

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
JANUARY 18, 2017**

The Greensboro Planning Board meeting was held on Wednesday, January 18, 2017 at 4:08 p.m. in the Plaza Level Conference Room of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Richard Bryson, Day Atkins, Homer Wade, John Martin; Danielle Brame joined by phone for Item 3. City staff present included Steve Galanti, Sheila Stains-Ramp, Shayna Thiel, and Lucas Carter. Also present was Andrew Kelly, City Attorney's Office.

Chair Isaacson welcomed everyone to the meeting and explained the procedures of the Planning Board.

**1. MEETING MINUTES:**

**a. Approval of Minutes of December 21, 2016 Planning Board Meeting (APPROVED)**

Mr. Wade moved to approve minutes of the December 21, 2016 meeting, as submitted, seconded by Mr. Martin. The Board voted unanimously (5-0) in favor of the motion. (Ayes: Isaacson, Bryson, Atkins, Wade, Martin. Nays: None.)

**2. ANNEXATIONS:**

**A. PL (P) 17-01: Proposed Annexation of 5805 W. Gate City Boulevard, 1.6 acres. (Site is generally south of intersection of West Gate City Boulevard and Suttonwood Drive). (RECOMMENDED APPROVAL)**

Lucas Carter stated that the property is within the Tier 1 Growth Area of the Growth Strategy Map and the Comprehensive Land Use Plan. The Technical Review Committee (TRC) recommended approval of the annexation. The service providers have evaluated the proposal and have not identified any problems or questions.

The Zoning Commission will hear the related zoning request for commercial use of the site at their February meeting and both the annexation and the zoning requests are anticipated to be before City Council at their March 21<sup>st</sup>, 2017 meeting.

Mr. Atkins moved to recommend approval of the proposed annexation of 5705 W. Gate City Boulevard, as presented by staff, seconded by Mr. Bryson. The Board voted 5-0 in favor of the motion. (Ayes: Isaacson, Atkins, Bryson, Martin, Wade. Nays: None.)

**B. PL (P) 17-02: Proposed Annexation of 1302 Youngs Mill Road, 0.98 total acreage, 0.92 outside of Right of Way. (RECOMMENDED APPROVAL)**

Lucas Carter stated that the property is also within the Tier 1 Growth Area, and the Technical Review Committee had also recommended approval of the annexation. The service providers have evaluated the proposal and have not identified any problems or questions.

The Zoning Commission will hear the related initial zoning request, to remain residential use, at their February meeting, and both requests will move on to City Council at their March 21<sup>st</sup>, 2017 meeting.

Mr. Martin moved to recommend approval of the proposed annexation of 1302 Youngs Mill Road as presented by staff, seconded by Mr. Bryson. The Board voted 5-0 in favor of the motion. (Ayes: Isaacson, Bryson, Martin, Wade, Day. Nays: None.)

Ms. Brame was added to the meeting by conference call.

Mr. Wade was recused from the easement release consideration by unanimous vote.

**3. EASEMENT RELEASE:**

- a. Proposed release of a portion of a 20-foot utility easement located at 1401 Red Sail Lane, as recorded in Plat Book 59, Page 117. (APPROVED – FINAL ACTION)**

Shayna Thiel stated that the applicant requested the release of the described portion of the utility easement. All utility providers have reviewed the request and given their approval.

Mr. Bryson moved to approve the easement release as presented by staff, seconded by Mr. Martin. The Board voted 5-0-1 in favor of the motion. (Ayes: Isaacson, Bryson, Martin, Day, Brame. Nays: None. Abstained: Wade.)

**4. ITEMS FROM THE CHAIR:** None

**5. ITEMS FROM THE STAFF:** None

**6. ITEMS FROM THE BOARD MEMBERS:** None

**7. SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY:** None

**8. APPROVAL OF ABSENCES:**

The absences of Mr. Mossman, Mr. Allen and Ms. Parker were acknowledged as excused.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 4:40 pm.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
FEBRUARY 15, 2017**

The Greensboro Planning Board meeting was held on Wednesday, February 15, 2017 at 4:02 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Richard Bryson, Day Atkins, Homer Wade, John Martin, Richard Mossman, Danielle Brame, Steve Allen. City staff present included Steve Galanti, Hanna Cockburn, Sheila Stains-Ramp, Shayna Thiel, Nicole Smith, Lucas Carter, Cynthia Blue and Valerie Moore. Also present was Andrew Kelly, City Attorney's Office.

Chair Isaacson welcomed everyone to the meeting and explained the procedures of the Planning Board.

**1. MEETING MINUTES:**

**A. Approval of Minutes of January 18, 2017 Planning Board Meeting (APPROVED)**

Mr. Bryson moved to approve minutes of the January 18, 2017 meeting, as submitted, seconded by Mr. Martin. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Isaacson, Bryson, Atkins, Brame, Mossman, Wade, Martin. Nays: None.)

Mr. Allen arrived at 4:08 for the remainder of the meeting.

**2. PUBLIC HEARING:**

**A. Land Development Ordinance (LDO) Text Amendment:**

Amendment to Section 30-11-5, Table 11-1 of the LDO to reduce the parking requirement for townhouses having 400 square feet or less. **(RECOMMENDATION IN FAVOR)**

**Presentation:** Nicole Smith, Senior Planner, stated that the text amendment would reduce the parking requirement for townhomes with a gross floor area of 400 square feet or less from 2.1 parking spaces per townhouse unit to 1 parking space per unit, along with 1 additional space for the project. The proposal is based on the idea that a small unit is not likely to generate the same parking demand per unit. She noted staff had contacted the Neighborhood Congress, which expressed no concerns with the change. She requested that the Planning Board recommend in favor of the text amendment.

Chair Isaacson asked if there was anyone wishing to speak on this matter.

**Public Comments:** Teri Hammer, 1817 Madison Avenue, stated that she urged the Planning Board to recommend in favor of this text amendment so there will be some flexibility for development of innovative solutions to provide affordable housing.

There being no other speakers on this matter, the Chair closed the public hearing.

**Board Comments**

Chair Isaacson stated that he supported flexibility in meeting community housing needs, and if the change to parking standards helped accomplish that he was willing to support the amendment. Mr. Mossman

stated that he also would support the request as it does not seem unreasonable. Mr. Atkins asked if this was related to the 'tiny homes' projects the Board had had other items on; Ms. Smith stated that it would apply to similar projects but was not project specific. Mr. Martin asked if other communities were found to be doing something similar; Steve Galanti, Planning Co-Manager, responded that while he had not found communities with a similar provision, the parking ratio matches our accessory unit parking requirement and seemed a workable ratio. Mr. Wade noted that multifamily requires only 1.25 sp per bedroom, a 400 sf townhome was likely no more than 1 bedroom, so from that perspective this was also within reason. Mr. Bryson questioned whether 1 additional space per project was sufficient. Mr. Mossman commented that from a demand standpoint it will be the market that answers the question ultimately. Mr. Martin noted the change appeared to be a proactive move.

Mr. Martin moved to recommend approval of the proposed text amendment, as presented by staff, seconded by Mr. Mossman. The Board voted unanimously (8-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Mossman, Wade, Martin. Nays: None.)

### **3. UPDATE ON LOW INCOME HOUSING TAX CREDIT (LIHTC) APPLICATION PROCESS (FOR INFORMATION)**

Valerie Moore, Neighborhood Development, presented a briefing on the LIHTC application process, indicating the deadlines and anticipated dates for events in the process. She noted that in addition to federal HOME monies, this will be the first opportunity to use funds from the recently authorized \$25 million Housing Bond, with approximately \$3 million to be available. March 3 will be the application deadline, after which the Review Team will review applications, make site visits and develop their recommendations for project funding. These will be brought to the Planning Board for a recommendation for Council consideration. The current schedule has the recommendations coming to the Planning Board at the March meeting, then Council making a decision April 18 and the final applications going to the NC Housing Finance Agency in May. The Housing Finance Agency is scheduled to make their decisions in August.

Ms. Moore noted that preliminary applications for 5 projects were received in January and it is expected that all 5 will submit for City funding. She also stated that projects submitted for other financing are also active.

### **4. 2017-2018 ANNUAL ACTION PLAN BRIEFING (FOR INFORMATION)**

Cynthia Blue, Neighborhood Development, presented a briefing on the 2017-2018 Annual Action Plan. She noted that the Planning Board will hold a public hearing to take public comment on the Action Plan in March, and her briefing was intended to build the Planning Board's familiarity with the programs and process. She noted the City receives federal funds as a direct allocation from the Department of Housing and Urban Development (HUD), referred to as Formula Grants or Block Grants for entitlement programs. They are not competitive programs, however to be eligible the City must file a Consolidated Plan which outlines the needs in the community for housing and community development every five years. Each year there is an Annual Action Plan detailing the proposed uses for the funds, and an Annual Accomplishments Report, known as CAPER. She noted the four main federal programs from which funding is received, and outlined the ways the funds are used, for neighborhood infrastructure, economic development, housing

rehabilitation, and community services. Ms. Blue also noted that the budget the Board will see in March will involve debt repayment for the CDBG fund allocation borrowing done for work in Willow Oaks and the South Elm Brownfields area.

Ms. Blue also noted the funding through the Housing Investment Partnership and the HOME program, for the production and preservation of affordable housing and assistance to homebuyers. Housing Opportunities for Persons with Aids and the Emergency Solutions Grant, targeted to homeless housing assistance programs, are the other three federal funding programs.

Ms. Blue stated the Annual Action Plan must be submitted to HUD by May 15<sup>th</sup>. Grant Award notifications are expected in February and are typically around \$3.5 million. No impacts due to the changes in federal administration are anticipated this year, but changes in subsequent years are a question. She stated that the Planning Board will hold a hearing in March for public comments on the Annual Action Plan, there will be a 30-day comment period and then City Council will hold a second public hearing in April, followed by plan submission to HUD.

Chair Isaacson and Mr. Wade asked to be recused from items 5 and 7. Vice Chair Allen chaired the meeting for those items.

#### **5. GENERALIZED FUTURE LAND USE MAP (GFLUM) AMENDMENT: (COMMENTS)**

##### **A. 2751-2767 Horse Pen Creek Road, from Low Residential and Mixed Use Commercial to Moderate Residential**

Hanna Cockburn, Planning Manager, presented the proposed GFLUM amendment, requested in conjunction with a rezoning request for cited property. She noted the relevant definitions for the existing and proposed GFLUM categories, and that the Horse Pen Creek corridor has been experiencing significant development growth pressure over the last several years and the Planning Board had provided comments on a number of projects in the vicinity at recent meetings.

#### **Board Comments:**

Vice Chair Allen asked if the Board members had any questions or comments. Mr. Martin stated that the proposed amendment seems to make sense for how that area is growing. Mr. Allen stated he agreed the transition seemed appropriate for the area. Mr. Atkins stated he also agreed this was consistent.

#### **6. EASEMENT RELEASES (FINAL DECISIONS)**

##### **A. Proposed release of a portion of a 10' utility easement located at 4228 Studio Lane, as recorded in Plat Book 88, Page 106. (APPROVED)**

Shayna Thiel, Planner, stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Bryson moved approval of the easement release as presented by staff, seconded by Mr. Allen. The Board voted unanimously (8-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Mossman, Wade, Martin. Nays: None.)

**B. Proposed release of the western portion of a 20' utility easement along the eastern property line located at 7807 Airport Center Drive, as recorded in Plat Book 73, Page 106. (APPROVED)**

Shayna Thiel stated that all the utility companies have reviewed the request and have no objection to the release. She noted this site had had an earlier release, and after that action one of the utility companies had agreed to an additional change, so the matter had to come back to the Board.

