT STANDARDS FOR THE CD-PUD ZONING DISTRICT. (APPROVED)

Steve Galanti stated that this request is for approximately 13.89 acres located on West Lee Street which is zoned Conditional District - Planned Unit Development and the applicant is proposing to develop this site with a mix of commercial uses and student faculty housing. There are two main purposes for a UDP, the first being to specify the permitted uses, the amount of development in various sections, and dimensional standards that will govern the property and the second purpose is to place those development standards on record in a recordable form in the Register of Deeds office. The types of development standards that are established include the density, building setbacks, landscaping, signage, open space and parking. This UDP also depicts the conditions that are placed on the rezoning. The Technical Review Committee has reviewed this plan and recommends its approval.

After some discussion, Ms. Smith moved to approve the unified development plan, seconded by Mr. Truby. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Smith, Douglas and Bachmann. Nays: None.)

ANNEXATION PETITIONS:

RECOMMENDATION ON AN ORDINANCE ANNEXING THE PROPERTY OF DAVID A. BARNES AT 5227 SUMMIT AVENUE - .64 ACRE CONTIGUOUS ANNEXATION – UTILITY AGREEMENT AND ANNEXATION PETITION (RECOMMENDED)

Steve Galanti stated that 5227 Summit Avenue contains a single family dwelling on approximately .64 acres and it is contiguous to the current city limits. The owner signed the Utility Agreement and Annexation Petition when they connected to City water and sewer. The property is located within Tier I Growth Area on the Growth Strategy Map within the Comprehensive Plan. The City's Fire Department notes that this site is currently served by Station #55 on Hicone Road. Upon annexation it will be served by City Station #14 on Summit Avenue. Response times are relatively equal but, service would improve and be more reliable. The Police Department estimates it can provide service with little difficulty. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously-annexed property to the west and north. The Technical Review Committee has reviewed the request and recommends it approval.

Ms. Smith moved to recommend the annexation to City Council, seconded by Ms. Bachmann. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Smith, Douglas and Bachmann. Nays: None.)

ITEM FROM THE DEPARTMENT:

REQUEST TO CALL A PUBLIC HEARING FOR THE FEBRUARY 15, 2012 MEETING ON CHANGING THE NAME OF COMMERCE PLACE BETWEEN W. MARKET STREET AND W. FRIENDLY AVENUE TO JOHN WESLEY WAY. (CALLED THE HEARING)

Steve Galanti stated that staff is requesting that the Board establish February 15, 2012 for a public hearing on changing the name of Commerce Place between West Market Street and West Friendly Avenue to John Wesley Way.

Ms. Smith moved to call a public hearing for the street name change on February 15, 2012, seconded by Ms. Speight-Buford. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Smith, Douglas and Bachmann. Nays: None.)

ITEMS FROM BOARD MEMBERS:

Chuck Truby stated that as they work with the Land Development Ordinance they are beginning to find things that are missed or which are causing problems as they try to meet the letter of the Ordinance without having to do modifications so often. He asked if it is possible for Staff to meet with the people working with the ordinance, create a list of suggested corrections or changes and move forward with making the changes.

Chair Wolf suggested that any changes be done in a group instead of individually.

APPROVAL OF ABSENCES:

The absence of Mr. Blackstock and Mr. Alston were acknowledged as excused.

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ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 3:27 p. m.

Respectfully submitted,

Sue Schwartz,
Director of Planning & Community Development

SS/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
FEBRUARY 15, 2012**

The Greensboro Planning Board meeting was held on Wednesday February 15, 2012, at 2:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Chair Gary Wolf, Donald Blackstock, Chuck Truby, Betty Smith, and Curtis Douglas. City staff present was: Steve Galanti, Sheila Carmon, Russ Clegg and Nicole Ward.

MEETING MINUTES:

Mr. Wolf requested that Page 1 of the minutes be amended to indicate that under staff present, Ms. Alison Ward should be Alison Woods and that there was no one in opposition to the Greater Kirkwood NCO in attendance at that meeting.

Mr. Truby requested that the Greater Kirkwood NCO portion of the minutes be amended to reflect that he had asked staff whether or not all the owners in the neighborhoods had been informed of the public hearing, that they were not informed and that the Board had been told that they were informed.

Russ Clegg stated that he apologized for any misunderstanding and that it is staff's practice to inform people as much as possible. He should have said that there would be notification through the Zoning Commission notifications. He stated that there will be another meeting in the neighborhood on the February 29th as an open house for people to come in and review the maps and give further information.

Ms. Smith moved to approve the minutes of the January 18, 2012 minutes, as amended, seconded by Mr. Douglas. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Blackstock, Smith, and Douglas. Nays: None.)

PUBLIC HEARINGS:

A. STREET NAME CHANGE – RECOMMENDATION ON AN ORDINANCE CHANGING THE NAME OF COMMERCE PLACE BETWEEN WEST MARKET STREET AND WEST FRIENDLY AVENUE TO JOHN WESLEY WAY. (RECOMMENDED)

Sheila Carmon stated that this is a request to change the name of Commerce Place between West Market Street and West Friendly Avenue. Due to the history related to the church, the church members have requested that its name be changed to honor the founder of the church, John Wesley, and to recognize the church's long-time commitment to the Greensboro community. As per the Greensboro street naming and address manual, street name changes may be considered for one or more of the following reasons: 1) The current street name has been identified as being either duplicative, sounding duplicative, being difficult to pronounce or spell, or having another related issue that might result in misdirection of public safety responses, address errors, lost or undelivered mail, or other problems; 2) To honor an individual, group, place or historic event, 3) To promote a sense of pride or community in a

particular area or neighborhood; and/or 4) To recognize an institution, corporate or other entity located on or near the subject street or in another part of the community. This street name change request falls under reasons #2 and #4 and the required findings for the Planning Board recommendation shall be based on the following considerations: 1) That the street name change is in accordance with the City's street name and address assignment standards and policies; 2) That the street name change will serve the public interest by enhancing or maintaining public safety; 3) That the street name change will not adversely affect property values or cause excessive impact to property owners or to the City; and 4) That the street name change is appropriate as a way of recognizing a noteworthy person, group, place, historical event, entity or other subject that has community significance. Staff finds this request to be in accordance with the Street Naming and Addressing Manual.

Chair Wolf raised concerns about people who are not familiar with this area knowing that Commerce Place no longer intersects West Market Street and asked whether it should include the entire portion of Commerce Place or whether some type of signage could be installed to inform the public that Commerce Place is accessible from West Friendly Avenue.

Sheila Carmon stated that if there is an issue with people finding their way, GDOT and Public Safety could install signage to clarify the situation.

Gail Fripp, a local historian, stated that there is the possibility that another family is going to ask for a street name change in the second block of Commerce Place and that she hoped the Planning Board would recommend in favor of the name change for this portion of Commerce Place. The church has been in this location for 120 years and they have been through three name changes at this address. They wish to do this one and plan for it to be a permanent change.

Mr. Truby moved to recommend the street name change to City Council, seconded by Ms. Smith. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Blackstock, Smith, and Douglas. Nays: None.)

B. STREET CLOSING – RAMP FROM MURROW BOULEVARD FOR A DISTANCE OF APPROXIMATELY 500 FEET TO SUMMIT AVENUE. (RECOMMENDED)

Nicole Ward stated that the request is to close the ramp from Murrow Boulevard to Summit Avenue, a distance of approximately 500 feet. The Technical Review Committee feels the circumstances here allow the City to make the two required determinations for a street closing: 1) Closing the street to traffic is not contrary to the public interest, and 2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress. Therefore, the TRC recommends the closing with the condition, that the City shall retain a 20-foot utility easement over existing utility lines until such time as the lines are no longer needed for public use.

As a point of clarification, Steve Galanti stated that this ramp will be closed to vehicles as part of the downtown greenway, and that the adjacent property owner has proposed to construct a new ramp farther west in exchange for the property.

Ms. Smith moved to recommend the street closing to City Council with the condition, that the City shall retain a 20-foot utility easement over existing utility lines until such time as the lines are no longer needed for public use, seconded by Mr. Douglas. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Blackstock, Smith, and Douglas. Nays: None.)

UNIFIED DEVELOPMENT PLAN:

**CAPITAL FACILITIES FOUNDATIONS, INC. – WEST LEE STREET – 13.89 ACRES –
REVISED UDP TO CLARIFY DEVELOPMENT STANDARDS FOR FENCES WITHIN THE
CD-PUD ZONING DISTRICT. (APPROVED)**

Steve Galanti stated that this Unified Development Plan was presented to the Planning Board at last month's meeting and part of that was approval of the development standards for the development, which will be mix of commercial uses and student/faculty housing. During site plan review it was discovered that the UDP only permitted fences along streets to be four feet tall and that is not going to fit into their plans. They are now proposing that fences within 15 feet of the street can be six feet tall. With it being a substantial change, it must be reapproved by the Board.

After a short discussion, Mr. Douglas moved to approve the revised UDP, seconded by Mr. Truby. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Blackstock, Smith, and Douglas. Nays: None.)

COMPREHENSIVE PLAN ITEM:

**CP-12-02 – 901-911 MEADOWOOD STREET – FOR WENDOVER AT MEADOWOOD, LLC -
PROPOSED AMENDMENT TO THE GENERALIZED FUTURE LAND USE MAP (GFLUM) –
CURRENT DESIGNATION: MODERATE RESIDENTIAL – PROPOSED DESIGNATION:
HIGH RESIDENTIAL.**

Russ Clegg stated that the area is being rezoned and that Board comments are needed for this Comprehensive Plan amendment to be forwarded to the Zoning Commission at their March meeting. The request is for a change from Moderate Residential to High Residential. The abutting property to the east has already been amended to High Residential. Moderate Residential accommodates housing types ranging from small lot single family detached to attached single family such as town homes to low rise apartment homes, whereas, High Residential provides for high density apartment dwellings, condominiums, life care and similar housing types, as well as office buildings. The area current contains a mix of commercial, single family and apartments to the north and single family across Meadowood Street.

The Board stated that this area is in transition with a high traffic count and feels that this is an appropriate change.

ITEM FROM THE DEPARTMENT:

Steve Galanti stated that Mr. Douglas has been reappointed to the Board and that Celia Parker has been appointed to fill Mr. Alston's position.

ITEMS FROM THE CHAIRMAN:

Upon a question from Chair Wolf regarding a rezoning request for the corner of West Friendly Avenue and Hobbs Road, Steve Galanti stated that if the rezoning request includes a Comprehensive Plan amendment, it will come before the Board for comments.

ITEMS FROM BOARD MEMBERS:

APPROVAL OF ABSENCES:

The absence of Ms. Speight-Buford, Mr. Alston and Ms. Bachman were acknowledged as excused.

ADJOURNMENT:

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There being no further business before the Board, the meeting adjourned at 2:34 p. m.