Mr. Bryson moved approval of the easement release as presented by staff, seconded by Mr. Allen. The Board voted unanimously (8-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Mossman, Wade, Martin. Nays: None.)

**7. STREET CLOSING: (RECOMMENDATION)**

**A. PL-(P) 17-04: Proposed closure of a portion of Bain Street, a 43.47 foot wide right-of-way, from rail right-of-way eastward a distance of approximately 155 feet (0.155 acre/6,764 sf)  
(RECOMMENDATION IN FAVOR)**

Mr. Isaacson and Mr. Wade were recused from this matter.

Lucas Carter, Planner, stated that the requested closing was for a portion of Bain Street, a dead-end roadway. He reminded the Board of the findings that must be made to close a street, i.e., that closing the street to vehicular traffic is not contrary to the public interest, and that no property owner in the vicinity is deprived of reasonable means of ingress and egress. He noted the Technical Review Committee (TRC) had reviewed and recommended approval of the street closing, with two conditions: The City shall retain 20' utility easements over existing utility lines until such time as the lines are no longer needed for public use; and that the applicant shall dedicate to the City of Greensboro a 20' access and emergency vehicle turn-around easement. He also stated that 100% of the property owners have signed the petition and agreed to the street closing. Staff recommends approval of the request.

Mr. Bryson moved to recommend approval of the street closing to City Council, seconded by Mr. Martin. The Board voted 6-0-2 in favor of the motion. (Ayes: Bryson, Atkins, Brame, Mossman, Allen, Martin. Nays: None. Abstained: Isaacson and Wade.)

Mr. Isaacson and Mr. Wade returned to the podium for the remainder of the meeting.

**8. ANNEXATION: (RECOMMENDATION)**

**A. PL (P) 17-03: Proposed Annexation of 518 and 522 Kallamdale Road, approximately 3.75 acre  
(RECOMMENDATION IN FAVOR)**

Lucas Carter stated that the proposed annexation is a contiguous to existing City limits and lies within the Tier I Growth Area of the Growth Strategy Map in the Comprehensive Plan. The TRC has reviewed the request and recommended approval. The annexation is related to a zoning request, which would go to the Zoning Commission March 20, 2017 and to City Council for final action on April 18, 2017.

Mr. Allen moved approval of the proposed annexation as presented by staff, seconded by Mr. Martin. The Board voted unanimously (8-0) in favor of the motion. (Ayes: Isaacson, Bryson, Atkins, Brame, Mossman, Wade, Martin. Nays: None.)

**Items from the Chair:**

Chair Isaacson had no items to report.

**Items from the Staff**

None.

**Items from the Board Members**

None.

**Speakers from the Floor on Items under Planning Board Authority**

None.

**APPROVAL OF ABSENCES**

The absence of Ms. Parker was acknowledged as excused.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 4:45 pm.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
MARCH 15, 2017**

The Greensboro Planning Board met Wednesday, March 15, 2017 at 4:01 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Steve Allen, Vice Chair, Richard Bryson, Day Atkins, Homer Wade, John Martin, Celia Parker, and Danielle Brame. City staff present included Mike Kirkman, Hanna Cockburn, Sheila Stains-Ramp, Nicole Smith, Lucas Carter, Valerie Moore, Caitlin Bowers, Cynthia Blue, Jeremy McCall and Andrew Kelly.

Vice Chair Allen welcomed everyone to the meeting and explained the procedures of the Planning Board.

**1. MEETING MINUTES:**

**a. Approval of Minutes of February 15, 2017 Planning Board Meeting (APPROVED)**

Mr. Martin moved to approve minutes of the February 15, 2017 meeting, as submitted, seconded by Mr. Bryson. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Allen, Bryson, Parker, Brame, Wade, Martin. Nays: None.)

Mr. Atkins arrived at 4:04 for the remainder of the meeting.

**2. PUBLIC HEARING :**

**a. Land Development Ordinance (LDO) Text Amendment:**

Amendment to Land Development Ordinance, Article 8, Table 8-1 and Section 30-8-10.1, to allow Assisted Living Facilities within C-M and C-H zoning districts, with Use Standards.

**(RECOMMENDATION OF APPROVAL WITH CHANGES)**

Nicole Smith, Senior Planner, stated that the text amendment would add Assisted Living Facilities as a permissible use, with use standards, to Commercial-Medium and Commercial-High zoning districts. Assisted Living Facilities are presently allowed in most multifamily (RM) and mixed use (MU) districts, as well as Office, Central Business and Public/Institutional districts. The proposed use standards include inter-connectivity (both vehicular and pedestrian) between residential and non-residential components, satisfaction of the minimum dimensional requirements for the district, compliance with buffer planting yard standards, and compatible architectural design and materials.

Ms. Smith noted the proposed amendment would allow for additional redevelopment options in appropriate sites where significant infrastructure already exists, in line with other City efforts to expand housing and job opportunities in areas already served, such as the recent ordinance change to include multifamily uses in certain commercial districts.

Ms. Smith stated that in developing the amendment language staff had consulted with the applicant, TREBIC, the development community, and Neighborhood Congress representatives. Conversations have been on-going, and changes made since the Planning Board agenda mailout were earlier provided to the Board.

Vice Chair Allen opened the public hearing and asked anyone wished to speak on the matter.

Judy Stalder, representing TREBIC, 115 S. Westgate Drive, stated that her organization supported the addition of Assisted Living as a permissible use to the C-M and C-H districts, by right; however, they did not support the requirement for review of architectural design or materials. She stated doing so was appropriately the prerogative of the developer and would limit creative materials use while opening up a conversation about architectural design features more appropriate to a separate conversation. She stated that TREBIC would like to see a recommendation by the Board to adopt a text amendment for Assisted Living in Commercial developments, but with edits to make it more along the lines of the recent change allowing multifamily development in Commercial districts. She also noted that the State also heavily regulates assisted living projects, which provides another layer of community security.

Dick Franks, Vice President of Design and Planning for Koury Corporation, stated that he had served on the Citizens Advisory Committee to develop the LDO, and one of his concerns at that time had been to keep discretionary design choices and aesthetic standards for the developer, not City staff. He stated the 'look', the materials and architectural features chosen for a project should be up to the developer and their design staff. He stated he agreed with the amendment except for the provision requiring City staff to judge aesthetic matters such as the architectural design or color scheme of projects submitted for approval.

Mr. Martin asked if Mr. Franks was looking for all of Section D to be deleted or just the subsection on materials. Mr. Franks indicated any reference to City determination on aesthetics was what he wanted deleted.

Mr. Wade asked why the language was added. Michael Kirkman, Co-Manager, responded that the idea was to allow a new use in these districts while ensuring some community protections and compatibility with existing commercial development in exchange. Mr. Wade stated his fear was that the architectural standards would bleed to other circumstances, and he saw no need for them, particularly as Assisted Living facilities typically are institutional or office-like in appearance.

There being no other speakers on this matter, the public hearing was closed.

### **Board Comments**

Vice Chair Allen stated that staff had recommended the text change and he agreed with allowing this additional use in the noted districts, given that it would allow additional flexibility and development options.

Mr. Bryson suggested the wording in Section G be adjusted to say the proposed architecture and materials should "compliment" or "enhance" the existing commercial.

Mr. Atkins stated the goal of the architectural controls was worthy but it also seemed a bigger idea than the proposed ordinance. He noted he would support use of the language previously used with the recent amendment allowing expanded multifamily in commercial districts.

Mr. Martin asked Ms. Stadler if TREBIC would accept that change; she acknowledged they would.

Mr. Atkins moved to recommend approval of the proposed text Amendment, substituting in the language used in the recently approved multifamily in commercial districts text amendment, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

**3. PUBLIC HEARING (for comments)**

**a. 2017-2018 Annual Action Plan (RESCHEDULED FOR APRIL 19 2017)**

Caitlin Bowers, Grant Compliance Administrator, requested the item be rescheduled for the Planning Board's April 19 2017 meeting, as the federal funding allocation from HUD has not yet been received.

Ms. Parker moved to continue the public hearing to the April meeting, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

**4. LOW INCOME HOUSING TAX CREDIT RECOMMENDATION (RESCHEDULED FOR APRIL 19 2017)**

Valerie Moore, Senior Planner, requested the item be rescheduled for the Planning Board's April 19, 2017, meeting, as the RFP for Multifamily Affordable Housing Development had just been released on March 14 and there would be no project recommendations until the RFP receipt period closed, April 3. Applications submitted by then will be reviewed during the week of April 3 and a recommendation will be ready for the April 19 Planning Board meeting. She distributed an updated schedule and scoring criteria worksheet.

Mr. Bryson moved to continue the item to the April 19, 2017 meeting, seconded by Ms. Parker. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

**5. TYPE 4 MODIFICATION: 3235 Horse Pen Creek Rd (APPROVAL RECOMMENDED)**

Jeremy McCall, Water Resources, stated that the Watershed Critical Area regulations applicable to 3235 Horse Pen Creek Rd limit the maximum density to 40% built-upon area. The components of this site plan related to parking and the building are required and cover 49.2% of the site. The site currently has 0.15 acres of built-upon area that is not being treated by a stormwater device. The developer is proposing to treat all new built-upon area, which exceeds the minimum requirements, providing for equal or better performance. Staff asks that the Board recommend approval of the Type 4 Modification to allow additional density for this site.

Mr. Bryson moved to recommend the Type 4 Modification to City Council, seconded by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

**6. GENERALIZED FUTURE LAND USE MAP (GFLUM) AMENDMENT: (COMMENTS)**

**a. 1932 Fleming Road, from Low Residential to Mixed Use Commercial**

Hanna Cockburn stated that the amendment has been requested in conjunction with a rezoning for property located at 1932 Fleming Road, Zoning Case 17-04-03, which will be heard by the Zoning Commission at their April meeting. The current designation is Low Residential; the proposed designation is Mixed Use Commercial. Low Residential is a category that includes the City's predominantly single-family neighborhoods, and other compatible housing types. Mixed Use Commercial is a designation intended to promote a mixture of uses, where commercial uses are predominant but where residential service and other uses can be complimentary. In Mixed Use Commercial, ensuring that buildings are the appropriate scale and intensity is critical, as is ensuring that the sites are designed to operate in a coordinated manner, as opposed to lot-by-lot. New strip-style commercial development is discouraged.

**Board Comments:**

Vice Chair Allen stated that the Mixed Use Commercial designation is a good fit for this area, as it is a growing area. Ms. Parker agreed with Vice Chair Allen's comments. Mr. Bryson stated that it seemed a good proposal and should fit in well.

**7. EASEMENT RELEASE:**

- a. Proposed release of a portion of 20' easement located at 2001 Bundy Drive, as recorded in Plat Book 23, page 67. **(APPROVED)**

Lucas Carter, Planner, stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Bryson moved approval of the easement release, seconded by Ms. Brame. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

**8. ANNEXATION:**

- a. PL-(P) 17-05: Proposed Annexation of 3911 Hickory Tree Lane, approximately 0.47 acres **(APPROVAL RECOMMENDED)**

Lucas Carter stated that the satellite annexation, requested by Jafonda Watkins, is in the Tier 1 Growth Area of the Growth Strategy Map in the Comprehensive Plan. The Technical Review Committee recommended approval of the proposed annexation. The Zoning Commission will hear the associated zoning at their April 17, 2017 meeting, and City Council will hear both requests on May 16, 2017 for a final action. The service providers have reviewed the request and indicated services can be provided with little additional impact on operations.

Mr. Bryson moved to recommend approval of the annexation to City Council, seconded by Ms. Parker. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Martin, Wade Nays: None.)

- b. PL-(P) 17-06: Proposed Annexation of 4403 and 4405 Pine Vista Lane, approximately 0.98 acres **(APPROVAL RECOMMENDED)**

Lucas Carter stated that the satellite annexation, requested by AFC Rehab Solutions, is in the Tier 1 Growth Area of the Growth Strategy Map in the Comprehensive Plan. The Technical Review Committee recommended approval of the proposed annexation. The Zoning Commission will hear the associated zoning case at their April 17, 2107 meeting, and City Council will hear both requests on May 16, 2017 for final action. The service providers have reviewed the request and indicated services can be provided with little additional impact on operations.

**9. SET PUBLIC HEARING FOR STREET RENAMING:**

Mike Kirkman asked the Planning Board to set a public hearing for the renaming of a portion of Bryan Boulevard to Cornerstone Drive.

Mr. Martin moved to set a public hearing for the April 19, 2017 Planning Board meeting for the purpose of hearing input and making a recommendation on the proposed renaming of a portion of Bryan Boulevard to Cornerstone Drive, seconded by Ms. Brame. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

**10. ITEMS FROM THE DEPARTMENT:**

None

**11. ITEMS FROM THE CHAIR:**

Vice Chair Allen asked if staff had information regarding the upcoming Incremental Development workshop. Mike Kirkman stated that the workshop was a training opportunity for those interested in learning about development strategies and financing options for small-scale infill sites. Hanna Cockburn added a reminder about a get together and talk by the workshop speakers scheduled for the evening of March 15 at 6.30 p.m.

**12. ITEMS FROM THE BOARD MEMBERS:**

None.

**13. SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY:**

None.

**14. APPROVAL OF ABSENCES**

The absences of Mr. Isaacson and Mr. Mossman were excused.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 5:10 pm.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
APRIL 19, 2017**

The Greensboro Planning Board meeting was held on Wednesday, April 19, 2017 at 4:08 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Richard Bryson, Day Atkins, Homer Wade, John Martin, Celia Parker, Danielle Brame. City staff present included, Steve Galanti, Hanna Cockburn, Sheila Stains-Ramp, Shayna Thiel, Lucas Carter, Russ Clegg, Sheila Curry, Caitlin Bowers, and Valerie Moore. Also present was Andrew Kelly, City Attorney's Office.

Chair Isaacson welcomed everyone to the meeting and explained the procedures of the Planning Board.

**1. MEETING MINUTES:**

**a. Approval of Minutes of March 15, 2017 Planning Board Meeting (APPROVED)**

Mr. Martin moved approval of the minutes of the March 15, 2017 meeting, as submitted, seconded by Mr. Bryson. The Board voted unanimously (8-0) in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Bryson, Parker, Brame, Wade, Martin. Nays: None.)

**2. GENERALIZED FUTURE LAND USE MAP (GFLUM) AMENDMENT:**

**a. CP-17-03: 3005, 3008, 3011 Martinsville Road and 3010, 3016 and 3018 Trull Avenue, from Low Residential to Mixed Use Commercial, 2.39 acres (COMMENTS)**

Hanna Cockburn, Planning Manager, presented the request, describing the meaning of the existing Low Residential and proposed Mixed Use Commercial designations and noting the request was related to a rezoning request to be heard by the Zoning Commission May 15. She described the area's existing uses and the general pattern of development and reinvestment in the area over recent years, and requested comments on the proposal from Planning Board members.

Mr. Martin commented that the request makes sense given the mix of similar uses and GFLUM designations. Mr Bryson commented that the proposal appears to be a natural progression of development for the area. Mr. Allen commented that the proposal appears to be in line with the trend towards commercial growth in the area.

**3. PUBLIC HEARINGS:**

**a. Street Renaming: PI-(P) 17-08: To Rename a Portion of Joseph M. Bryan Boulevard to Cornerstone Drive (FAVORABLE RECOMMENDATION)**

Mr. Atkins requested he be recused from the item, and was recused by unanimous vote.

Sheila Curry, GIS Analyst, stated that, as part of the Future I-73 road construction, the connection of Bryan Boulevard and NC 68 will be rebuilt further north on a separate alignment, and the current stretch of roadway will no longer tie in to the Boulevard. The disconnected stretch of roadway will need a name change as a result. 'Cornerstone Drive' was requested by representatives of the Cornerstone Charter

School, which is adjacent to the affected street. Ms. Curry noted there are ten parcels abutting the street segment; none are addressed to this portion of Joseph M. Bryan Boulevard and so will be unaffected by the name change.

Ms. Curry also noted that if Council approves the name change, the Planning Department would notify the Guilford County Tax department, US Postal Service, utility companies and various other service agencies to minimize inconvenience to property owners and tenants. She also noted the City estimate of the cost to prepare and install new street signs is \$1,500 to \$1,700 dollars, and that NCDOT had not provided an estimate of the likely charges to change signs maintained by the State.

Chair Isaacson asked if there was anyone wishing to speak on the request.

Tony Wilkinson, Westin Drive, representing Cornerstone School, stated that, since there was no opposition and minimal costs involved, he supported the request.

Mr. Bryson moved to recommend the street name change to City Council, seconded by Mr. Allen. The Board voted 7-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Parker, Brame, Wade, Martin. Nays: None. Abstained: Atkins)

Mr. Atkins returned to the dais.

#### **b. 2017 – 2018 Annual Action Plan (OPPORTUNITY FOR PUBLIC COMMENT)**

Caitlin Bowers, Grant Compliance Administrator, summarized the City's Consolidated Plan and the 2017-18 Annual Action Plan, which serve as the federal funding application to the Department of Housing and Urban Development for entitlement grant funds. The City's Consolidated Plan sets out the overall goals for the five-year period. Each year, the City is required to submit an Annual Action Plan that outlines the specific activities for the program year. In March, the Planning Board opened the advertised public hearing on the Plan and requested that it be continued until the April meeting as funding levels had not been announced.

Ms. Bowers stated the Annual Action Plan was advertised for public comments and the comment period is open through May 3, 2017. Public comments may be submitted verbally or in writing to staff, and City Council will hold the third public hearing and consider approval of the Annual Action Plan after fiscal year 2017 funding allocations are announced. The federal government is currently operating under a continuing Resolution until April 28, 2017, as HUD is unable to compute 2017 allocation amounts without an Appropriations Bill. She noted that HUD cannot predict when the 2017 Appropriations Bill will be enacted but will be able to announce 2017 allocation amounts once the Bill is enacted. Grantees are advised not to submit their Annual Action Plan until after the fiscal year 2017 allocations have been announced. The primary federal funding sources have been relatively stable for the past five years and there are four HUD entitlement grant sources, community development block grant funds, which can be used for a variety of neighborhood infrastructure, economic development, housing rehabilitation, and public service activities. HOME funds, which are used for the production and preservation of affordable housing units and down payment assistance, emergency solution grant, which is targeted to homelessness prevention activities and housing opportunities for persons with AIDS, which is funds

supportive housing vouchers over a 3-county area. It is anticipated that the funding levels will remain relatively stable for 2017-18. After the City receives notification of fiscal year 2017 allocations, the Neighborhood Development Department will revise the Action Plan to reflect the actual 2017 funding amounts. The Funding Summary will be published for public review and City Council will hold the third public hearing to review the Annual Action Plan and receive public comments. The Plan will be sent to HUD within 60 days after the date allocations are announced or by August 16<sup>th</sup>, 2017, whichever comes first, and will be effective for the new fiscal year. HUD program funds produce and preserve affordable housing units, promote fair housing, stabilize neighborhoods, increase the tax base, and leverage additional funds for Housing and Community Development activities. These include other federal and state programs and provide private funds and the City's Nussbaum Housing Partnership Fund.

There were no public comments made at this time. No action is necessary by the Planning Board at this time.

#### **4. MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENT FUNDING:**

##### **a. Recommendation of Projects to Support for Multifamily Affordable Housing Development Funding (FAVORABLE RECOMMENDATION)**

Valerie Moore, Senior Planner, stated that the Review Team evaluating the responses to the 2016-2017 Request for Proposals has completed its review and developed recommendations on which projects to fund and at what levels. The Review Team, made up of Planning Board members and staff, recommended five (5) projects for funding using \$3,697,088 of the available \$3.9 million. Ms. Moore summarized the projects and the Review Team's recommendations, and asked the Planning Board to provide a recommendation on the projects to be funded and at what level for City Council's consideration during their May 2, 2017 meeting.

Mr. Wade asked to be recused, as he recognized his firm had some involvement with one or more of the projects. Mr. Wade was recused by unanimous vote.

Mr. Allen noted his appreciation of the participation by Board members and staff to develop the Review Team's recommendation.

Mr. Allen moved support of the projects and funding levels as recommended by the Review Team, seconded by Ms. Parker. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Bryson, Parker, Brame, Martin. Nays: None. Abstained: Wade )

#### **5. STREET CLOSING:**

##### **a. PL(P) 17-07: Proposed Closure of Terrapin Ridge Road, Terrapin Ridge Court and Brackish Drive (FAVORABLE RECOMMENDATION)**

Lucas Carter, Planner, stated that the City owns all of the lots that would have been served by the streets and requests the closing to aid in the construction of a Water Resources project. The subdivision was approved several years ago, the streets built and dedicated, but none of the lots sold nor were any houses constructed.

The Board must make two determinations in order to close a street; 1) the closing of the street to vehicular traffic is not contrary to the public interest, 2) no property owner in the vicinity is deprived of reasonable means of ingress and egress. At their April 7, 2017 meeting, the Technical Review Committee (TRC) recommended the closing with the following conditions: 1) The City shall retain 20' utility easements over existing utility lines until such time as the lines are no longer needed for public use; and 2) the lots currently located adjacent to these portions of Terrapin Ridge Court, Terrapin Ridge Road and Brackish Drive are to be combined so that the resultant lot has frontage and direct vehicular access to Stewart Mill Road, an existing public street.

In response to a question, Steve Galanti stated that the City intends to build a sewer pump station in this location.

Mr. Allen moved to recommend the street closing to City Council with the two conditions, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Bryson, Parker, Brame, Wade, Martin. Nays: None. )

#### **6. EASEMENT RELEASES:**

- a. **Proposed release of portions of 5' and 10' utility easements located at 1402 Briarcliff Road, as recorded in Plat Book 18, Page 28. (APPROVED)**

Shayna Thiel, Planner, stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Allen moved approval of the easement release as presented by staff, seconded by Mr. Bryson. The Board voted unanimously (8-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

- b. **Proposed release of portion of a temporary construction easement located at 3227 West Gate City Boulevard, as recorded in Plat Book 97 and Deed Book 4523, Page 1432. (APPROVED)**

Shayna Thiel stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Allen moved approval of the easement release as presented by staff, seconded by Ms. Brame. The Board voted unanimously (8-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

- c. **Proposed release of portion of a drainage maintenance utility easement (DMUE) located at 3717 Pinedale Road, as recorded in Plat Book 25, Page 2. (CONTINUED TO MAY MEETING)**
- d. **Portion of a 5' easement located at 303 Kimberly Drive, as recorded in Plat Book 25, Page 2 (APPROVED)**

Mr. Wade was recused from this item by unanimous vote.