Respectfully submitted,

Sue Schwartz,
Director of Planning & Community Development

SS/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
MARCH 21, 2012**

The Greensboro Planning Board meeting was held on Wednesday March 21, 2012, at 2:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Chair Gary Wolf, Chuck Truby, Velma Speight-Buford, Curtis Douglas and Celia Parker. City staff present was: Steve Galanti, Mike Kirkman, Russ Clegg, Alison Woods, Karen Markovics and Nicole Ward. Also present was Tom Carruthers from the City's Legal Department.

MEETING MINUTES:

APPROVAL OF MINUTES OF FEBRUARY 15, 2012 MEETING.

Mr. Truby moved to approve the minutes of the February 15, 2012 meeting, seconded by Mr. Douglas. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Douglas and Parker. Nays: None.)

PUBLIC HEARINGS:

A. TEXT AMENDMENT: RECOMMENDATION ON AN AMENDMENT TO THE LAND DEVELOPMENT ORDINANCE TO TRANSFER THE RESPONSIBILITIES OF THE ADVISORY COMMISSION ON TREES TO THE PLANNING BOARD AND THE BOARD OF ADJUSTMENT. (RECOMMENDED)

Steve Galanti stated that at the direction of the City Manager's Office, staff evaluated and recommended changes to the structure and responsibilities of a number of the existing City boards and commissions. City Council reviewed these recommendations at the January 24, 2012, Council Retreat and requested staff to proceed with preparing the necessary documents to make the desired changes. The existing boards and commissions recommended for changes include the Advisory Commission on Trees, which is the body that is responsible for hearing and deciding appeals, modifications and variances related to the Tree Conservation Ordinance and to review and make recommendations for the City's future related to landscaping and tree conservation; the Planning Board; the Board of Adjustment, which is the body responsible for hearing and deciding appeals and variances to the Land Development Ordinance; and the Technical Review Committee, which is the body responsible for reviewing and approving site plans, subdivision plans and modifications related to site development. As these boards are established through Chapter 30 of the LDO, staff has prepared the necessary documentation for these changes in the form of text amendments. The changes are as follows: The Planning Board, in addition to the responsibilities currently in place, will also be responsible for reviewing and providing recommendations related to the City's future related to landscaping and tree conservation through the appointment of a sub-committee to include citizens with a focused expertise to guide the full Planning Board's recommendation; the Board of Adjustment will be the body responsible for variances related to the Tree Conservation Ordinance; and the TRC will be the body responsible for modifications to the Tree Conservation Ordinance. Part of this change affects the status of the current Advisory Commission on Trees members whose terms have not expired. That issue is not part of Chapter 30 and is not contained in the amendment before the Planning Board but will be discussed further by City Council. If Council so chooses, they could appoint citizens from the Advisory Commission on Trees to the Planning Board. He also stated that in

Section 1 of the amendment that Tree “Conservation” should be in the title of the sub-committee.

Randall Romey, 2033 Brian Run Drive, stated that he is a landscape architect, came with the motivation of stewardship for the trees in Greensboro and that he helped with the process to create the Advisory Commission on Trees almost 15 years ago. He further stated that to promote a sustainable tree canopy that tree professionals need to be involved in the decision making process and that it is important to have a committee or commission in place to help in the protection of trees.

Elaine Stover, Human Ecologist with Greensboro Beautiful, presented handouts and stated that she has been active on the Advisory Commission on Trees for 3 years; was proactive in tracking strategies to restore and maintain a sustainable tree canopy, designing the processes needed to establish an Urban Forestry Management Plan, and drafting tree canopy policies; and that the future of Greensboro’s trees depends on the guidance of an active group with professional experience and backgrounds.

Chair Wolf raised concerns that the sub-committee should consists of professionals to advise the Board in future cases related to tree issues.

After some discussion, Mr. Truby moved to recommend the text amendment to City Council, with the sub-committee amended to read Tree Conservation, seconded by Ms. Speight-Buford. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Douglas and Parker. Nays: None.)

B. TEXT AMENDMENT: RECOMMENDATION ON AN AMENDMENT TO THE LAND DEVELOPMENT ORDINANCE TO TRANSFER THE RESPONSIBILITIES OF THE COMMUNITY RESOURCE BOARD TO THE PLANNING BOARD. (RECOMMENDED)

Mr. Galanti stated that the Community Resource Board is responsible for receiving public input and making recommendations to both the Planning Board and City Council concerning programs contained within the Consolidated Plan. The Consolidated Plan covers the Community Block Grant Program, Home Investment Program, Partnership and Emergency Shelter Grant Program. As part of the text amendment, their responsibilities will be transferred to the Planning Board. Part of this change affects the status of the current Community Resource Board members whose terms have not expired. That issue is not part of Chapter 30 and is not contained in the amendment before the Planning Board but will be discussed further by City Council. If Council so chooses, they could appoint citizens from the Community Resource Board to the Planning Board. This amendment is to become effective on July 1, 2012 to allow the current board to continue their work within this fiscal year’s budget cycle.

Ms. Speight-Buford moved to recommend the text amendment to City Council, seconded by Mr. Truby. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Douglas and Parker. Nays: None.)

D. TEXT AMENDMENT: RECOMMENDATION ON AN AMENDMENT TO THE LAND DEVELOPMENT ORDINANCE TO ESTABLISH “AUTOMOBILE REPAIR SERVICE, MINOR” AND “AUTOMOBILE REPAIR SERVICE, MAJOR” AS PERMITTED USES AND IN WHICH DISTRICTS PERMITTED. (RECOMMENDED)

Mike Kirkman stated that this item amends the Land Development Ordinance to add uses to the permitted use table and the group description for auto repair and service, minor and major. With adoption of the LDO, all uses related to vehicle sales and repair were combined into one broad category and allowed in several zoning districts but, not in the Commercial-High district. Commercial-High, which was previously the Shopping Center district, currently contains several limited auto service businesses and the current ordinance would further prohibit these less intense auto service businesses in that district. The proposed text amendment establishes separate auto repair and service uses and allows the limited service and repair uses on property zoned Commercial-High.

Doug Spell, 1608 U.S. Highway 220 N, stated that he has been working with City staff on a particular site that was zoned Shopping Center and in recent discussions realized that the Commercial-High district no longer permitted the use. He feels that the proposed text amendment will facilitate future development and corrected the situation for other existing uses.

Mr. Truby moved to recommend the text amendment to City Council, seconded by Mr. Douglas. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Douglas and Parker. Nays: None.)

C. TEXT AMENDMENT: RECOMMENDATION ON AN AMENDMENT TO THE LAND DEVELOPMENT ORDINANCE TO REVISE THE PUBLIC NOTIFICATION REQUIREMENTS FOR OVERLAY DISTRICTS. (RECOMMENDED)

Mr. Galanti stated that this text amendment revises the public notification requirements for the Planning Board hearing for several overlay districts. In reviewing the LDO, staff realized that the public notification requirements for the associated design manuals that come to the Planning Board for recommendation needed to be clarified. Overlays are made up of three separate items: the boundary of the overlay, considered a Zoning Map amendment with a public hearing process through Zoning Commission and very similar to a rezoning request; the design manual which contains the design standards or the guidelines for each of the major element within the associated overlay that can address use restrictions, landscaping and screening requirements, sign regulations, building orientation and so on; and the text amendment to add the overlay to the LDO. The changes will affect the Activity Center Overlay, Downtown Design Overlay, Neighborhood Conservation Overlay, Scenic Corridor Overlay, Airport Overlay, Manufactured Housing Overlay, Central Business Overlay, Visual Corridor and the Greenway Overlay districts. This amendment will modify the notification requirements for the Planning Board meeting to require mailed notice to all properties inside of the overlay and within 600 feet of the boundary of the overlay district.

No one spoke in favor or in opposition to the item.

Ms. Speight-Buford moved to recommend the text amendment to City Council, seconded by Mr. Douglas. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Douglas and Parker. Nays: None.)

Mr. Galanti stated that these text amendments will be heard by City Council at their April 3rd meeting.

E. STREET CLOSING: RECOMMENDATION ON A RESOLUTION CLOSING BROOKS COURT FROM ITS INTERSECTION WITH MARTIN LUTHER KING, JR. DRIVE EASTWARD A DISTANCE OF APPROXIMATELY 390 FEET. (RECOMMENDED)

Nicole Ward stated that this request is for the closing of Brooks Court from its intersection with Martin Luther King, Jr. Drive eastward for a distance of approximately 390 feet and that 100% of the abutting property owners have signed the petition. The Technical Review Committee feels the circumstances here allow the City to make the two required determinations for a street closing: 1) Closing the street to traffic is not contrary to the public interest, and 2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress. Therefore, the TRC recommends the closing

No one spoke in favor or in opposition to the item.

Ms. Speight-Buford moved to recommend the street closing to City Council, seconded by Mr. Douglas. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Douglas and Parker. Nays: None.)

ANNEXATION PETITIONS:

A. RECOMMENDATION ON AN ORDINANCE ANNEXING THE PROPERTY OF BROWN INVESTMENT PROPERTIES, INC. LOCATED ON THE SOUTHEAST CORNER OF OLD OAK RIDGE ROAD AND GARDEN VILLAGE WAY – 10.43-ACRE CONTIGUOUS ANNEXATION – REGULAR ANNEXATION PETITION. (RECOMMENDED)

Mr. Galanti stated that the annexation is considered contiguous since it abuts the primary city limits along its southern boundary. It is proposed that this site is to be developed as part of the New Garden Village Subdivision which permits a mixture of commercial and multifamily uses. The City's Fire Department notes that this site is currently, and will continue to be served by City Station #18 on Ballinger Road. The Police Department estimates that it can provide service with little difficulty with a need for 2 additional officers after the site is developed. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously-annexed property to the south.

Mr. Truby moved to recommend the annexation to City Council, seconded by Ms. Speight-Buford. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Douglas and Parker. Nays: None.)

B. RECOMMENDATION ON AN ORDINANCE ANNEXING THE CITY OF GREENSBORO PROPERTY LOCATED AT 4229 SHORT FARM ROAD – 34.764-ACRE SATELLITE ANNEXATION – REGULAR ANNEXATION PETITION. (RECOMMENDED)

Mr. Galanti stated that this property is within the Tier 1 Growth Area on the Growth Strategy Map in the Comprehensive Plan. The City plans to construct a fire station and park within the boundary of this site. It is estimated that the fire station will be completed within Fiscal Year 2015-16. The City's Fire Department notes that this site is currently served by County Station #24 on Bishop Road. Upon annexation it will be served by City Station #61 on West Vandalia Road with improved response times and more reliable service. The Police Department

estimates it can provide service with little difficulty. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously-annexed property located to the east of this site.

Mr. Douglas moved to recommend the annexation to City Council, seconded by Mr. Truby. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Douglas and Parker. Nays: None.)