Shayna Thiel stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Martin moved approval of the easement release as presented by staff, seconded by Mr. Bryson. The Board voted unanimously (7-0-1) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Parker, Nays: None. Abstained: Wade)

**e. Portion of a 10' easement located at 1302 Knightwood Drive, as recorded in Plat Book 39, Page 30. (APPROVED)**

Shayna Thiel stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Allen moved approval of the easement release as presented by staff, seconded by Mr. Bryson. The Board voted unanimously (8-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

## **7. Willow Oaks Draft Plan**

Russ Clegg, Planner, presented an update on the developing Draft Redevelopment Plan for the Morningside/ Lincoln Grove Redevelopment Area, commonly known as the Willow Oaks area. Originally the site of Morningside Homes, owned by Greensboro Housing Authority, a Hope VI grant made in the late 1990s was intended to redevelop the area in the form of a 'traditional neighborhood'. The Redevelopment Plan was adopted in 2000, and construction began in 2003. Development stalled when the recession hit in 2008, and the grant they were working under expired in 2010. The Redevelopment Commission and the Greensboro Housing Development Partnership then began working in the area; that development agreement ended in 2013. At this point, there is no Master Developer for this area.

Mr. Clegg noted that while there has not been a lot of demand for commercial development for the area, staff still supports the creation of a neighborhood center of some kind. He noted that staff has been working with the public since August 2016. Outreach efforts include meetings with a Technical Advisory Committee, with representatives from Bennett College, NCA&T, local Guilford County Schools and other area stakeholders, and a Neighborhood Steering Committee composed of neighborhood residents. A series of community meetings has been held, during which attendees identified their hopes for the area, and worked through their preferred land uses and building styles. Mr. Clegg reported the residents have a very positive attitude and feel that this is working well in the area and they are anxious to begin building again. Key issues identified include appropriate changes in the building materials, a shortage of parking and green space, the demand for senior housing within the area, and better transitions. Opportunity sites have been identified, and staff will continue working to obtain a developer for future development. Board review of the updated Plan is anticipated to occur w in June or July.

### **Items from the Chair:**

Chair Isaacson thanked Mr. Allen for chairing the meeting last month and stated that he had no items to discuss.

**Items from the Department**

Russ Clegg invited the Planning Board to attend the 'Boulevard Bash' celebrating Gate City Boulevard's new streetscape on April 29, 2017 from 11:00 a.m. until 3:00 p.m.

**Items from the Board Members**

None.

**Speakers from the Floor on Items under Planning Board Authority**

None.

**APPROVAL OF ABSENCES**

The absence of Mr. Mossman was acknowledged as excused.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 5:17 pm.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
MAY 17, 2017**

The Greensboro Planning Board meeting was held on Wednesday, May 17, 2017 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Richard Bryson, Day Atkins, Homer Wade, John Martin, Celia Parker, Richard Mossman, Danielle Brame. City staff present included Steve Galanti, Hanna Cockburn, Sheila Stains-Ramp, Shayna Thiel, and Lucas Carter. Also present was Andrew Kelly, City Attorney's Office.

Chair Isaacson welcomed everyone to the meeting and explained the procedures of the Planning Board.

**1. MEETING MINUTES:**

**a. Approval of Minutes of April 19, 2017 Planning Board Meeting (APPROVED)**

Mr. Bryson moved to approve minutes of the April 19, 2017 meeting, as submitted, seconded by Mr. Allen. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Bryson, Wade, Martin, Mossman. Nays: None.)

Board Members Brame and Parker joined the meeting.

**2. ANNEXATION:**

**A. PL(P) 17-09: Proposed Annexation of 5812, 5908, 5910 Lake Brandt Road, 2000, 2018 and 2020 Trospen Road, with adjacent right of way, approximately 18.03 acres (APPROVAL RECOMMENDED)**

The Board voted to recuse Chair Isaacson from the item. Vice Chair Allen requested staff's presentation.

Lucas Carter, Planner, stated that the annexation request by Sun Capital is approximately 18.03 acres, including street right-of-way. The proposed use is a mix of residential and commercial. The site is located within the Growth Tier 1 area of the Growth Strategy Map of the Comprehensive Plan and the property is contiguous with the City's primary corporate limits. The Technical Review Committee (TRC) recommended approval of the request at its May 5, 2017 meeting. The annexation and the related zoning request are tentatively scheduled to be heard at the July 18, 2017 City Council meeting. Service providers have reviewed the request and indicated service could be provided.

Amanda Hodierne, 804 Green Valley Road, Suite 200, representing the applicant, stated that she was available to answer questions by the Board members, and confirmed that all of the existing houses were vacant and that there had been no responses from occupants of the surrounding residential area.

Mr. Martin moved to recommend approval of the proposed annexation to Council, seconded by Mr. Wade. The Board voted 8-0-1 in favor of the motion. (Ayes: Martin, Allen, Bryson, Atkins, Brame, Parker, Wade, Mossman. Nays: None. Abstained: Isaacson.)

**3. GENERALIZED FUTURE LAND USE MAP (GFLUM) AMENDMENTS:**

- a. CP-17-04: 5812-5910 Lake Brandt Road, 2000, 2018 and 2020 Trosper Road, from Interim Residential to Mixed Use Residential, 18.03 acres**

Chair Isaacson was recused from this item.

Hanna Cockburn, Planning Manager, stated that the involved properties were currently designated Interim Residential and the request would change that to Mixed Use Residential. She noted the Board had seen a similar request last year; the boundaries have changed slightly. The Mixed Use Residential category applies to neighborhoods or districts where the predominant use is residential and where substantial compatible local servicing non-residential uses may be introduced. The associated zoning case is tentatively scheduled for the June 19, 2017 Zoning Commission meeting with Council consideration on the annexation anticipated in August.

**Board Comments:**

Mr. Martin stated that he considered the proposed change would be complimentary to the surrounding area.

- b. CP-17-05: 1632 Ball Street, from Low Residential to High Residential, 3.43 acres**

Chair Isaacson returned to the dais for the remainder of the meeting. Mr. Wade was recused from this item and from Item 4A.

Hanna Cockburn stated that the property was currently designated Low Residential; the proposed amendment would change that to High Residential. The High Residential district allows dwelling densities at or above 12 units per acre, providing for high-density apartment dwellings, condominiums, life care and similar types of housing, along with office uses. The designation could create opportunities for higher-density housing as it becomes increasingly important to respond to demographic shifts in the community and demands for affordable housing. Such a designation is ideally suited near major activity and employment centers and areas suitable for future transit services.

**Board Comments:**

Mr. Allen stated that the development trend on Phillips Avenue seemed to support the requested change and would be in line with the changes and work in this area.

Mr. Bryson stated that he thinks there is a lot more that can be done in this area and did not support the proposed change.

Mr. Atkins stated that without more information on how the development might occur, going from Low to High Residential is quite a jump.

**4. STREET CLOSING:**

- a. **PL(P) 17-10:** Recommendation on a resolution closing a **portion of Boston Road**, from its intersection with Norwalk Street northward to the railroad right of way. **(APPROVAL RECOMMENDED WITH CONDITONS)**

The Board voted to recuse Mr. Wade from this item.

Lucas Carter presented the proposed closing of a portion of Boston Road, formerly known as Pomona Road, as per Plat Book 15, page 14, from a point approximately 40' north of the Norwalk Street/Boston Road centerline northward approximately 500' to its terminus at the NC Railroad right-of-way, approximately 0.61 (26,571.6 square feet). The signers of the petition (Mr. O'Connell for Boston Road Properties, Laura O'Connell, Thomas L. O'Connell and Madeline B. O'Connell) are owners of property abutting 89% of the right-of-way requested to be closed. The City of Greensboro owns the remainder of the property abutting the right of way.

In closing the street, the centerline of the road, owners on both sides of the road will own the property to the centerline.

The City must make two determinations in order to close the street: 1) the closing of the street to vehicular traffic is not contrary to the public interest, and 2) no property owner in the vicinity is deprived of reasonable means of ingress and egress.

At their May 9, 2017 meeting, the TRC recommended the requested closing of Boston Road with the following conditions: "1) That there be a continuous right-of-way of 40' from centerline of Norwalk Street and Boston Road established along all parcels included in this request; 2) That the curb cut on Boston Road west of the requested closure be replaced with curb and gutter along the existing curb line. 3) That if the portion of road requested to be closed is to be used as a driveway, then the driveway must remain clear of all obstructions. 4) That the City shall retain 20-foot-wide utility easements over existing utility lines until such time as the lines are no longer needed for public use. 5) That the applicant shall dedicate to the City of Greensboro a 20' emergency vehicle access easement. 6) That the street closure is not effective until the plat is recorded dedicating the required easements and combining the properties along this portion of Boston Road with properties having road frontage on either Norwalk Street or Boston Road, with the combination including the abutting portion of the property deeded to the City of Greensboro in the Book 5503, page 55, so that a continuous right-of-way of 40' from centerline of Norwalk and Boston Road is established."

Chair Isaacson asked if there was anyone to speak on this matter and no one came forward.

Mr. Allen moved to recommend approval of the street closing to City Council, seconded by Ms. Parker. The Board voted 8-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Parker, Mossman, Martin. Nays: None. Abstained: Wade.)

## 5. EASEMENT RELEASES

- a. Proposed release of a portion of a 70' drainage maintenance utility easement (DMUE) located at 5101 West Market Street, as recorded in Plat Book 71, Page 79. (APPROVED)**

Shayna Thiel stated that all the utility companies have reviewed the request and have no objection to release of the 15' x 15' portion of the DMUE.

Mr. Allen moved to approve the easement release, seconded by Mr. Bryson. The Board voted unanimously (9-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Mossman, Brame, Parker, Wade, Martin. Nays: None.)

- b. Proposed release of portion of a drainage maintenance utility easement (DMUE) located at 2717 Pinedale Road, as recorded in Plat Book 191, Page 130. (APPROVED)**

Shayna Thiel stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Allen moved to approve the easement release, seconded by Mr. Martin. The Board voted unanimously (9-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Mossman, Brame, Parker, Wade, Martin. Nays: None.)

- c. Proposed release of a portion of a 60' drainage maintenance utility easement (DMUE) located at 4 Duck Club Court and 2614 Duke Club Court, as recorded in Plat Book 189, Page 114. (APPROVED)**

Shayna Thiel stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Allen moved to approve the easement release, seconded by Mr. Martin. The Board voted unanimously (9-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Mossman, Brame, Parker, Wade, Martin. Nays: None.)

## 6. ITEMS FROM THE DEPARTMENT:

None

## 7. ITEMS FROM BOARD MEMBERS:

Mr. Bryson stated that as part of the Greensboro Transit Authority Board, he is aware of both the several annexations within the City and the need for transit service to these new areas. The GTA is now going through a study called Mobility Greensboro and there has been a lot of discussion about improvements to the GTA services. He would like to have someone from GTA at the table to join in annexation discussions for the impacts on Fixed Route and SCAT services. He asked that staff address this matter as soon as possible.

Hanna Cockburn stated that staff has reached out to GTA staff to include them in these proposed annexations and hopefully align the Comprehensive Planning work with the work of GTA.

**8. ITEMS FROM THE CHAIR:**

None

**9. SPEAKERS FROM THE FLOOR:**

None.

**10. APPROVAL OF ABSENCES:**

None.

Chair Isaacson acknowledged that this was Richard Mossman's last meeting with the Planning Board, and thanked him for his participation and service to the Planning Board. The Board wished him well.

Steve Galanti stated that at the last City Council meeting Michael Cooke had been appointed to Mr. Mossman's position, and would be attending the Planning Board meetings in the future.

**11. ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 4:45 pm.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
JUNE 21, 2017**

The Greensboro Planning Board meeting was held on Wednesday, June 21, 2017 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Richard Bryson, Day Atkins, Homer Wade, John Martin, Celia Parker, and Danielle Brame. City staff present included Steve Galanti, Mike Kirkman, Hanna Cockburn, Shayna Thiel, Russ Clegg, Stefan-leih Geary and Lucas Carter. Also present was Andrew Kelly, City Attorney's Office.

**1. MINUTES OF MAY 17, 2017 PLANNING BOARD MEETING (APPROVED)**

Mr. Bryson moved to approve the minutes of the May 17, 2017 meeting, seconded by Mr. Wade. The Board voted 6-0 in favor of the motion. (Ayes: Isaacson, Atkins, Bryson, Parker, Brame, Wade. Nays: None.)

**PUBLIC HEARINGS:**

**2. WILLOW OAKS NEIGHBORHOOD PLAN (APPROVAL RECOMMENDED)**

Mr. Allen and Mr. Martin arrived and participated in the remainder of the meeting.

Russ Clegg presented the Neighborhood Plan and noted that the Board would be reviewing the Redevelopment Plan for the area, which will highlight compliance with the requirements of NC Redevelopment Law, after the Redevelopment Commission hears it July 5. The Planning Board will receive that Plan to make a recommendation July 19, and City Council will act on the Redevelopment Plat at their September 5<sup>th</sup> meeting.

Willow Oaks is a part of the larger Morningside/Lincoln Grove Redevelopment area. The proposed Neighborhood Plan makes changes in the guidelines to complete the development of the neighborhood, address identified concerns and better blend the Willow Oaks neighborhood into the overall Redevelopment Area. The concerns identified by the public were the need for additional parking, additional green space, greater flexibility to attract new developers while keeping the neighborhood's qualities, address areas of transition, and focus on the goals of the current residents. Mr. Clegg then described the location of the sub-areas and the opportunity sites. Area 1 is the main area of Willow Oaks where most of the new housing has been developed; Area 2 also includes some portions of the original Willow Oaks build out. Sites A through E comprised the original footprint of Willow Oaks, and are not contiguous, so the plan better knits them together by adding area for transition. On the west side of Area 1, in Zone C, a two or three story senior living facility is proposed. The market study shows that there is a good market demand for that type of housing and it fits in well with the housing to the north. The adjacent site was originally slated to be commercial, but is now proposed as flexible space, allowing for the possibility of food trucks or

pop-up markets since there has been no interest by commercial users to date. Green space is also being added across from the current community center, attached single-family housing and townhomes to the east, adjacent to single family housing. A traffic circle is proposed to address the unusual traffic configuration. Area 2 has much housing built but has several infill sites for new houses and opportunity sites where older single story apartment buildings, if they become available, could be replaced with single family homes, duplexes, and green space. Major City involvement is not anticipated in Area 3, but rehabilitation of the existing house is anticipated as community partners reinvest in the area. No changes are proposed in Area 4 since the current zoning is similar to the housing stock recommended and marketable. Area 5 is a longer-term project since road network improvements are needed to address connectivity issues given existing dead-end streets before obsolete housing stock can be improved in the area. The plan also recommends delineating on-street parking spaces and creating off-street parking to increase the amount of parking in the area.

Mitch Beaver, 1504 Northfield Street, Director of Construction for Habitat for Humanity in Greensboro, stated that the families they serve have small children and they find the yards are too small for their clients. He also noted that the difference in elevation between the sidewalk and the finished floor makes it difficult to accommodate accessibility for aging in place.

In response to a question from Chair Isaacson, Hanna Cockburn stated that the site design requirements are a component of the Redevelopment Plan to be addressed by the Redevelopment Commission.

Thomas Brown, 920 S. English Street, wanted to know if his property would be impacted by the Redevelopment Plan. Hanna Cockburn stated that the properties along English Street are recommended to remain as they are configured today, that since they are in the Redevelopment Area staff would be focusing programs and services that could help improve the property if need be and that there is no contemplation of acquiring additional land or properties or redeveloping additional sites at this time.

#### **COMMENTS BY BOARD MEMBERS:**

In response to a question from Mr. Allen, Russ Clegg explained the public notification and involvement opportunities for property owners and residents in the Redevelopment Area.

Mr. Bryson stated that he did not think a two- to three-story senior living facility is appropriate for this area, that commercial activities are still needed, and that the Redevelopment Area should be expanded to include the east side of English Street.

In response, Hanna Cockburn stated that changing the boundaries would require staff to restart the entire redevelopment process and do a full inventory, which was not within the scope of what they are able to do at this time, and that this revision was to finish out the Willow Oaks

development. A study of the interest and demand for commercial in this location, including the issuance of a request for proposals for which no responses were received, indicated there is not a strong enough market currently. The plan revision includes a market building that allows smaller, more inventive commercial space for new businesses to test their concept before proceeding.

Russ Clegg added that the two- to three-story senior living facility reflected the need for a taller building similar to the Havens on the opposite side of the highway to highlight the entrance to Willow Oaks, that a review of the existing lot layout triggered the change to lot sizes so that the size of the homes and size of the yards could be increased and more parking provided, and that staff has a strong relationship with the Cottage Grove neighborhood along English Street so that work within two neighborhoods could focus on their individual areas.

Mr. Allen questioned whether there had been serious attempts to establish commercial development, and volunteered to partner in discussions about the possible commercial development in this area. He also stated he would like the plan to include details on the zero threshold for housing.

Mr. Allen moved to recommend approval of the Willow Oaks Neighborhood Plan including the information, concerns and comments from members of the public and the Board, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Martin, Parker, Wade. Nays: None.)

**3. LAND DEVELOPMENT ORDINANCE TEXT AMENDMENT: AMEND SECTION 30-7-8.6 - HDO - HISTORIC DISTRICT OVERLAY, SECTIONS A.2.A AND B; AND REFERENCES IN THE HISTORIC DISTRICT MANUAL AND DESIGN GUIDELINES (APPROVAL RECOMMENDED)**

Stefan-leih Geary stated that the Historic Preservation Commission reviewed the request at their May 31, 2017 meeting and voted in favor of the name change for the Historic District from "Charles B. Aycock Historic District" to "Dunleath Historic District". She noted that the neighborhood was named after the middle school, which had recently been renamed by Guilford County Schools from Aycock Middle School to Melvin C. Swan Middle School.

David Wharton, 667 Percy Street, Chair of the Greensboro Historic Preservation Commission and a member of the Neighborhood Association's Board of Directors, summarized the history of the neighborhood's development for the Planning Board. He stated that in the mid-19<sup>th</sup> century the area was farmland and woodland owned by Robert P. Dick and his wife, Mary Adams Dick; in 1857 they built a mansion they named Dunleath. Robert Dick was one of Greensboro's most prominent citizens, a lawyer and politician, who served as a U.S. Attorney in eastern North Carolina, was a member of the NC Counsel of State, a State Senator, and an Associate Justice in the NC Supreme Court after the Civil War. He also co-founded and taught at Greensboro's first Law School. The grounds of the Dunleath mansion are also quite significant. Before the Civil War they were attended by enslaved North Carolinians whose welfare and instruction was overseen by Mary Dick. Near the end of the war, the property was occupied by Union General Jacob Cox

who had fought in several battles in the Carolina Campaign. After the war Mr. Dick continued the estate, deeding several plots to former slaves who continued to work the farmland. Other formerly enslaved persons continued to work for wages in the house and on the grounds.

By 1895, most of the Dunleath farmland had been sold and was owned by the Cone brothers. Caesar Cone then built Summit Avenue at the former Dunleath property between downtown and Proximity Mill, and the surrounding area was subdivided into the current street grid. Over the next three decades, the Cones developed the residential neighborhood that still stands. At that time, the neighborhood did not have a name, but there was a small school on Cypress Street, demolished in 1922 and replaced by the much grander school that still stands today, named after Charles B. Aycock. The neighborhood preexisted the Aycock School.

By the late 1960s, the Dunleath mansion had fallen into disrepair and its demolition was a catalyst in the formation of Greensboro's preservation movement and its successor, Preservation Greensboro. In the early 1980s, the neighborhood itself was in disrepair and a developer had proposed to build apartments on the five acres that had surrounded the Dunleath mansion. This galvanized the residents to form a Neighborhood Association and they decided to name it after the most prominent surviving building in the neighborhood, the Aycock School. Shortly after that, the neighborhood became part of the city's Historic Preservation Program and was identified as the Charles B. Aycock Historic District. A few years later, the neighborhood was listed on the National Register of Historic Places and was called the Summit Avenue Historic District, but the residents did not have much input into the choosing of that name. In the ensuing 35 years, the Neighborhood Association and the Historic District Program were very successful in improving the housing stock and the community life of the neighborhood. Last year the Guilford County School Board decided to rename the Aycock School to the Melvin Swan Junior Middle School, and that has caused a problem since the neighborhood was named after the school and not after the governor, as Governor Aycock had no historical connection to the neighborhood. The Neighborhood Board of Directors crafted a process and open discussion about the neighborhood's name, which included direct mail, e-mail, on-line discussions, flyers hand-delivered to each housing unit and apartment, and public meetings. Three options received support; 1) keep the Aycock name, 2) change the name to the Summit Avenue Neighborhood, and 3) change the name to Dunleath. In the end, the name "Dunleath" received approximately 90% of the votes cast at a neighborhood-wide public meeting that was attended by approximately 50 neighbors. Subsequently, the Neighborhood Association changed its name to the Dunleath Neighborhood Association. Mr. Wharton stated his hope that the Planning Board would support the proposed amendment and recommend in favor of the name change of the Dunleath Historic District.

#### **COMMENTS BY BOARD MEMBERS:**

Mr. Allen thanked Mr. Wharton for speaking on behalf of the Neighborhood Association, for presenting the history of the neighborhood and for his efforts in retrieving the details of the history of this area.

Mr. Martin moved to recommend the text amendment to City Council, seconded by Ms. Parker. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Martin, Parker, Wade. Nays: None.)

**TYPE 3 MODIFICATION:****4. 6010 LANDMARK CENTER BOULEVARD, CHANGE TO ZONING CONDITION ADOPTED IN 1997. (APPROVED)**

The Board voted unanimously to recuse Chair Isaacson from the matter.

Mike Kirkman, Planning Manager, stated that the proposed modification, associated with a larger area that was rezoned in 1997, was a specific concern by the applicant that prohibits direct vehicular access to his property from Stanley Road. The request is to allow a curb cut on Stanley Road for his property addressed on Landmark Center Boulevard. The proposed curb cut would be for right-in-only access, would not permit vehicles to exit onto Stanley Road, and will include a median to prevent left-turn movements from Stanley Road. Type 3 Modifications for changes that are not deemed substantial must meet one of three findings: 1) The proposal performs equal to or better than the intent of the condition, 2) site constraints or topography prevent compliance, or 3) the condition is in conflict with a State or Federal regulation. The Technical Review Committee reviewed this modification request and recommends approval as providing for equal or better performance.

Mr. Bryson moved to approve the Type 3 Modification, seconded by Mr. Martin. The Board voted 7-0-1 in favor of the recommendation. (Ayes: Allen, Bryson, Martin, Atkins, Brame, Parker, Wade. Nays: None. Abstained: Isaacson)

Chair Isaacson returned to the dais and participated in the remainder of the meeting.

**EASEMENT RELEASE:****5. PROPOSED RELEASE OF A 15' DRAINAGE EASEMENT LOCATED AT 3 HAMDEN COURT, AS RECORDED IN PLAT BOOK 119, PAGE 42. (APPROVED)**

The Board voted unanimously to recuse Mr. Wade from the matter.

Shayna Thiel, Planner, stated that all the utility companies have reviewed the request and have no objection to the release. Stormwater has agreed to its release when the new drainage easement is recorded as part of the Abbottswood at Irving Park Development.

Mr. Allen moved to approve the easement release with the condition, seconded by Mr. Martin. The Board voted 7-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Parker, Martin. Nays: None. Abstained: Wade.)

Mr. Wade returned to the dais and participated in the remainder of the meeting.