COMPREHENSIVE PLAN ITEM:

CP-12-03 – 3008 HORSE PEN CREEK ROAD AND 4351 WALKING HORSE LANE – DOUGLAS AND CRYSTAL JONES ET AL. - PROPOSED AMENDMENT TO THE GENERALIZED FUTURE LAND USE MAP (GFLUM) – CURRENT DESIGNATION: LOW RESIDENTIAL – PROPOSED DESIGNATION: MODERATE RESIDENTIAL.

Russ Clegg explained that the requested GFLUM amendment is due to a rezoning request for the properties involved and that the request is from Low Residential to Moderate Residential. Low Residential covers developments of 3-5 dwelling units per acre while Moderate Residential covers 5-12 units per acre. The abutting property to the south and east is Mixed Use Residential and Low Residential to the north and west.

Board members commented that they feel this is a good transition for this area.

EASEMENT RELEASES:

A. RELEASE OF A 10-FOOT-WIDE EASEMENT, A DISTANCE OF APPROXIMATELY 70 FEET, LOCATED AT 3019 GLADSTONE TERRACE AS RECORDED IN PLAT BOOK 40 ON PAGE 100. (APPROVED)

Ms. Ward explained the easement release request, that it was necessary to accommodate an existing shed, and stated that all utility companies have given their support of the easement release.

Mr. Truby moved to approve the easement release, seconded by Mr. Douglas. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Douglas and Parker. Nays: None.)

B. RELEASE OF A PORTION OF A 15-FOOT-WIDE SANITARY SEWER EASEMENT, AND A 20-FOOT-WIDE DRAINAGE AND UTILITY EASEMENT LOCATED AT 3738 BATTLEGROUND AVENUE AS RECORDED IN PLAT BOOK 99 ON PAGE 97. (APPROVED)

Ms. Ward explained the easement release request, that it was necessary due to the relocation of utilities, and stated that all utility companies have given their support of the easement release.

Mr. Douglas moved to approve the easement release, seconded by Ms. Speight-Buford. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Douglas and Parker. Nays: None.)

C. RELEASE OF A 15-FOOT DRAINAGE EASEMENT, A DISTANCE OF APPROXIMATELY 250 FEET, LOCATED AT 501 NORTH ELAM AVENUE AS RECORDED IN PLAT BOOK 181 ON PAGE 98. (APPROVED)

Ms. Ward explained the easement release request, that it was necessary due to the relocation of utilities, and stated that all utility companies have given their support of the easement release.

Mr. Douglas moved to approve the easement release, seconded by Ms. Parker. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Speight-Buford, Douglas and Parker. Nays: None.)

ITEM FROM THE DEPARTMENT:

PRESENTATION OF THE CITY OF GREENSBORO’S 2012 GROWTH AND DEVELOPMENT TRENDS.

Karen Markovics stated that staff has created the 2011-12 Growth and Development Trends report to provide an overview of where the City is today and to identify emerging trends related to racial and ethnic diversity, jobs and employment, unemployment, income and earnings, generational differences, and housing. To prepare the report, staff reviewed national, state and local resources to better understand how Greensboro compares to other areas and whether or not our trends mirror what is going on across the United States. There will be future quarterly reports and this information will also be available on the City’s website.

ITEMS FROM THE CHAIRMAN:

Upon a question from Chair Wolf, Mr. Galanti stated that Council has not appointed a replacement for Mr. Williams.

APPROVAL OF ABSENCES:

The absence of Ms. Bachmann, Mr. Blackstock and Ms. Smith were acknowledged as excused.

ADJOURNMENT:

* * * * *

There being no further business before the Board, the meeting adjourned at 3:35 p. m.

Respectfully submitted,

Sue Schwartz,
Director of Planning & Community Development

SS/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
APRIL 18, 2012**

The Greensboro Planning Board meeting was held on Wednesday April 18, 2012, at 2:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Chair Gary Wolf, Chuck Truby, Velma Speight-Buford, Betty Smith, Donald Blackstock and Celia Parker. City staff present was: Steve Galanti, Mike Kirkman, Russ Clegg and Nicole Ward.

MEETING MINUTES:

APPROVAL OF MINUTES OF MARCH 21, 2012 MEETING.

Mr. Blackstock moved to approve the minutes of the March 21, 2012 meeting, seconded by Mr. Truby. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Blackstock, Truby, Parker, Smith and Speight-Buford. Nays: None)

ANNEXATION PETITIONS

A. RECOMMENDATION ON AN ORDINANCE ANNEXING THE PROPERTY OF BRIDGE OVER TROUBLED WATERS MINISTRIES, INC. LOCATED AT 2316-2320 SHARPE ROAD – 10-ACRE SATELLITE ANNEXATION – REGULAR ANNEXATION PETITION. (RECOMMENDED)

Steve Galanti stated that the property is owned by Bridge Over Troubled Waters Ministries, Inc, is located at 2316-2320 Sharpe Road, consists of approximately 10 acres and is considered a satellite annexation. This property is located within Tier II on the Growth Strategy Map in the Comprehensive Plan. Sanitary sewer is available by extending the 8-inch sewer line located approximately 390 feet to the east and water is available by extending the 8-inch water line located in Sharpe Road, about 330 feet to the east. The City's Fire Department notes that the site is currently, and will continue to be, served by Station # 53, located on Willow Road. The Police Department estimates it can provide service with little difficulty and providing the other City services will involve a travel distance almost equal to that necessary to provide service to the previously annexed property to the north and to the south. The Technical Review Committee (TRC) has reviewed this annexation and recommends approval.

In response to a question from Ms. Smith, Mr. Galanti stated that water and sewer extensions would be at the expense of the property owners.

Ms. Smith moved to recommend the annexation to City Council, seconded by Mr. Blackstock. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Blackstock, Truby, Parker, Smith and Speight-Buford. Nays: None)

B. RECOMMENDATION ON AN ORDINANCE ANNEXING THE CITY OF GREENSBORO PROPERTY LOCATED AT 4306 BURLINGTON ROAD – 3.262-ACRE CONTIGUOUS ANNEXATION – REGULAR ANNEXATION PETITION. (RECOMMENDED)

Steve Galanti stated that the property is located at 4306 Burlington Road, is City property, contains approximately 3.2 acres, and is contiguous to the primary corporate limits. The site is located within Tier II on the Growth Strategy Map in the Comprehensive Plan. The City plans to construct a fire station within the boundaries of the site with an estimated completion date of 2014-2015. Sewer is located in the northwest corner of the site and must be extended across the frontage of the site. Water is available by connecting to the 12-inch water line which is located along the frontage of the site. The City's Fire Department notes that the site is currently, and will continue to be served by City station # 7, located on Gatewood Avenue. The Police Department estimates that it can provide service with little difficulty and that providing other City services will involve a travel distance and time approximately equal to what is necessary to provide services on the previously annexed property to the west and south. The TRC has reviewed this annexation and recommends approval.

Ms. Speight-Buford moved to recommend the annexation to City Council, seconded by Mr. Blackstock. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Blackstock, Truby, Parker, Smith and Speight-Buford. Nays: None)

COMPREHENSIVE PLAN ITEMS:

A. CP-12-04 – 2316-2320 SHARPE ROAD – FOR BRIDGE OVER TROUBLED WATERS MINISTRIES, INC. – PROPOSED AMENDMENT TO THE GENERALIZED FUTURE LAND USE MAP (GFLUM) – CURRENT DESIGNATION: LOW RESIDENTIAL – PROPOSED DESIGNATION – MIXED USE RESIDENTIAL.

Russ Clegg stated that the property is located on the south side of Sharpe Road, south of I-40, north of the I-85 and east of East Lee Street. The proposed change is from Low Residential, which covers a typical subdivision of 3-5 dwelling units per acre, to Mixed Use Residential which is appropriate for areas where the predominant use is residential and compatible locally serving non-residential uses may be introduced. Such uses are typically found in older neighborhoods and include corner stores and other services, as well as newer traditional neighborhood developments. The area surrounding this property is primarily Low or Moderate Residential with low density single family dwellings set back from the road and several places of religious assembly on Sharpe Road to the east and west. The rezoning case proposes housing for elderly and youth with training facilities, classrooms, and dining facilities for their use.

The Board stated their concerns with this type of facility in the middle of residential with little chance to buffer the site due to the shape of the property; that if the current request did not move forward there could be 3-4 story residential buildings or retail and commercial operations on the property, which would not be appropriate: and that mixed-use might be appropriate if it is restricted to certain uses.

B. CP-12-05 - A PORTION OF 1500 DANS ROAD – FOR THE CITY OF GREENSBORO - PROPOSED AMENDMENT TO THE GENERALIZED FUTURE LAND USE MAP (GFLUM) – CURRENT DESIGNATION: MAJOR PARKS/OPEN SPACE – PROPOSED DESIGNATION: MIXED USE RESIDENTIAL

Mr. Clegg stated that the property is located on the corner of East Florida Street and East Lee Street, is part of the Barber Park property, and is for a new YMCA. The existing land use is parks, which covers existing large-scale parks and protected open spaces that are expected to remain as open space. Located to the northeast and across East Lee Street is the growth associated with the new Gateway University Research Park.

In response to a question from Chair Wolf, Mike Kirkman stated that with the proposed use as indoor recreation permitted in the Office Zoning District, the most appropriate category for the area in terms of the larger context would be Mixed Use Residential.

The Board stated that the proposal was a good idea; was a great location for this type of use; and they raised no objections to the requested change.

ITEMS FROM THE CHAIRMAN:

Chair Wolf stated that relative to the merging of the Planning Board and the Community Resource Board that he had attended several CRB meetings where it appeared that there was a lot of discussion concerning homelessness and questioned whether Planning Board members were ready to discuss those types of issues. He also stated that there have been discussions concerning the Planning Board members' terms and reappointments.

APPROVAL OF ABSENCES:

The absence of Ms. Bachmann and Mr. Douglas were acknowledged as excused.

ADJOURNMENT:

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There being no further business before the Board, the meeting adjourned at 2:38 p. m.

Respectfully submitted,

Sue Schwartz,
Director of Planning & Community Development

SS/jd

**SPECIAL MEETING OF THE
GREENSBORO PLANNING BOARD
MAY 23, 2012**

The Greensboro Planning Board Special meeting was held on Wednesday May 23, 2012, at 2:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Chair Gary Wolf, Chuck Truby, Velma Speight-Buford, Betty Smith, Curtis Douglas, Celia Parker, Donald Blackstock and Anita Bachmann. City staff present was: Steve Galanti and Nicole Ward. Also present was Virginia Spillman from the Department of Water Resources.

MEETING MINUTES:

APPROVAL OF MINUTES OF APRIL 18, 2012 MEETING.