**STREET CLOSING:****6. PL(P) 17-11: CLOSURE OF MARTINSVILLE COURT, BETWEEN MARTINSVILLE ROAD AND BATTLEGROUND AVENUE. (APPROVAL RECOMMENDED)**

Lucas Carter, Senior Planner, stated that owners of all five of the properties adjacent to the street have signed the petition. The Technical Review Committee (TRC) advised that circumstances allow the City to make the two required determinations for a street closing: (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.

The TRC recommended the closing with six conditions:

- 1) That the City of Greensboro shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use;
- 2) That the portion of right-of-way to be closed shall not include the area within 8 feet of the back-of-curb along Battleground Avenue, within 30 feet from centerline of Martinsville Road, nor shall be any containing greenway elements along Martinsville Road;
- 3) That the property identified as parcel number 0030325 (2700 Martinsville Road) shall be combined with an adjacent parcel so that the resultant lot will have frontage and direct vehicular access to a public street;
- 4) That the driveway permit for the new Battleground Avenue access point be approved by the North Carolina Department of Transportation and the driveway permit for a new Martinsville Road access point be approved by the Greensboro Department of Transportation before the final plat is recorded;
- 5) That construction plans for the turning radius at the southeast corner of the Battleground Avenue and Martinsville Road intersection, that either increases it to a 30-foot radius or an equal or better alternative as determined by the Greensboro Department of Transportation be approved before the final plat is recorded; and
- 6) That the street closing shall not become effective until a final plat which combines all portions of the closed street with the abutting properties is signed by all property owners who have an ownership right in the closed street and is recorded in the Guilford County Register of Deeds.

Mr. Martin stated that he saw no problem with closing the portion of Martinsville Road as proposed, given the proposed conditions, that David Caldwell Drive is sufficient to get to Martinsville Road and that the petition was signed by all property owners.

Mr. Martin moved to recommend the street closing to City Council including the TRC conditions, seconded by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

#### **ANNEXATION:**

#### **7. PL(P) 17-12: PROPOSED ANNEXATION OF 4716 HICONE ROAD, APPROXIMATELY 0.89 ACRES (APPROVAL RECOMMENDED)**

The Board voted unanimously to recuse Mr. Wade from the matter.

Lucas Carter stated that the owners have signed the petition, the proposed land use will be commercial, the property is located within the Tier 1 Growth Area of the Growth Strategy Map of the Comprehensive Plan, and the property is not contiguous with the City's primary corporate limits. The City service providers have no objections to the request but it appears that sanitary sewer may need to be pumped to the manhole in Hicone Road. The TRC recommended approval of this annexation request at its June 12, 2017 meeting.

Mr. Allen moved to recommend approval of the annexation to City Council, seconded by Mr. Martin. The Board voted 7-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Parker, Martin. Nays: None. Abstained: Wade.)

**ITEMS FROM THE DEPARTMENT:**

None.

**ITEMS FROM THE BOARD MEMBERS**

In response to a question from Mr. Bryson, Mr. Galanti stated that he will add a GTA staff representative to notifications send related to Technical Review Committee items and annexations.

**ITEMS FROM THE CHAIR:**

None

**SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY**

None.

**APPROVAL OF ABSENCES**

The absence of Mr. Cooke was acknowledged as excused.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 5:30 pm.

Respectfully submitted,

Sue Schwartz, FAICP  
Planning Department, Director

SS:/jd

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
JULY 19, 2017**

The Greensboro Planning Board meeting was held on Wednesday, July 19, 2017 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Richard Bryson, Day Atkins, Homer Wade, John Martin, Celia Parker, Mike Cooke, Danielle Brame. City staff present included Steve Galanti, Mike Kirkman, Hanna Cockburn, Russ Clegg, Sheila Stains-Ramp, Shayna Thiel, and Lucas Carter. Also present was Andrew Kelly, City Attorney's Office.

Chair Isaacson welcomed everyone to the meeting and explained the procedures of the Planning Board.

**1. MEETING MINUTES (Final Actions):**

**A. Approval of Minutes of June 21, 2017; January 18, 2017; and May 17, 2017 Planning Board Meeting (APPROVED)**

Mr. Bryson moved to approve minutes of the January 18, May 17, and June 21, 2017 meetings, as submitted, seconded by Ms. Parker. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Isaacson, Atkins, Bryson, Parker, Brame, Wade, Cooke. Nays: None.)

Mr. Allen and Mr. Martin arrived at 4:04 p.m. for the remainder of the meeting.

**2. NEIGHBORHOOD PLAN (Review and Recommendation to City Council):**

**A. Willow Oaks/Morningside/Lincoln Grove Redevelopment Plan Update (RECOMMENDATION TO APPROVE)**

Russ Clegg, Planner, presented the Willow Oaks/Morningside/Lincoln Grove Redevelopment Plan, which is related to the Neighborhood Plan that came before the Board in June. The Planning Board was asked to make a recommendation on several technical points within the Redevelopment Plan; recommendations on both the Redevelopment Plan and the Neighborhood Plan will be taken to Council September 5, 2017. The recommendations in support of the changes as made by the Redevelopment Commission of Greensboro (RCG) following their public hearing on July 5 will also be part of the items before Council September 5.

Mr. Clegg reported that the Willow Oaks Neighborhood Plan focuses on the area for which the Greensboro Housing Authority received a Hope VI Grant to replace Morningside Homes with a neo-Traditional mixed-income neighborhood. The Willow Oaks Redevelopment Plan was designed to spread that improvement across a broader area. Staff is recommending that the Plan name be changed from Morningside/Lincoln Grove Redevelopment Plan to Willow Oaks Redevelopment Plan.

The project started in the 1990s with a lot of planning, meetings, and neighborhood input from Morningside Homes and surrounding residents. In 2000, the original Redevelopment Plan was adopted. A master developer was selected and the development went well until the recession in 2008, when

development stopped. However, enough had been completed for the Greensboro Housing Authority to close out their original grant for the Hope VI project, and development transitioned to the RCG and the Greensboro Housing Development Partnership. The Agreement with the developer has ended, and no Master Developer or builder on site is associated with the project. City staff put out a Request for Proposals for the development of the commercial area of Willow Oaks in 2014, which did not get any responses. Staff has worked with the neighborhood to get a sense of the development that would make sense to them, and has worked with the National Development Council on technical analyses.

The planning process for the proposed changes to the Redevelopment Plan started last fall with three public meetings. A Technical Advisory Committee, composed of stakeholders, area schools, business representatives, and City staff, and a neighborhood steering committee helped drive participation and develop an overall sense of the neighborhood's preferences. Positive feedback was received from the neighborhood about the way things have been developed; Mr. Clegg noted that the residents of Willow Oaks are anxious to see everything finished out in the neighborhood. The key issues noted as a result of the public process were: provide smooth transitions between the Willow Oaks neighborhood and the surrounding areas; address parking and green space issues that have become apparent since the neighborhood has been lived in for several years; and create a flexible program that will attract new development but also maintain the high standard of architecture and quality of houses that currently exist.

Mr. Clegg noted that the boundaries of the updated Redevelopment Plan are the same as originally adopted, and that there is no plan to purchase additional property or do additional relocations. The plan does not propose changes to the General Future Land Use Maps. The one suggestion for a zoning change was to increase the area of traditional neighborhood zoning, but that might come later as the area will probably not be ripe for redevelopment for a while. The Plan proposes that parking issues be addressed by striping changes in areas currently identified as not permitting on-street parking to allow some parking, and by moving the curb over to widen the pavement and create some parking spaces in certain areas. The Plan calls for additional parking provision in areas of new development.

Other recommendations include using some of the vacant lots for passive outdoor green space and better connecting the neighborhood to the YMCA, universities, and other amenities in the area and along Gate City Boulevard. Suggested changes to the streets include possibly adding a roundabout at the corner of Gillespie Street and McConnell Road, and closing off a portion of Lincoln Street to alleviate some of the traffic issues. Another suggestion is an open air, roofed commercial space that would be a good way to create a neighborhood center without building a commercial building, given current estimates of demand for retail. The community could start with a pop-up farmer's market and pop-up tents to see what would work in the area. The Plan proposes alley-loaded attached single-family homes next to the open-air market area with detached single-family homes nearby. The attached and detached homes would build on the infrastructure that is already there.

Mr. Clegg explained that Area 3 is seen as an area for rehabilitation of housing that is already there and for the replacement of obsolete housing. The Plan does not call for direct City involvement in this area.

Area 4 is located on the other side of Highway 29 and is the site of several three-story apartment buildings that are marketed primarily to students who attend nearby universities. The Plan recommends keeping the zoning the same in this area. Development in Area 5 is anticipated to be a long-term project and will require a significant investment. Better road circulation and putting in a different type of housing stock will be necessary to create a more cohesive neighborhood.

Mr. Allen moved to recommend in favor of the proposed Redevelopment Plan as submitted by staff, seconded by Mr. Martin. The Board voted 8-1 in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Brame, Parker, Wade, Cooke. Nays: Bryson.)

**3. AMENDMENT TO GENERALIZED FUTURE LAND USE MAP (GFLUM) (Comments Only)**

- A. CP-17-06: 5512 W. Market Street, change from High Residential to Mixed Use Commercial for 1.9 acres. Site is on north side of West Market Street, between Village Lane and Dolley Madison Road.**

Hanna Cockburn, Planning Manager, summarized the request, noting the current uses and development patterns for the area surrounding the site, and providing definitions and typical uses for both the current High Residential designation and the proposed category Mixed Use Commercial district. She noted the request is related to a rezoning proposal that will be taken up by the Zoning Commission on August 21. Comments made by the Board members will be included in the zoning staff report and provided to the Zoning Commission.

**Board Comments:**

Board comments were that with mixed use commercial nearby the change made sense and the uses fit the corridor; that the change was in agreement with the trends in the corridor; and that there were no reservations about the request.

**4. EASEMENT RELEASES (Final Action)**

- A. Proposed release of a portion of a 20' utility easement located at 3603 Gramercy Road, as recorded in Plat Book 60, Page 32. (APPROVED)**

Shayna Thiel, Planner, stated that all the utility companies have reviewed the request and have no objection to the release. This is only for a 15' x 15' portion at this time.

Mr. Martin moved to recommend the easement release, as submitted by staff, seconded by Ms. Brame. The Board voted unanimously (9-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Cooke, Brame, Parker, Wade, Martin. Nays: None.)

**B. Proposed release of portion of a 20' utility easement located at 2612 Duck Club Road, as recorded in Plat Book 189, Page 1114. (APPROVED)**

Shayna Thiel stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Bryson moved to recommend the easement release, as submitted by staff, seconded by Ms. Brame. The Board voted unanimously (9-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Cooke, Brame, Parker, Wade, Martin. Nays: None.)

**5. STREET CLOSING**

- A. PL(P) 17-13:** Recommendation on a resolution closing the eastern end of East Meadowview Road at 311, 405 and 406 E. Meadowview Road, from a point approximately 732.8 feet east of its intersection with McArthur Drive eastward approximately 291.5 to its terminus; 0.402 acres (17,518 sq. ft.) **(APPROVAL RECOMMENDED WITH CONDITIONS)**

Lucas Carter, Senior Planner, presented the request, noting the petitioner is the owner of 100% of the property abutting the right of way requested to be closed. He reminded the Board of the two determinations necessary to close the street: 1) the closing of the street to vehicular traffic is not contrary to the public interest, and 2) no property owner in the vicinity is deprived of reasonable means of ingress and egress, and reported that on July 12, 2017 the Technical Review committee recommended the closing with six conditions:

- 1) That the City shall retain 20' utility easements over existing utility lines until such time as the lines are no longer needed for public use.
- 2) That the applicant shall secure the gate within the area to be closed with a method that provides off-hours emergency services access.
- 3) That a new cul-de-sac be properly designed and constructed as a turn-around at the terminus of the portion of E. Meadowview Road that is to remain open.
- 4) That the street closure is to become effective upon the recording of a plat in the Guilford County Register of Deeds that depicts a portion of the street to the closed being combined with the abutting property and that dedicates right-of-way necessary for the new cul-de-sac for E. Meadowview Road. The plat shall be signed by each property owner who has ownership interest in the portion of the street to be closed and the area dedicated as right-of-way.
- 5) That a driveway permit for the access points to the new cul-de-sac for E. Meadowview Road be approved by the Greensboro Department of Transportation before the plat is recorded, and
- 6) That the construction plans for the new cul-de-sac for E. Meadowview Road be approved by the Department of Engineering and Inspections before the plat is recorded.