Ms. Speight-Buford moved to approve the minutes of the April, 18, 2012 meeting, seconded by Mr. Douglas. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Parker, Douglas, Speight-Buford, Truby, and Smith. Nays: None)

PUBLIC HEARINGS:

A. TEXT AMENDMENT - RECOMMENDATION ON AN ORDINANCE AMENDING CHAPTER 30 (LAND DEVELOPMENT ORDINANCE) TO INCORPORATE THE STATE'S NUTRIENT LOADING REQUIREMENTS WITHIN THE WATERSHED REGULATIONS. (RECOMMENDED DENIAL)

Virginia Spillman, Department of Water Resources, explained that this amendment is to incorporate the State Division of Water Quality nutrient loading requirements into the Watershed Regulations. These changes reflect the Jordan Lake strategy, as implemented in 2009, in an effort to protect and reduce the nutrient loading in Jordan Lake. The rules effect the buffer requirements, new development, and existing development and can further change based on State's nutrient testing between 2014 and 2017.

Ms. Bachmann arrived at 2:05 p.m. and participated in the remainder of the meeting.

Mr. Blackstock arrived at 2:10 p.m. and participated in the remainder of the meeting.

The State's rules also effect state and federal requirements, waste-water treatment, agricultural fertilizer management, and contain a nutrient loading mitigation option for the entire area that drains to Jordan Lake with stricter rules for sub-basins closer to the lake. The requirements depend on the disturbed area and the type of development; and restrict nitrogen and phosphorous levels to 3.8 and 1.48, respectively. Reductions can be achieved by adding water quality BMP's to retain and treat the stormwater on-site. If the required nutrient level cannot be obtained, the requirements allow the use of the mitigation option by paying into a fund. The requirements also apply to existing development back to 2001 to reduce the nutrient loading to established levels. The amendment also contains a

clarification to allow modifications in all watersheds, updates the previously adopted buffer rules to include a provision for draining ponds as directed by the Division of Water Quality, includes several new definitions, and becomes effective on August 1, 2012.

In response to a question from Chair Wolf, Ms. Spillman stated that the requirements are stricter as you get closer to the lake and will vary from city-to-city.

In response to a question from Mr. Douglas, Ms Spillman explained that a watershed is the area in which the rainfall drains to a particular point, lake or waterway.

In response to a question from Ms. Bachmann, Mr. Truby stated that the current regulations require retention ponds within several parts of the City to clean the stormwater before it is discharged to the lakes and that there are portions of the City where the stormwater flows directly to the streams. These new rules don't just require one pond but several ponds which will decrease the land available for development and increase the cost of development. In addition, it will be easier and cheaper to develop in cities that don't drain to Jordan Lake and have these strict requirements which will create a huge disadvantage for Greensboro.

Ms. Spillman added that these rules have been challenged by Council, our Legal Department and staff for the past 10 years in an effort to have the Legislature change the rules so that they work better and to get a better justification for the proposed numbers. The State Division of Water Quality has notified the City that the Legislature will be meeting to discuss these rules.

In response to a question from Mr. Truby, Ms. Spillman stated that she was unsure what would occur if these changes were not adopted by the City but suggested that it could be probation or maybe even fines.

Ms. Smith suggested that the City Attorney should review this and ask the State for a 12-month delay; that Durham is a city much more impacted than Greensboro; and that the Board's recommendation will be sent to City Council and that City Council will decide this issue. She also suggested that Board members call their Council representatives and explain the issues on them.

In response to a question from Ms. Smith, Ms. Spillman stated that in preparation for these rule changes there has been classes and workshops offered through Guilford County Agricultural Extension Office.

No one spoke in favor or in opposition to the item.

After some discussion, Mr. Truby moved to recommend denial of the text amendment and that the Council seek legal advice in obtaining a delay from the State in adopting these rules until the changes being discussed by the Legislature are resolved, seconded by Ms. Bachmann. The Board voted 8-0 in favor of the motion. (Ayes: Wolf, Parker, Bachmann, Douglas, Blackstock, Speight-Buford, Truby, and Smith. Nays: None)

B. STREET CLOSING - RECOMMENDATION ON A RESOLUTION CLOSING ROBIN HOOD DRIVE FROM WESTMORELAND DRIVE SOUTHWARD A DISTANCE OF APPROXIMATELY 110 FEET. (RECOMMENDED)

Nicole Ward stated that this is a recommendation on a resolution closing Robin Hood Drive from Westmoreland Drive southward a distance of approximately 110 feet. The street was dedicated as part of the Guilford Hills Subdivision, Section 3, as recorded in Plat Book 23 on Page 85. The petition is signed by 100% of the property owners that abut this portion of the street. The Technical Review Committee (TRC) feel the circumstances here allow the City to make the required determinations for a street closing since 1) closing the street to vehicular traffic is not contrary to the public interest and that 2) no property owner in the vicinity is deprived of reasonable means of ingress and egress. Therefore, the TRC recommends the street closing.

No one spoke in favor or in opposition to the item.

Mr. Truby moved to recommend the street closing to City Council, seconded by Mr. Blackstock. The Board voted 8-0 in favor of the motion. (Ayes: Wolf, Parker, Bachmann, Douglas, Blackstock, Speight-Buford, Truby, and Smith. Nays: None)

EASEMENT RELEASES:

A. RELEASE OF A 4-FOOT BY 15-FOOT PORTION OF A 10 FOOT WIDE UTILITY EASEMENT LOCATED AT 4723 CRICKLEWOOD ROAD AS RECORDED IN PLAT BOOK 59, PAGE 49. (APPROVED)

Nicole Ward stated that this request is to release a 4-foot by 15-foot portion of a 10-foot-wide utility easement located at 4723 Cricklewood Road as recorded in Plat Book 59 on Page 49. All utility companies have indicated their agreement of release of this easement.

Ms. Speight-Buford moved to approve the easement release, seconded by Ms. Parker. The Board voted 8-0 in favor of the motion. (Ayes: Wolf, Parker, Bachmann, Douglas, Blackstock, Speight-Buford, Truby, and Smith. Nays: None)

B. RELEASE OF A PORTION OF A 15-FOOT WIDE DRAINAGE EASEMENT LOCATED AT 17 OLD ORCHARD LANE AS RECORDED IN PLAT BOOK 118, PAGE 51. (APPROVED)

Ms. Ward stated that this request is to release a portion of a 15-foot-wide drainage easement located at 17 Old Orchard Lane as recorded in Plat Book 118 on Page 51. All utility companies have indicated their agreement of release of this easement.

In response to a question from Ms. Smith, Ms. Ward stated that the Department of Water Resources has determined that they can maintain the stormwater pipe in the easement

with this storage shed encroachment and that only that portion of the encroachment is being released.

Mr. Douglas moved to approve the easement release, seconded by Ms. Bachmann. The Board voted 7-1 in favor of the motion. (Ayes: Wolf, Parker, Bachmann, Douglas, Blackstock, Speight-Buford, and Truby. Nays: Smith.)

ITEMS FROM THE DEPARTMENT:

Steve Galanti stated that Ms. Bachmann's, Ms. Speight-Buford's and Mr. Truby's appointments will expire on August 15, 2012. The City Clerk has asked for an indication on their interest to be reappointed and he gave them a form to do that.

Chair Wolf stated that there may be an opportunity for someone from the Community Resource Board to come to the Planning Board.

ITEMS FROM BOARD MEMBERS:

In response to a question from Mr. Truby, Steve Galanti stated that the text amendment for the Advisory Commission of Trees is being revised and is tentatively scheduled for consideration by City Council in July of 2012.

APPROVAL OF ABSENCES:

None.

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ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 2:43 p. m.

Respectfully submitted,

Sue Schwartz,
Director of Planning & Community Development

SS/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
JULY 18, 2012**

The Greensboro Planning Board meeting was held on Wednesday July 18, 2012, at 2:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Chair Gary Wolf, Chuck Truby, Velma Speight-Buford, Betty Smith, Curtis Douglas, Celia Parker, Donald Blackstock and Anita Bachman. City staff present was: Steve Galanti, Alison Wood, Russ Clegg and Nicole Ward.

MEETING MINUTES

Mr. Truby moved to approve the minutes of May 23, 2012 special meeting, seconded by Mr. Blackstock. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Blackstock, Speight-Buford, Truby, and Bachman. Nays: None.)

Mr. Douglas arrived at 2:06 and participated in the remainder of the meeting.

EASEMENT RELEASE:

A. RELEASE OF A 7-FOOT BY 7-FOOT PORTION OF A 15-FOOT-WIDE STORM SEWER OUTFALL EASEMENT LOCATED AT 22 RAMSGATE COURT AS RECORDED IN PLAT BOOK 73 ON PAGE 315. (APPROVED)

Nicole Ward explained the request and that all utility companies have indicated their agreement of release of this easement.

Steve Galanti stated that this easement release will allow the Homeowners Association to resolve a complaint that has been filed under ADA reasonable accommodations.

Ms. Speight-Buford moved to approve the easement release, seconded by Ms. Bachman. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Blackstock, Speight-Buford, Truby, Douglas, and Bachman. Nays: None.)

Ms. Parker arrived at 2:09 p.m. and participated in the remainder of the meeting.

UNIFIED DEVELOPMENT PLANS:

A. STATE EMPLOYEES CREDIT UNION – 405 NORTH MORROW BOULEVARD – 6.24 ACRES – UDP TO ESTABLISH DEVELOPMENT STANDARDS FOR THE CD-PUD ZONING DISTRICT. (APPROVED)

Mr. Galanti stated that the site contains 6.24 acres and is conditioned to be a bank or savings and loan facility. The UDP specifies the permitted uses, amount of development in various sections, and the dimensional standards that will govern the development of the property, and

placing those standards in the Register of Deeds Office for future owners and the applicants. The established development standards include the density, building setbacks, landscaping, signage, open space and parking. In creating a UDP, the developer may borrow existing standards from the Land Development Ordinance, propose different ones, or do a combination. The UDP also depicts the conditions placed on the property during the rezoning process. The Technical Review Committee (TRC) has reviewed the UDP and recommends approval.

Ms. Bachman moved to approve of the UDP, seconded by Mr. Truby. The Board voted 7-0 in favor of the motion. (Ayes: Wolf, Blackstock, Speight-Buford, Truby, Douglas, Parker, and Bachman. Nays: None.)

Ms. Smith arrived at 2:11 p.m. and participated in the remainder of the meeting.

B. NEW GARDEN VILLAGE LOT 19 – 5597 NEW GARDEN WAY – 10.64 ACRES – UDP TO ESTABLISH DEVELOPMENT STANDARDS FOR THE CD-PUD ZONING DISTRICT. (APPROVED)

Steve Galanti stated that this property contains 10.64 acres and the permitted uses on this property are commercial, retail or multifamily. The TRC has reviewed the UDP and recommend approval.

Mr. Truby moved to approve the UDP, seconded by Mr. Blackstock. The Board voted 8-0 in favor of the motion. (Ayes: Wolf, Blackstock, Speight-Buford, Truby, Douglas, Parker, Smith, and Bachman. Nays: None.)