Mr. Bryson moved to recommend approval to City Council of the Street Closing with the stated conditions, seconded by Ms. Parker. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Cooke, Brame, Parker, Wade, Martin. Nays: None.)

**6. ITEMS FROM THE DEPARTMENT:**

None

**7. ITEMS FROM BOARD MEMBERS:**

Mr. Bryson asked if staff had reached out to the GTA staff regarding annexations. Steve Galanti stated that GTA was now on the distribution list for TRC agendas, where annexations are considered for recommendation, and had spoken with Bruce Adams, GTA's Public Transportation Manager.

**8. ITEMS FROM THE CHAIR:**

Chair Isaacson welcomed Mike Cooke to the Board.

**9. SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY:**

None.

**10. APPROVAL OF ABSENSES:**

None.

**11. ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 4:30 pm.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
AUGUST 16, 2017**

The Greensboro Planning Board meeting was held on Wednesday, August 16, 2017 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Richard Bryson, Day Atkins, Homer Wade, Mike Cooke and Danielle Brame. City staff present included Steve Galanti, Sheila Stains-Ramp, Shayna Thiel, and Lucas Carter. Also present was Andrew Kelly, City Attorney's Office.

Chair Isaacson welcomed everyone to the meeting and explained the procedures of the Planning Board.

**1. MEETING MINUTES:**

**A. Minutes of July 19, 2017 Planning Board Meeting (APPROVED)**

Mr. Bryson moved to approve minutes of the July 19, 2017 meeting, as submitted, seconded by Mr. Allen. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Isaacson, Atkins, Bryson, Allen, Brame, Wade. Nays: None.)

Mr. Cooke arrived at 4:09 p.m. for the remainder of the meeting.

**2. EASEMENT RELEASE:**

- A. Proposed release of a portion of a 30' wide water easement located at 2906 Hamden Drive, as recorded in Plat Book 119, page 42 **(DELETED FROM AGENDA)**

**3. ANNEXATIONS:**

- A. PL(P) 17-14: Proposed annexation of 5746 Ruffin Road, approximately 0.47 acres. (APPROVAL RECOMMENDED)**

Lucas Carter, Senior Planner, stated that the property is located within the Tier 1 Growth Area on the Growth Strategy map and is not contiguous to the City's primary corporate limits. The Technical Review Committee (TRC) recommended approval of this annexation request at the July 28, 2017 meeting. The Zoning Commission is scheduled to hear the initial zoning request at its September 18, 2017 meeting. Both requests are tentatively scheduled to be heard at the October 17, 2017 City Council meeting. Service providers have reviewed the request and given favorable responses.

Mr. Atkins moved to recommend approval to City Council, seconded by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Cooke, Brame, Wade. Nays: None.)

**B. PL(P) 17-15: Proposed satellite annexation of 5740 ZZ Ruffin Road, approximately 0.62 acres.  
(APPROVAL RECOMMENDED)**

Lucas Carter stated that the property is located within the Tier 1 Growth Area on the Growth Strategy map and is not contiguous to the City's primary corporate limits. The Technical Review Committee (TRC) recommended approval of this annexation request at the July 28, 2017 meeting. The Zoning Commission is scheduled to hear the initial zoning request at its September 18, 2017 meeting. Both requests are tentatively scheduled to be heard at the October 17, 2017 City Council meeting. Service providers have reviewed the request and given favorable responses.

Mr. Bryson moved to recommend approval to City Council, seconded by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Cooke, Brame, Wade. Nays: None.)

**C. PL(P) 17-16: Proposed satellite annexation of 4401 Pine Vista Lane, approximately 0.79 acres.  
(APPROVAL RECOMMENDED)**

Lucas Carter stated that the property is located within the Tier 1 Growth Area on the Growth Strategy map and is not contiguous to the City's primary corporate limits. The Technical Review Committee (TRC) recommended approval of this annexation request at the July 28, 2017 meeting. The Zoning Commission is scheduled to hear the initial zoning request at its September 18, 2017 meeting. Both requests are tentatively scheduled to be heard at the October 17, 2017 City Council meeting. Service providers have reviewed the request and given favorable responses.

Mr. Bryson moved to recommend approval to City Council, seconded by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Cooke, Brame, Wade. Nays: None.)

**4. ITEMS FROM THE DEPARTMENT:**

Steve Galanti stated the Mr. Allen was reappointed to his seat on the Board, and that Ms. Parker's replacement, Carol Carter, will be coming on in September.

**5. ITEMS FROM BOARD MEMBERS:**

Chair Isaacson asked when there would be nominations for Chair and Vice Chair of the Board. Steve Galanti stated that the election will take place at the September meeting.

Mr. Bryson stated that he would continue to serve on the Board until he is replaced.

**6. ITEMS FROM THE CHAIR:**

Chair Isaacson stated he had no items to discuss at this time.

**7. SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY:**

None.

**8. APPROVAL OF ABSENCES:**

Mr. Martin and Ms. Parker were excused absences.

**9. ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 4:16 pm.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd

**GREENSBORO PLANNING BOARD****SEPTEMBER 20, 2017**

The Greensboro Planning Board meeting was held on Wednesday, September 20, 2017 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair; Steve Allen, Vice-Chair; Day Atkins, Daniele Brame, Richard Bryson, Carol Carter and Homer Wade. City staff present included Steve Galanti, Hanna Cockburn, Sheila Stains-Ramp, Shayna Thiel and Lucas Carter. Also present were Terri Jones, City Attorney's Office, and Caitlin Bowers, Neighborhood Development.

Chair Isaacson welcomed everyone to the meeting and explained the procedures of the Planning Board. He also welcomed Carol Carter as the newest Board member.

**1. Meeting Minutes****a. Approval of Minutes of August 16, 2017 Planning Board Meeting**

Board Member Bryson moved approval of the August 16, 2017 meeting minutes, as written, seconded by Board Member Allen.

The Board voted unanimously (5-0-1) in favor of the motion, with Ms. Carter abstaining from the vote.

**2. Election of Chair and Vice-Chair for 2017-18**

Mr. Isaacson was nominated to continue serving as Chair of the Planning Board; Mr. Allen was nominated to continue serving as Vice Chair of the Planning Board. They were re-elected by the unanimous vote of those present (6-0).

**3. Public Hearing:****a. 2016-2017 Consolidated Annual Performance Evaluation Report (CAPER) (Receive Comments)**

Caitlin Bowers, Grant Administrator for Neighborhood Development, presented the Consolidated Annual Performance Evaluation Report (CAPER), which is prepared annually by the City for submission to the Department of Housing and Urban Development (HUD). The CAPER measures performance in one fiscal year toward the goals of the Five-Year Consolidated Plan, and the hearing before the Planning Board to hear public comments is in aid of fulfilling the citizen participation requirements outlined by HUD.

Ms. Bowers identified the HUD funding sources, the programs the funds are used for, and the program accomplishments during the FY 2016-2017, in community development and improvement, rental assistance, homelessness prevention, housing rehab and construction and brownfields remediation. She noted the report also includes programs from the City of Burlington, Alamance County, Guilford County, as participating agencies in the HOME Program and Housing Consortium, of which Greensboro serves as the lead agency. The draft CAPER narrative was available for public comment August 31 through September 20, and the final report will be submitted to HUD by Wednesday, September 27.

The Public Hearing was opened.

Comments from the Public: No one attended to make comments on the Report.

Board Comments:

In response to a Board question Ms. Bowers clarified that the CAPER does not go to City Council before being submitted to HUD; the opportunity for public comment and Board comment is the present meeting.

Board Member Bryson asked if the information was provided to the residents and businesses on the east side of Greensboro so that they are as aware of the opportunities as they could be. Ms. Bowers stated that CAPER itself is a reporting tool for the prior fiscal year, and that enrollment in the programs is actively sought at a different point in time, but she would be happy to make a more concerted effort to relay this reporting to the community resources in those areas.

Board Member Allen asked about how the money was allocated, and how the bond funds would be used. Ms. Bowers agreed to provide a summary to the Board members showing what monies were spent in the past fiscal year, and in a future presentation would provide narrative information about the programs that are being funded by the Bonds.

No action was necessary.

Board Member Brame arrived at 4:16 p.m. for the remainder of the meeting.

#### **4. Street Closing:**

##### **a. PL(P) 17-17: Closing of a Portion of East February One Place (Approval Recommended)**

Shayna Thiel, Planner, stated that the request is for closing the portion of East February One Place from its intersection with South Davie Street, west for a distance of approximately 133.0 feet, containing an area proposed for closure of approximately 0.103 acre or 4,378 square feet. The applicants who signed the petition (City of Greensboro and Elm Street Center) own 100% of the road frontage requested for closure.

Ms. Thiel reminded the Board that the City has two findings to make to be able to close the street, i.e., that the closing to vehicular traffic is not contrary to the public interest, and that no property owner is deprived of reasonable means of ingress and egress.

Ms. Thiel stated the Technical Review Committee (TRC) had reviewed the request and recommended approval of the street closing with the following conditions:

- 1) The City shall retain 20-foot-wide utility easements over existing utility lines until such time as the lines are no longer needed for public use;
- 2) The applicant shall dedicate to the City of Greensboro a 20-foot wide public access easement, or combine the entire portion of the street to be closed with property under the City's ownership
- 3) The applicant shall provide a minimum of 15' clearance height underneath the proposed deck within the portion of the street to be closed; and

4) The street closure is to become effective upon the recording of a plat in the Guilford County Register of Deeds that depicts the portion of the street to be closed being combined with the abutting property and the dedication of the 20-foot public access easement. The plat shall be signed by each property owner who has an ownership interest in the portion of street to be closed. (The applicants intend to combine the entire portion of the street to be closed with the City's parcels on the north side of East February One Place, such that the public access easement will be unnecessary.)

Staff recommended approval of the request.

After a short discussion, Board Member Allen moved it be recommended to City Council that the required findings could be made and the street closing be approved with the conditions as noted by staff, seconded by Board Member Wade. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Isaacson, Allen, Brame, Bryson, Atkins, Wade and Carter. Nays: None.)

**5. Annexation:**

**a. PL(P) 17-18: Proposed annexation of 4622 McKnight Mill Road, approximately 65 acres (Approval Recommended)**

Chair Isaacson was recused from the matter. Vice-Chair Allen took the agenda item.

Lucas Carter, Senior Planner, stated that the proposed satellite annexation request is for property within the Tier 1 Growth Area of the Growth Strategy Map in the Comprehensive Plan. The service providers had responded to the request for their input, indicating they can provide the necessary services. The TRC reviewed the annexation request and recommended its approval, as submitted. The initial zoning for the area proposed for annexation is scheduled to go to the Zoning Commission on October 16, 2017. Both the annexation request and the initial zoning request will go to the City Council for final action.

Mr. Carter reminded the Board that the finding they make is whether the City can provide services to the location. He also noted that any utility extensions are at the cost and responsibility of the applicant/developer, and that there would be a relatively lengthy water line extension involved.