PUBLIC HEARINGS:

A. NEIGHBORHOOD SMALL PROJECTS PROGRAM: REVIEW AND RECOMMENDATION ON THE 2012-2013 NEIGHBORHOOD SMALL PROJECTS PROGRAM. (RECOMMENDED)

Russ Clegg explained the Neighborhood Small Projects Program, and stated that the budget has been established and projects need to be selected. Any unused funds will be returned to the General Fund. Council has determined that the funds will be divided equally between each of the five Council Districts at the amount of \$20,000 per district. The current recommendation is for \$18,000 for the Aycock Neighborhood Association to build a monument-style neighborhood sign on the corner of Yanceyville and Bessemer.

Upon a question from Ms. Bachman, Mr. Clegg described several other projects funded through this program in the past.

Mr. Wolf questioned whether funding this request was the proper to use of City funds.

No one spoke in favor or in opposition to the item.

Ms. Smith moved to recommend the requested Neighborhood Small Projects Program, seconded by Mr. Douglas. The Board voted 7-1 in favor of the motion. (Ayes: Smith, Douglas, Blackstock, Speight-Buford, Parker, Truby, and Bachman. Nays: Wolf.)

B. TEXT AMENDMENT: RECOMMENDATION ON AN AMENDMENT TO THE SECTIONS 30-12-3.4 AND 30-12-3.9 OF THE LAND DEVELOPMENT ORDINANCE TO ALLOW MODIFICATIONS WITHIN “OTHER WATERSHED DISTRICTS” AND “DRAINING PONDS” WITHIN STREAM BUFFERS. (RECOMMENDED)

Mr. Galanti stated that this two amendments to the Watershed Regulations were included in the amendment for the Jordan Lake Rules and that the implementation of the Jordan Lake Rules have been are being delayed by the State Legislature. This amendment will allow the Planning Board to follow the established process to evaluate and grant modifications for sites located within the area defined as the “Other Watershed Districts” in a manner similar to those requested in the General Watershed Area and permit the draining of a pond in a natural drainageway where a riparian protection area is established adjacent to the new channel.

No one spoke in favor or in opposition to the item.

Mr. Truby moved to recommend the text amendment to City Council, seconded by Mr. Blackstock. The Board voted 8-0 in favor of the motion. (Ayes: Wolf, Smith, Douglas, Blackstock, Speight-Buford, Parker, Truby, and Bachman. Nays: None.)

COMPREHENSIVE PLAN ITEMS:

A. CP-12-06 – 4604 AND 4608 NORTH CHURCH STREET – FOR STEWART WIMBERLEY ENTERPRISES, LLC - PROPOSED AMENDMENT TO THE GENERALIZED FUTURE LAND USE MAP (GFLUM) – CURRENT DESIGNATION: MIXED USE COMMERCIAL AND LOW RESIDENTIAL – PROPOSED DESIGNATION: HIGH RESIDENTIAL.

Russ Clegg stated that this site is located on North Church Street north of Old Lake Jeanette Road and is currently Mixed Use Commercial and Low Residential. The proposed designation is High Residential and the requested zoning is RM-18. Low Residential covers predominantly single family neighborhoods with a density of 3 to 5 dwelling units per acre, 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 a 1/3 of an acre, future residential developments in conventional subdivisions should generally maintain a gross density of no less than 3 dwelling units per acre, except where constraints prevent this density from being achieved. Compact and clustered, small lots with substantial retained open space are encouraged. The Mixed Use Commercial is intended to promote a mix of uses of which various commercial uses remain predominant, but where residential service and other uses are complimentary. The intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. The rezoning has been denied by the Zoning Commission and has been appealed to the August City Council meeting.

The Board commented that they felt it was too dense and incompatible with the surrounding residential area, and that the request did not provide for a proper transition of uses.

B. CP-12-07 – 1210 NEW GARDEN ROAD – FOR SUMMIT HEALTHCARE GROUP, LLC - PROPOSED AMENDMENT TO THE GENERALIZED FUTURE LAND USE MAP (GFLUM) –

CURRENT DESIGNATION: INSTITUTIONAL – PROPOSED DESIGNATION: MIXED USE COMMERCIAL.

Mr. Truby stated that he would recuse himself from this matter because of a conflict of interest. The Board voted unanimously to recuse Mr. Truby from this matter.

Russ Clegg explained the item and stated that the request is from Institutional to Mixed Use Commercial. Institutional is the designation that applies to University and College campuses, major medical health care concentrations and similar large-scale institutional activity centers. Mixed Use Commercial was previously discussed but is predominantly a mix of uses of which various commercial uses remain dominant with residential services and other uses that are complimentary.

The Board commented that with this change being separated from the college and oriented toward New Garden Road made sense and is consistent with the existing structures and uses.

C. CP-12-08 – SOUTH OF HORSE PEN CREEK ROAD AND WEST OF FOUR FARMS ROAD – FOR BRADFORD DEATON AND WANDA WINFREE ET AL - PROPOSED AMENDMENT TO THE GENERALIZED FUTURE LAND USE MAP (GFLUM) – CURRENT DESIGNATION: LOW RESIDENTIAL – PROPOSED DESIGNATION: MIXED USE RESIDENTIAL.

Russ Clegg explained the item, stated that this request is from Low Residential to Mixed Use Residential and that the rezoning case will be going to the Zoning Commission in August. Mixed Use Residential is a designation that applies to neighborhoods or districts where the predominant use is residential but where substantial compatible local serving non-residential uses may be introduced.

The Board commented that the area is in transition and questioned its encroachment into an area designated as Low Residential.

ANNEXATION PETITION:

RECOMMENDATION ON AN ORDINANCE ANNEXING THE PROPERTY OF RAMOS PROPERTY LOCATED AT 5815 CARLA LANE – .69-ACRE CONTIGUOUS ANNEXATION – REGULAR ANNEXATION PETITION. (RECOMMENDED)

Mr. Galanti stated that this annexation of the Ramos property is located at 5815 Carla Lane, contains .69 acres, and is considered contiguous to the primary corporate limits. The site is currently and will continue to contain a single family dwelling. Sanitary sewer will become available when the owner extends the line, approximately 260 feet, from the existing main located to the north. Water will become available when the owner extends the line, approximately 172 feet, from the existing main to the north. The City's Fire Department notes that this site is currently, and will continue to be, served by County Station #55 on Hicone Road via the existing contract. Upon the completion of City Station #59 on Reedy Fork Parkway in October of 2013, travel time and service to this location will improve. The Police Department

estimates they can provide service with little difficulty and the City's Solid Waste Division notes that the resident will need to bring their items to the paved portion of Carla Lane for service. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously annexed property to the west of this site. The TRC has reviewed this request and recommend approval.

Ms. Smith moved to recommend the annexation to City Council, seconded by Ms. Bachman. The Board voted 8-0 in favor of the motion. (Ayes: Wolf, Smith, Douglas, Blackstock, Speight-Buford, Parker, Truby, and Bachman. Nays: None.)

UNIFIED DEVELOPMENT PLAN:

C. THE COURTYARD AT STATE STREET – 2003 GOLDEN GATE DRIVE - .441 ACRES – UDP TO ESTABLISH DEVELOPMENT STANDARDS FOR THE CD-PUD ZONING DISTRICT. (APPROVED)

Steve Galanti stated that the site is zoned Conditional District Plan Unit Development, is located at 2003 Golden Gate Drive, and contains .441 acres, and that in accordance with the zoning conditions will be used for residential multifamily with a maximum of 12 dwelling units.

Mr. Douglas moved to approve the UDP, seconded by Mr. Blackstock. The Board voted 8-0 in favor of the motion. (Ayes: Wolf, Smith, Douglas, Blackstock, Speight-Buford, Parker, Truby, and Bachman. Nays: None.)

EASEMENT RELEASES:

B. RELEASE OF A PORTION OF A DRAINAGE MAINTENANCE AND UTILITY EASEMENT OVER AND 15 FEET AROUND THE POND LOCATED AT 1053 OLD STAGE COACH TRAIL AS RECORDED IN PLAT BOOK 181 ON PAGE 29. (APPROVED)

Nicole Ward explained the request and that all utility companies have indicated their agreement of release of this easement.

Mr. Douglas moved to approve the easement release, seconded by Ms. Speight-Buford. The Board voted 8-0 in favor of the motion. (Ayes: Wolf, Smith, Douglas, Blackstock, Speight-Buford, Parker, Truby, and Bachman. Nays: None.)

C. RELEASE OF A PORTION OF A 100-FOOT-WIDE DRAINAGE MAINTENANCE AND UTILITY EASEMENT LOCATED AT 5602 HORNADAY ROAD AS RECORDED IN PLAT BOOK 90 ON PAGE 134. (APPROVED)

The Board voted unanimously to recuse Mr. Truby from this matter because of a conflict of interest.

Nicole Ward explained the request and that all utility companies have indicated their agreement of release of this easement.

Ms. Speight-Buford moved to approve the easement release, seconded by Mr. Blackstock. The Board voted 7-0-1 in favor of the motion. (Ayes: Wolf, Smith, Douglas, Blackstock, Speight-Buford, Parker, and Bachman. Nays: None. Abstained: Truby.)

D. RELEASE OF A PORTION OF A DRAINAGE MAINTENANCE AND UTILITY EASEMENT AND A PORTION OF THE 20-FOOT-WIDE POND ACCESS EASEMENT LOCATED AT 2721 HORSEPEN CREEK ROAD AS RECORDED IN CONDO PLAT BOOK 7 ON PAGE 80. (APPROVED)

Nicole Ward explained the request and that all utility companies have indicated their agreement of release of this easement.

Mr. Blackstock moved to approve the easement release, seconded by Mr. Douglas. The Board voted 8-0 in favor of the motion. (Ayes: Wolf, Smith, Douglas, Blackstock, Speight-Buford, Parker, Truby, and Bachman. Nays: None.)

E. RELEASE OF 3.5 FEET ALONG THE EASTERN BOUNDARY AND 1.5 FEET ALONG THE WESTERN BOUNDARY OF THE 20-FOOT-WIDE DRAINAGE EASEMENT LOCATED BETWEEN 2006 AND 2004 STRATTON HILLS COURT AS RECORDED IN PLAT BOOK 180 ON PAGE 84. (APPROVED)

Ms. Smith stated that she would recuse herself from this matter because of a conflict of interest. The Board voted unanimously to recuse Ms Smith from this matter.

Nicole Ward explained the request and that all utility companies have indicated their agreement of release of this easement.

Mr. Blackstock moved to approve the easement release, seconded by Mr. Douglas. The Board voted 7-0-1 in favor of the motion. (Ayes: Wolf, Douglas, Blackstock, Speight-Buford, Parker, Truby, and Bachman. Nays: None. Abstained: Smith.)

ITEM FROM THE DEPARTMENT:

Steve Galanti stated that on July 1st the duties of the Community Resource Board had been transferred to the Planning Board and that staff will be briefing the Board on the new responsibilities in August so they are ready for the items to be presented at their September meeting.

ITEMS FROM THE CHAIRMAN:

In response to a question from Chair Wolf, Mr. Galanti stated that at this time Council has not appointed or reappointed people for the four positions that are due to expire on August 15th and

respectfully asked those Board members to continue to serve until Council does appoint a replacement.

ITEMS FROM BOARD MEMBERS:

Ms. Smith stated that she would be unable to attend the August meeting.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 3:13 p.m.

Respectfully submitted,

Sue Schwartz,
Director of Planning & Community Development

SS/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
AUGUST 15, 2012**

Several members of the Greensboro Planning members met on Wednesday August 15, 2012, at 2:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Chair Gary Wolf, Chuck Truby, Donald Blackstock and Anita Bachmann. City staff present was: Steve Galanti, Gwen Torain, Mike Kirkman and Nicole Ward.

Since a quorum was not present, Chair Wolf suggested that the Board discuss items for which a vote or recommendation was not needed.

ITEM FROM THE DEPARTMENT:

A. BRIEFING ON THE TYPE OF ITEMS WHICH WILL COME BEFORE THE BOARD RELATED TO THE CONSOLIDATED PLAN COVERING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, HOME INVESTMENT PARTNERSHIP, EMERGENCY SHELTER GRANT PROGRAM, AND OTHER PROGRAMS.

Gwen Torain, staff to the former Community Resource Board (CRB), stated that due to the merger of the departments of Housing and Community Development and Planning that Council felt that it would more efficient to merge board functions. Therefore, the responsibilities held by the CRB were transferred to the Planning Board. The Planning Board will now be working with staff to manage the reporting and community engagement responsibilities connected to federal grants received by the City. Every five years the City is required to prepare a Consolidated Plan and that looks at what the community proposes for the federal grants; what the needs are; and how the City proposes to expend the funding. Each year of Consolidated Plan consists of an Annual Plan that outlines the plans are for that particular fiscal year. The Board will review proposals for development of affordable housing under particular types of funding. Community engagement is very active in developing the Consolidated Plan and each year's Annual Plan. During the public hearing the Board will review staff's yearly performance reporting, which is required by HUD; and how they performed activities throughout the previous year.

Ms. Torain also explained that the Consolidated Plan lays out how the City expects to expend available funds in conjunction with the local funds, for programs associated with homelessness prevention, transportation needs in connection with housing, and development of affordable housing.

In response to a question from Chair Wolf, Ms. Torain stated that in the past the CRB had three members serve on a subcommittee of the larger Board to review and visit each site and report their findings to the full Board. The Planning Board will need to decide whether they wished to do the same. She added that there will be a public hearing in September to present the Performance Report which is can be reviewed prior to the hearing and interested parties are invited to attend the public hearing.

B. DEVELOPMENT TRENDS QUARTERLY.

Steve Galanti stated that a copy of the July 2012 Development Trends Quarterly Report was deliver to each member of the Board and that a copy will also be e-mailed to them.

Mike Kirkman stated that the report is also available on-line.

C. GREENSBORO 2010-2014 PLAN FOR A RESILIENT COMMUNITY – 2012 NORTH CAROLINA MARVIN COLLINS PLANNING AWARD.

Mr. Galanti stated that the North Carolina Chapter of the American Planning Association will present the Marvin Collins Planning Award to the City of Greensboro at the fall conference in Wilmington, North Carolina for their preparation of the Greensboro 2010-2014 Resilient Community Consolidated Plan.

D. NORTH CAROLINA CHAPTER OF THE AMERICAN PLANNING ASSOCIATION – FALL CONFERENCE - SEPTEMBER 26TH THROUGH SEPTEMBER 28TH IN WILMINGTON, NC.

Mr. Galanti stated that the North Carolina Chapter of the American Planning Association Fall Conference will be held September 26th through 28th and invited Board members to attend.

ABSENCES:

The absence of Ms. Smith, Ms. Parker, Ms. Speight-Buford and Mr. Douglas was noted.

ADJOURNMENT:

The meeting was adjourned at 2:24 p.m.

Respectfully submitted,

Sue Schwartz,
Director of Planning & Community Development

SS/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
SEPTEMBER 19, 2012**

The Greensboro Planning Board meeting was held on Wednesday September 19, 2012, at 2:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Chair Gary Wolf, Chuck Truby, John Martin, Velma Speight-Buford, Curtis Douglas and Betty Smith. City staff present was Steve Galanti, Mike Kirkman, Russ Clegg, Nicole Ward, Gwen Torain and Michael Blair.

MEETING MINUTES:

Mr. Douglas moved to approve the minutes of the July 18, 2012 meeting, seconded by Mr. Truby. The Board voted 5-0 in favor of the motion. (Ayes: Speight-Buford, Truby, Douglas, Martin and Smith. Nays: None.)

Mr. Truby moved to approve the minutes of the August 15, 2012 meeting, seconded by Mr. Douglas. The Board voted 5-0 in favor of the motion. (Ayes: Speight-Buford, Truby, Douglas, Martin and Smith. Nays: None.)

PUBLIC HEARINGS:

A. COMPREHENSIVE ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FOR FEDERAL PROGRAMS WITHIN FISCAL YEAR 2011-2012. (APPROVED)

Michael Blair gave an overview of the CAPER which is a report that the City prepares every year for submission to HUD to track all HUD grants the City receives in a given year. The grants the City receives are the Community Block Grant, the HOME Program, the HOPWA, and the Emergency Shelter Grant. It also includes the competitive grants such as the 3-year Lead Remediation Grant. These funds are used for large and small community development and improvement projects like Willow Oaks, Hope VI, the South Elm Street redevelopment, brownfields, rental and homeowner rehabilitation, rental and new homeowner new construction, homebuyer assistance and counseling, Fair Housing activities, economic development and small business assistance and homeless prevention activities. The report also includes programs from the City of Burlington, Alamance County, and Guilford County since they participate in the HOME program and housing consortium. There were nine units constructed and sold, 69 affordable rental housing rehabilitation units completed, 114 rental units cleared for new construction tax credits within the year as economic development activities approved in the prior year's Request for Proposals. There are also 25 units under the lead remediation program and 13 individuals assisted through the homelessness programs.

No one spoke in favor or in opposition to the item.

Ms. Smith moved to approve the CAPER, seconded by Mr. Douglas. The Board voted 5-0 in favor of the motion. (Ayes: Speight-Buford, Truby, Douglas, Martin and Smith. Nays: None.)

A. STREET CLOSING: RECOMMENDATION ON A RESOLUTION CLOSING A FIVE-FOOT PORTION OF WALKING HORSE LANE (RIGHT-OF-WAY) FROM ITS INTERSECTION WITH HORSE PEN CREEK ROAD EASTWARD A DISTANCE OF APPROXIMATELY 670 FEET. (RECOMMENDED)

Nicole Ward stated that this request is to close a five-foot portion of Walking Horse Lane and that the petition was signed by 100% of the abutting property owner. The Technical Review Committee (TRC) feels the circumstances here allow the City to make the two required determinations for it to be closed: 1) that closing the street to vehicular traffic is not contrary to the public interest, and 2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress. Therefore, the TRC recommends approval of the closing.

No one spoke in favor or in opposition to the item.

Mr. Truby moved to recommend the street closing to City Council, seconded by Ms. Smith. The Board voted 5-0 in favor of the motion. (Ayes: Speight-Buford, Truby, Douglas, Martin and Smith. Nays: None.)

B. STREET CLOSING: RECOMMENDATION ON A RESOLUTION CLOSING BLUFORD STREET AND AN UNNAMED ALLEY FROM THEIR INTERSECTION WITH NORTH BENBOW ROAD EASTWARD APPROXIMATELY 300 FEET TO THEIR INTERSECTION WITH LUTHER STREET. (RECOMMENDED)

Ms. Ward stated that this request is to close Bluford Street and an unnamed alley from their intersection with North Benbow Road eastward and that petition was signed by 100% of the abutting property. The Technical Review Committee (TRC) feels the circumstances here allow the City to make the two required determinations for it to be closed: 1) that closing the street to vehicular traffic is not contrary to the public interest, and 2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress. Therefore, the TRC recommends approval of the closing.

No one spoke in favor or in opposition to the item.

Ms. Smith moved to recommend the street closing to City Council, seconded by Mr. Martin. The Board voted 5-0 in favor of the motion. (Ayes: Speight-Buford, Truby, Douglas, Martin and Smith. Nays: None.)

ANNEXATION PETITION:

RECOMMENDATION ON AN ORDINANCE ANNEXING THE CALLAHAN PROPERTY LOCATED AT 4323 BURLINGTON ROAD - .78 ACRE SATELLITE ANNEXATION – UTILITY AND DEVELOPMENT AGREEMENT AND PETITION FOR ANNEXATION. (RECOMMENDED)

Steve Galanti stated that this request is to annex the Callahan property located at 4323 Burlington Road which contains approximately .78 acres, is located within the Tier II Growth Area (2013-2019), and is a Utility and Development Agreement and Petition for Annexation that the property owner submitted when they connected to City water. The site is and will remain a single family dwelling. Due to the distance to the public sanitary sewer outfall, sewer service is not available at this time. The City's Fire Department reported that the site is served by McLeansville Station #47 and upon annexation will be served by City Station #57 on Mount Hope Church Road with improved response time. The Police Department also has stated that they can provide service with little difficulty and the provision of other City services will involve a travel distance

equal to that necessary to provide service to the previously annexed property located to the east and west of this site. The TRC has reviewed the annexation and recommends its approval.

In response to a question from Ms. Smith, Mr. Galanti stated that in accordance with the City Council adopted policy, properties located outside the City limits which are eligible for annexation must be annexed prior to connecting to City water and/or sewer.

Ms. Smith moved to recommend the annexation to City Council, seconded by Mr. Truby. The Board voted 5-0 in favor of the motion. (Ayes: Speight-Buford, Truby, Douglas, Martin and Smith. Nays: None.)

Chair Wolf arrived and participated in the remainder of the meeting.

UNIFIED DEVELOPMENT PLAN:

MOCK JUDSON VOEHRINGER MILL REDEVELOPMENT – HOWARD STREET – 8.74 ACRES – UDP TO ESTABLISH DEVELOPMENT STANDARDS FOR THE CD-PUD ZONING DISTRICT. (APPROVED)

Mr. Galanti stated that this Unified Development Plan (UDP) is for property located on Howard Street, contains approximately 8.74 acres, and is zoned Conditional District-Planned Unit Development. The applicant is proposing to develop this site with a mix of residential and commercial uses. There are two main purposes for a UDP; 1) to specify the permitted uses and amount of development in various sections, and 2) to place these development standards on record with the Guilford County Register of Deeds to provide notice to the current or future owners. The established development standards include density, building setbacks, landscaping, signage and parking. The developer may borrow existing standards from the development ordinance, propose different ones or use a combination of the two. The UDP also depicts the conditions that are placed on the property as part of the rezoning process. The TRC has reviewed the UDP and recommends its approval.

Mr. Truby moved to approve the UDP, seconded by Mr. Martin. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Speight-Buford, Truby, Douglas, Martin and Smith. Nays: None.)

EASEMENT RELEASES:

A. RELEASE OF A 20-FOOT-WIDE DRAINAGE EASEMENT LOCATED AT 514 HICKORY RIDGE DRIVE AS RECORDED IN PLAT BOOK 172 ON PAGE 137. (APPROVED)

Ms. Ward explained the request and that all utility companies have indicated their agreement with the release of the easement.

Ms. Smith moved to approve the easement release, seconded by Ms. Speight-Buford. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Speight-Buford, Truby, Douglas, Martin and Smith. Nays: None.)

B. RELEASE OF A 20-FOOT-WIDE SANITARY SEWER EASEMENT LOCATED AT 5204-5212 PERROU COURT AS RECORDED IN PLAT BOOK 14 ON PAGE 92. (APPROVED)

Ms. Smith stated that she would recuse herself from this matter because of a conflict of interest. The Board voted unanimously to recuse Ms. Smith from this matter.

Ms. Ward explained the request and that all utility companies have indicated their agreement with the release of the easement.

After some discussion, Mr. Douglas moved to approve the easement release, seconded by Mr. Martin. The Board voted 5-0-1 in favor of the motion. (Ayes: Wolf, Speight-Buford, Truby, Douglas, and Martin. Nays: None. Abstained: Smith)

C. RELEASE OF A PORTION OF A DRAINAGE MAINTENANCE AND UTILITY EASEMENT LOCATED AT 3925 BATTLEGROUND AVENUE AS RECORDED IN PLAT BOOK 150 ON PAGE 38. (APPROVED)

Ms. Ward explained the request and that all utility companies have indicated their agreement with the release of the easement.

Mr. Truby moved to approve the easement release, seconded by Ms. Speight-Buford. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Speight-Buford, Truby, Douglas, Martin and Smith. Nays: None.)

COMPREHENSIVE PLAN ITEMS:

A. CP-12-09 - SOUTH OF HORSE PEN CREEK ROAD AND WEST OF FOUR FARMS ROAD – BRADFORD J. DEATON FOR MARTIN J. LAWLOR ET AL. – PROPOSED AMENDMENT TO THE GENERALIZED FUTURE LAND USE MAP (GFLUM) – CURRENT DESIGNATION: LOW RESIDENTIAL – PROPOSED DESIGNATION: MODERATE RESIDENTIAL.

Russ Clegg stated that this is a revised request and that the proposed designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Brad Deaton, from Acquisition and Development Resources which is the developer, stated that there were concerns about the previous access to Four Farms Road and that a traffic study has been prepared. The new location for potential access is directly to Four Farms Road through additional property that has been acquired. The project does not necessarily need that access, but the access may better serve the project. They have met with adjacent property owners where the concern raised was the improvements to Battleground Avenue which NCDOT is currently working on at the intersection of Old Battleground Road and Horse Pen Creek Road.

In response to a question from Ms. Smith, Mr. Deaton stated that main entrance would access Horse Pen Creek.

The Board commented that the change is logical and reflective of the changes in land use and the street network which are occurring in that area.

B. CP-12-10 - 3411 AND 3501 GROOMETOWN ROAD – GEORGE VENTERS FOR GENE AND BETTY PETTY – PROPOSED AMENDMENT TO THE GENERALIZED FUTURE LAND USE MAP (GFLUM) – CURRENT DESIGNATION; LOW RESIDENTIAL AND MAJOR PARKS/OPEN SPACE – PROPOSED DESIGNATION: MIXED-USE COMMERCIAL.

Mr. Clegg stated that although the site abuts Hester Park it has frontage of Groometown Road. He also stated that the current designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. The Department of Parks and Recreation is comfortable with this change.

The Board raised concerns about whether the change was appropriate since it would be out of character with the area, due to its close proximity to the park and the existing single family dwellings without a multifamily or office transition; its being disconnected from the commercial area to the south at West Vandalia Road; and its potential of encouraging additional changes that would encroach into and be incompatible with the established residential neighborhood.

ITEMS FROM THE DEPARTMENT:

A. UPDATE ON PENDING NEIGHBORHOOD CONSERVATION OVERLAY DISTRICTS.

Mr. Clegg stated that several new Neighborhood Conservation Overlay (NCO) Districts are about to begin the public hearing process before the Planning Board. The Lawndale/Lake Jeanette area is located in the vicinity of Pisgah Church Road, Lawndale Drive, Lake Jeanette Road and Country Park. He presented the overall neighborhood boundary and the boundary of the NCO. The neighborhood has begun the petition process in preparation of the January Planning Board meeting. The NCO contains four standards related to front yard setback, which is a contextual standard; lot width, which is a contextual standard; tree preservation; and building coverage.

Mr. Clegg also stated that the revisions to the Kirkwood NCO could be ready to be heard by the Planning Board in 2013. Staff will be meeting with the neighborhood on October 10th to review the changes to the plan and the boundary of the district.

B. REQUEST TO CALL A PUBLIC HEARING FOR THE OCTOBER 17, 2012 MEETING ON CHANGING THE NAME OF WINDWOOD DRIVE BETWEEN HIGH VIEW ROAD AND DAWN RIDGE TRAIL TO COPTHORNE DRIVE. (PUBLIC HEARING CALLED)

Mr. Galanti stated that the Planning Board is being requested to establish October 17, 2012 as the date for public input on the changing the name of Winwood Drive to Copthorne Drive. Mr. Martin moved to set the public hearing date as October 17, 2012, seconded by Mr. Douglas. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Speight-Buford, Truby, Douglas, Martin and Smith. Nays: None.)

C. PIEDMONT TRIAD SUSTAINABLE COMMUNITIES PLANNING PROJECT.

Mr. Galanti stated that Piedmont Triad Livable Community Summit will be held on October 25, 2012 and that the Board members are encouraged to attend. Any member interested can contact the Planning Department for registration.

ITEMS FROM BOARD MEMBERS:

In response to a question from Ms. Smith, Mr. Galanti stated that the maintenance standards for a sand filter are in the design manual which can be obtained from Virginia Spillman in the Department of Water Resources and Mr. Truby stated that the manual is on-line.

In response to a question from Chair Wolf, Mr. Galanti stated that there are two Board members waiting on appointment and that Council has appointed Alexandria Gardner to one position and that Ms. Speight-Buford's appointment is still pending.

APPROVAL OF ABSENCES:

The absence of Mr. Blackstock and Ms. Parker were acknowledged as excused.

* * * * *

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 3:20 p.m.

Respectfully submitted,

Sue Schwartz,
Director of Planning & Community Development

SS/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
OCTOBER 17, 2012**

The Greensboro Planning Board meeting was held on Wednesday October 17, 2012, at 2:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Chair Gary Wolf, Chuck Truby, John Martin, Curtis Douglas, Donald Blackstock and Betty Smith. City staff present were: Steve Galanti, Nicole Ward, Alison Woods and Shelia Carmon.

MEETING MINUTES:

Mr. Martin moved to approve the minutes of September 19, 2012 meeting, seconded by Mr. Blackstock. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Martin, Blackstock and Smith. Nays: None.)

PUBLIC HEARINGS:

STREET NAME CHANGE: RECOMMENDATION ON AN ORDINANCE CHANGING THE NAME OF WINDWOOD DRIVE BETWEEN HIGH VIEW ROAD AND DAWN RIDGE TRAIL TO COPTHORNE DRIVE. (RECOMMENDED)

Sheila Carmon stated that this request is to change the name of Windwood Drive, between High View Road and Dawn Ridge Trail, to Copthorne Drive. Windwood Drive was recorded in Plat Book 96 on Page 91 in 1989. Guilford Metro 9-1-1 Safety Dispatch requested the name change since there is another existing street of a similar name and pronunciation within the County. The similarities have caused confusion and delay in emergency response. Windwood Drive has the least number of residents and property owners; therefore it is recommended that this change take place. Residents and property owners have been notified of the proposed change. The Technical Review Committee (TRC) recommends the street name change as proposed.

No one spoke in favor or in opposition to the item.

Ms. Smith moved to recommend approval of the street name change to City Council, seconded by Mr. Truby. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Martin, Blackstock and Smith. Nays: None.)

ANNEXATION PETITION:

RECOMMENDATION ON AN ORDINANCE ANNEXING THE PROPERTY OF TOM BIGHAM HOLDINGS, LLC LOCATED AT 100 WARD ROAD – 12.15-ACRE CONTIGUOUS ANNEXATION – REGULAR PETITION. (RECOMMENDED)

Steve Galanti stated that this annexation request for the Bigham Holdings property is located at 100 Ward Road, contains approximately 12.15 acres, and is a regular annexation petition. This annexation is considered contiguous since it abuts the primary city limits along its northern, eastern and southern boundaries. The property is located within the Tier I growth area on the Growth Strategy Map located in the Comprehensive Plan. The site currently

contains an auto salvage yard and will continue to be an auto salvage yard with buildings connected to City water and sewer. The Fire Department notes that this site is currently served by City Station # 56 on Franklin Boulevard. The Police Department can provide service with little difficulty and other City services can be provided with a travel distance almost equal to that to provide services to the previously annexed property. The TRC has reviewed the request and recommends approval.

In response to a question by Mr. Truby, Mr. Galanti stated that this is a voluntary annexation and that in keeping with the City's policy for providing water and sewer service to the property; property located in Tier I must be annexed before connecting and/or receiving service.

Mr. Truby moved to recommend approval of the annexation to City Council, seconded by Ms. Smith. The Board voted 5-0 in favor of the motion. (Ayes: Wolf, Truby, Martin, Blackstock and Smith. Nays: None.)

Mr. Douglas arrived at 2:10 p.m. and participated in the remainder of the meeting.

EASEMENT RELEASES:

RELEASE OF A PORTION OF A DRAINAGE MAINTENANCE AND UTILITY EASEMENT EASEMENT LOCATED AT BLAKENEY PLACE AS RECORDED IN PLAT BOOK 180 ON PAGE 27. (APPROVED)

Mr. Truby and Ms. Smith stated that they would recuse themselves from this matter because of a conflict of interest. The Board voted unanimously to recuse Mr. Truby and Ms. Smith from this matter.

Nicole Ward stated that this request is to release a portion of a Drainage Maintenance and Utility Easement located at Blakeney Place as recorded in Plat Book 180 on Page 27. All utility companies have indicated their agreement of release of this easement.

Mr. Martin moved to approve the easement release, seconded by Mr. Blackstock. The Board voted 4-0-2 in favor of the motion. (Ayes: Wolf, Martin, Blackstock and Douglas. Nays: None. Abstained: Truby and Smith)

RELEASE OF A 20-FOOT-WIDE SEWER EASEMENT AND A 20-FOOT-WIDE DRAINAGE EASEMENT LOCATED AT 5597 GARDEN VILLAGE WAY AS RECORDED IN PLAT BOOK 182 ON PAGE 40. (APPROVED)

Nicole Ward stated that this request is to release a portion of a 20-foot-wide sewer easement and a 20-foot-wide drainage easement located at 5597 Garden Village Way as recorded in Plat Book 182 on Page 40. All utility companies have indicated their agreement of release of this easement.

Mr. Truby moved to approve the easement release, seconded by Mr. Douglas. The Board voted 6-0 in favor of the motion. . (Ayes: Wolf, Truby, Douglas, Martin, Blackstock and Smith. Nays: None.)

ITEMS FROM THE DEPARTMENT:

Steve Galanti stated that the next meeting of the Planning Board is scheduled for Wednesday, November 14th, 2012, which is not the 3rd Wednesday of the month since the meeting date was shifted due to Thanksgiving.

The Greater Kirkwood Neighborhood Conservation Overlay District is ready to proceed and the Board will be asked to make a recommendation on both the text amendment and the Neighborhood Conservation Overlay District Plan. The boundary of the overlay district will be heard by the Zoning Commission in December and City Council in January of 2013.

ITEMS FROM THE CHAIRMAN:

In response to a question from Chair Wolf, Mr. Galanti stated that no new Board members have been appointed to fill the two vacancies on the Planning Board.

ITEMS FROM BOARD MEMBERS:

Ms. Smith stated that she would be unable to attend the November meeting.

APPROVAL OF ABSENCES:

The absence of Ms. Parker was acknowledged as excused.

* * * * *

ADJOURMENT:

There being no further business before the Board, the meeting adjourned at 2:20 p. m.

Respectfully submitted,

Sue Schwartz,
Director of Planning & Community Development

SS/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
NOVEMBER 14, 2012**

The Greensboro Planning Board meeting was held on Wednesday, November 14, 2012 at 2:05 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present: Chair Gary Wolf, Chuck Truby, John Martin, Don Blackstock, Curtis Douglas, Celia Parker. Board members absent: Betty Smith, Velma Speight-Buford. City staff present: Steve Galanti, Russ Clegg, Nicole Ward, Sheila Stains-Ramp.

MEETING MINUTES:

Mr. Martin moved to approve the minutes of the October 17, 2012 regular meeting, seconded by Mr. Blackstock. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Martin, Blackstock, Douglas, Parker. Nays: None.)

PUBLIC HEARINGS:

A. Street Closing: Recommendation on a resolution closing a 12-foot-wide unnamed alley from its intersection with Martin Street westward a distance of approximately 155 feet (NO ACTION NEEDED)

Chair Wolf announced that this item had been removed from the agenda.

B. Street Closing: Recommendation on a resolution closing a 10-foot-wide unnamed alley from its intersection with Glenwood Avenue eastward approximately 330 feet to its intersection with Lexington Avenue, and southward approximately 30 feet (APPROVAL RECOMMENDED)

Ms. Ward stated that this is a recommendation on the closure of an unnamed 10-foot-wide alley from its intersection with Glenwood Avenue eastward approximately 330 feet to its intersection with Lexington Avenue, and southward approximately 30 feet. The Technical Review Committee (TRC) recommended approval of the closing, as circumstances of the proposal allow the City to make the two determinations required for a street closure, i.e., that the closing the street to vehicular traffic is not contrary to the public interest, and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress. Further, the petition was signed by 100% of the abutting property owners.

No one spoke in favor or in opposition to the item.

Mr. Martin moved to close the public hearing, seconded by Mr. Truby. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Martin, Blackstock, Douglas, Parker. Nays: None.)

Mr. Martin moved to recommend approval of the street closing, seconded by Mr. Truby. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Martin, Blackstock, Douglas, Parker. Nays: None.)

ANNEXATION PETITION:

A. Annexation of the property of 7CCC, LLC located at 1949 Prosper Road – 20.8 acres contiguous to City limits – Regular Petition (APPROVAL RECOMMENDED)

Mr. Galanti stated that the property is located within the Tier II Growth Area as shown on the Growth

Strategy Map in the Comprehensive Plan. Development of the site with approximately 26 single-family dwellings is proposed, with connection to City water and sewer. The City's Fire Department reported that the site is currently serviced by Summerfield Station #39 and upon annexation will be served by City Station 1, located on Lake Brandt Road. Local service will be improved. The Police Department estimates that it can provide service with no difficulty and the provision of other City services will involve a travel distance of almost equal to that necessary to provide service to the previously annexed property to the north. The TRC has reviewed this request and recommends approval of the annexation.

Motion to recommend approval of the annexation of 1949 Prosper Road: Mr. Truby; second Mr. Blackstock. 6-0 in favor of the motion. (Ayes: Wolf, Truby, Martin, Blackstock, Douglas, Parker. Nays: None.)

COMPREHENSIVE PLAN ITEM:

A. CP-12-11 – 1200 West Vandalia Road by Scott Wallace for Keystone Group, Inc - Amendment to the Generalized Future Land Use Map (GFLUM) from Low Residential to High Residential (COMMENTS)

Mr. Clegg stated that this is a request to change the Future Land Use Map designation from Low Residential to High Residential. Low Residential supports primarily residential development with an average density of 3.5 to 5 dwelling units per acre; the majority of the City's single-family neighborhoods are so classified. High Residential provides for higher density residential development, accommodating densities of 12 units per acre and greater, as well as supportive uses and office development.

Mr. Clegg stated that the site is at the northwest corner of Vandalia Road and Gar Place, just to the west of Freeman Mill Road as it turns into Highway 220 and south of the Creekridge Road intersection. The site is adjacent to Low Residential to the west, north and south, but next to Mixed Use Commercial and High Residential between Freeman Mill Road and I-40 and I-85. Existing uses follow the same pattern, with gently single family adjacent towards the west, and multifamily and commercial to the east, and along the major roads at their intersections.

Mr. Clegg noted that the site is well situated near activity and employment centers, and suitable for future transit service. Creating opportunities for this type of housing will be increasingly important in response to demographic shifts and demands for affordable housing.

Chair Wolf commented that this represents a broadening of what was already to the north and east. With a spray car wash located next to the property, the site was unlikely to be developed as Low Residential. He felt the request was consistent with what is in the area. The Planning Board agreed.

EASEMENT RELEASE:

A. Release of 7.5 feet along the northern boundary and southern boundary of the 30-foot-wide drainage easement located between 2012 and 2010 Stratton Hills Court, and the 30-foot-wide drainage easement located at 2010 and 2008 Stratton Hills Court as recorded in Plat Book 180 on Page 84 (APPROVED)

Ms. Ward stated that all the utility companies involved have indicated they are in agreement with this release.

Mr. Truby inquired as to the reason for the easement release. Ms. Ward said that the developer requested the release. The first easement is being reduced from 30 feet to 15 feet and therefore, 7.5 feet is being

released on each side. They did not need the easement on the property at 2010 and 2008 Stratton Hills Court.

Mr. Truby moved to approve the easement release as described and presented, seconded by Mr. Martin. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Martin, Blackstock, Douglas, Parker. Nays: None.)

COMPREHENSIVE PLAN ITEM:

B. CP-12-12 – 3411 2104–2108 Phillips Avenue by Chancer McLaughlin for Redevelopment Commission of Greensboro – Amendment to the Generalized Future Land Use Map (GFLUM) from Low Residential to Mixed Use Commercial (COMMENTS)

Mr. Clegg stated that this is a request to change the Future Land Use Map designation from Low Residential to High Residential. Low Residential supports primarily residential development with an average density of 3.5 to 5 dwelling units per acre; the majority of the City's single-family neighborhoods are so classified. Mixed Use Commercial is intended to promote a mix of uses, of which commercial remains dominant, with complementary residential densities and supportive uses. The intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Such areas may also represent opportunities for the introduction of substantial higher density and/or mixed income housing with negligible impacts upon or resistance from nearby single-family neighborhoods. Insuring appropriate building scale and intensity of use is critical, as is insuring that the sites are designed in a coordinated manner, as opposed to on a lot-by-lot basis. New strip commercial development is discouraged.

The site is in the middle of a Low Residential area on the Future Land Use Map; however, commercial and multifamily development exists to a significant extent along Phillips Avenue.

Board members commented that, based on the pictures shown and their knowledge of the area, commercial development of this site would be acceptable. In addition, commercial development is being encouraged in the eastern part of the city.

EXTRATERRITORIAL JURISDICTION:

A. Review and recommendation on the relinquishment of and addition of extraterritorial jurisdiction in the vicinity of the north and side sides of the intersection of Guilford College Road and High Point Road (APPROVAL RECOMMENDED)

Mr. Galanti indicated that this is a two-part item. One action would amend the extraterritorial jurisdiction line to relinquish jurisdiction over a portion of Grandover, identified on the provided map as Area H. The second action would amend the extraterritorial jurisdiction line to include the area identified on the provided map as Area I. Area H falls on the Jamestown side of the annexation agreement line and Area I falls on the Greensboro side of the annexation agreement line. This is the second step in the exchange of extraterritorial jurisdiction with Jamestown.

Members commented that this was a winning situation for all concerned.

Mr. Martin moved to recommend approval, seconded by Mr. Douglas. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Martin, Blackstock, Douglas, Parker. Nays: None.)

ITEMS FROM THE DEPARTMENT:

Mr. Galanti reviewed the Planning Board Meeting Schedule for 2013, as distributed to members. The Board will continue to meet on the third Wednesday of the month at 2:00 p.m. in City Council Chambers.

∴ Martin moved to approve the 2013 Planning Board Meeting Schedule as submitted by the staff, seconded by Mr. Douglas. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Martin, Blackstock, Douglas, Parker. Nays: None.)

Mr. Galanti informed members that Ms. Sheila Stains-Ramp has been hired as a Senior Planner with the Planning Department. She will be taking over the duties of the Planning Board.

ITEMS FROM THE CHAIRMAN:

Chair Wolf moved to appoint Mr. Truby as Vice-Chair of the Planning Board, seconded by Mr. Douglas. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Martin, Blackstock, Douglas, Parker. Nays: None.)

Mr. Truby moved to reappoint Chair Wolf as Chairman of the Planning Board, seconded by Mr. Douglas. The Board voted 6-0 in favor of the motion. (Ayes: Wolf, Truby, Martin, Blackstock, Douglas, Parker. Nays: None.)

ITEMS FROM BOARD MEMBERS:

None.

SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY:

None.

APPROVAL OF ABSENCES:

The absences of Ms. Smith and Ms. Speight-Buford were recognized as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 2:35 p.m.

Respectfully submitted,

Sue Schwartz
Director of Planning and Community Development

SS:sm/jd