**Board Comments:**

In response to a question from Board Member Bryson, Mr. Carter stated that the waterline extension to Hicone Road would be located within the right-of-way of McKnight Mill Road.

In response to a question from Board Member Carter, Planning Manager Steve Galanti explained why this was a satellite annexation and reiterated that the applicant would be responsible for all costs associated with the utility extensions. Ms. Carter requested more information concerning the impacts to provide services to the site.

In response to a question from Board Member Allen, Mr. Galanti stated that access to the site would not be from Rankin Mill Road, that the Technical Review Committee would evaluate access from the subdivision to the south of the site and along the site's frontage on McKnight Mill Road as part of any eventual site plan review.

After a short discussion, Board Member Atkins moved it be recommended to City Council that the required finding could be made and the petitioned annexation be approved to City Council, seconded by

Board Member Bryson. The Board voted 6-0-1 in favor of the motion. (Ayes: Allen, Brame, Bryson, Atkins, Wade and Carter. Nays: None. Abstained: Isaacson)

Mr. Isaacson returned to the dais.

**6. Amendment to Generalized Future Land Use Plan (GFLUM)**

- a. CP-17-07: 2200 through 2206 Pisgah Church Road, 3004 through 3008 Trull Avenue, and 3005 Martinsville Road, from Low Residential to Mixed Use Commercial, 3.13 acres**

Hanna Cockburn, Planning Manager, presented the requested Generalized Future Land Use Map (GFLUM) amendment from Low Residential to Mixed Use Commercial for the identified location, submitted in conjunction with a rezoning request. She indicated the intent of the current and proposed designations, presented mapping showing the area around the site as well as the larger context, provided photos of the site and area, and provided guidance on evaluating proposed amendments. She asked the Board to try to keep the considerations for a Comprehensive Plan Amendment and a specific rezoning to particular uses separate, and reminded them that the Board offers comments to the Zoning Commission on the prospective GFLUM change, not a recommendation. She also reminded the Board that notification was provided as part of the rezoning hearing before the Zoning Commission, when a public hearing was held and public comment sought, but not for this Board-comment-only item.

Ms. Cockburn also reminded the Board they had recently provided comments on another Comprehensive Plan amendment for property just north of the site under review.

**Board Comments:**

Planning Board members provided the following comments:

- Concern about the request in context of the update to the Comprehensive Plan
- The Lawndale Corridor is under pressure; where does the line stop? Concern generally about where non-residential development stops.
- Concern expressed about the impact to established neighborhoods in the vicinity
- This location should be considered for further evaluation as an area ripe for development
- The request won't be a complete change for the area
- The request coincides with the mixed use growth pattern in the vicinity.
- The location is no longer low residential, and changes have occurred in the vicinity over the last few years.
- The requested change is a positive for the area.

Steve Shofferty, Koury Corporation (applicant) stated that they were relying on the Corridor Study done in 2013 in pulling together property for a proposed development of the type identified as desirable in the location. He stated they were moving ahead with the development at this time because of some of the work Koury Corporation has done in the planning process over recent years with regard to the traffic patterns in the area and some of the changes the City is considering in roadway widenings for the area. He also noted they own all of the property in question and have preserved the property for many years until they were prompted by several City actions that have taken place recently.

Board Member Carter stated that she would like to have a more complete analysis by staff and additional information in the agenda packet.

Chair Isaacson asked that he be recused from Items 6B (CP-17-08) and 6C (CP-17-09) for potential conflict. Chair Isaacson was recused by unanimous vote.

**b. CP-17-08: 3900 through 3908 Baylor Street, 504 through 510 Greenbriar Road and 3501 North Elm Street, from Moderate Residential to Mixed Use Commercial, 7.3 acres**

Hanna Cockburn presented the requested GFLUM amendment from Moderate Residential to Mixed Use Commercial, filed in conjunction with a rezoning request for the properties. She indicated the intent of the current and proposed designations, presented mapping showing the area around the site as well as the larger context, provided photos of the site and area, and provided guidance on evaluating proposed amendments. Ms. Cockburn noted the associated zoning case is tentatively scheduled for the October Zoning Commission meeting and November City Council meeting, should that be required.

***Board Comments:***

- Concern about the request in context of the update to the Comprehensive Plan
- The Lawndale Corridor is under pressure; where does the line stop? Concern generally about where non-residential development stops.
- Concern expressed about the impact to established neighborhoods in the vicinity
- This location should be considered for further evaluation as an area ripe for development
- The requested change is in keeping with development trends.
- The requested location is an example of a mixed use node
- Mixed use in this location is needed to meet growing demand for services in an area in dire need of additional development

**c. CP-17-09: 4622 McKnight Mill Road, from Mixed Use Commercial and Moderate Residential Low Residential, 65 acres**

Hanna Cockburn noted the Board had already seen the annexation information for the request, which will go to City Council along with the initial zoning and GFLUM amendment. The associated zoning case is tentatively scheduled for the October Zoning Commission meeting and November City Council meeting. She presented the requested GFLUM amendment, from Mixed Use Commercial and Moderate Residential to Low Residential, indicating the purpose and intent of the various designations, and provided the localized and broader-context mapping along with site and area photos and the guidance on evaluating proposed amendments.

***Board Comments***

- The size of the request is positive, with additional low residential to the south and mixed use residential to the north, the proposed change will allow residential development to catch up to demands in the area
- The requested change is a perfect way to bridge existing land uses, will benefit the City for years to come.
- The request is a great thing for the area

In response to a question from Board Member Allen, Steve Galanti noted that access to Rankin Mill Road was not feasible from the site.

Chair Isaacson returned to the dais for the remainder of the meeting.

**d. CP-17-10: 3522 and 3524 Lawndale Drive, from Low Residential to Mixed Use Commercial, 1.33 acres**

Hanna Cockburn presented the requested GFLUM amendment from Low Residential to Mixed Use Commercial, filed in conjunction with a rezoning request. She indicated the intent of the designations, presented mapping showing the local area and the broader context, along with site and area photos and the guidance for comments evaluating the proposed amendment. The associated zoning case is tentatively scheduled for the October Zoning Commission meeting and November City Council meeting, should that be required.

- NOTE: The Planning Board requested that the GFLUM amendment be expanded to include the adjacent parcel to the south (triangle shape) and marry to the boundary to the north.
- The area is in transition; driveways and access may be an issue
- The requested properties are awkward, zoning commission may wish to consider appropriate conditions
- The requested change is in line with development patterns, seems like a great idea
- Additional development in the area is great to see, the location is conducive for additional growth

**7. Unified Development Plan**

**a. UDP for Spartan Crossings – 606 Granite Street (Approved)**

Lucas Carter noted that a Unified Development Plan (UDP) is the final step in the approval of Planned Unit Development (PUD) zoning, establishing the setbacks, any phasing and other development standards for the site. During the zoning process, a Concept Plan is developed and approved by the Technical Review Committee; staff compares the UDP to the Concept Plan, and if it conforms brings it to Planning Board for approval. The UDP is recorded after the Planning Board has approved it.

Mr. Carter presented the UDP for the property located at 606 Granite Street, for Spartan Crossings, which are student apartments. He noted that staff had compared the Concept Plan and UDP and found them consistent, and that TRC has similarly reviewed the document and recommended approval.

In response to a question from Board Member Carter, Mr. Galanti stated that staff and TRC verifies whether the UDP is consistent with the Concept Plan before they make a recommendation; that the current PUD process was developed when PUDs were much larger, whereas they now have a tendency to be smaller; and that the UDP converts the Concept Plan and rezoning conditions into a recordable format to put all subsequent developers or builders on notice of the standards.

Board Member Carter stated she was not willing to approve the UDP without also seeing the Concept Plan.

Board Member Wade commented that having done a number of UDPs, the step was simply putting on record the agreed conditions and development standards developed during the rezoning process for the benefit of the adjoining landowners and subsequent interests in the property. He noted he saw no value in UDPs coming to the Planning Board as it was a formality and there really was no role for the Board with them; instead, the plat should simply be recorded.

Board Member Wade moved to approve the UDP for Spartan Crossings; Mr. Brame seconded the motion. The Board voted 6-1 in favor of the motion. (Ayes: Isaacson, Allen, Brame, Bryson, Atkins, Wade. Nays: Carter.)

**Items from the Department:**

None.

**Items from the Chair:**

None.

**Items from Board members:**

Mr. Bryson stated that he would ask staff continue to reach out to GTA with news on petitioned annexations, as GTA is working on a Mobility Study and being able to estimate ridership coming from newly annexed areas of Greensboro is important. Newly annexed areas may have populations that need Fixed Route or Paratransit bus services, the demand for which has grown tremendously over the last 5 years.

Ms. Carter stated that she felt that there was not enough information attached with the agenda. She would like to see more information included so she does not have to spend so much time asking questions.

**Speakers from the Floor on Items under Planning Board Authority**

None.

**Approval of Absences**

The absence of Mr. Martin and Mr. Cooke were acknowledged as excused.

**Adjournment**

There being no further business before the Board, the meeting adjourned at 5:32 p.m.

Respectfully submitted,

Sue Schwartz, FAICP  
Planning Department, Director

SS:/jd

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
OCTOBER 18, 2017**

The Greensboro Planning Board meeting was held on Wednesday, October 18, 2017 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Richard Bryson, John Martin, Day Atkins, Homer Wade, Carol Carter, Michael Cooke and Danielle Brame. City staff present included Steve Galanti and Hanna Cockburn. Also present was Andrew Kelly, City Attorney's Office and Virginia Spillman, Water Resources Department.

**MEETING MINUTES:**

**APPROVAL OF MINUTES OF SEPTEMBER 20, 2017, PLANNING BOARD MEETING  
(APPROVED)**

Mr. Bryson moved to approve minutes of the September 20, 2017, meeting, seconded by Mr. Wade. The Board voted 7-0 in favor of the motion. (Ayes: Bryson, Cooke, Atkins, Martin, Carter, Wade, and Isaacson. Nays: None.)

**TYPE 4 MODIFICATION:**

**MODIFICATION REQUESTED UNDER 30-12-3.4.C.1) RE WATERSHED CRITICAL AREAS –  
SPILL RISK REDUCTION OF PROHIBITED USES (SECTION 30-12-4.3A), 3930  
BATTLEGROUND AVENUE (RECOMMENDED)**

Virginia Spillman, Water Resources, stated that this modification was for an existing convenience store with gas pumps, which is not permitted in the Watershed Critical Area. The applicant proposes to build a new convenience store with gas pumps at this location that will: result in a decrease in the amount of built-upon on site; treat the stormwater runoff with a water quality device; and replace the old underground tanks with new, improved tanks. The Technical Review Committee recommended approval of the request based on a finding of "equal or better performance."

Upon a question from Ms. Carter, Maggie Jones, Kimley-Horn and Associates, stated that there are no easements present that will affect the development and that NCDEQ will review and approve the new underground tanks.

After a short discussion, Ms. Carter moved to recommend the modification to City Council, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Bryson, Cooke, Atkins, Martin, Carter, Wade, and Isaacson. Nays: None.)

Ms. Brame arrived and participated in the remainder of the meeting.

Mr. Wade asked that he be recused from Items CP-17-11 for a potential conflict of interest. Mr. Wade was recused by unanimous vote.

**AMENDMENT TO GENERALIZED FUTURE LAND USE PLAN (GFLUM):**

**CP-17-11: 1806 MERRITT DRIVE, FROM LOW RESIDENTIAL TO MIXED USE RESIDENTIAL, 14.34 ACRES (COMMENTS)**

Hanna Cockburn, Planning Manager, presented the requested Generalized Future Land Use Map (GFLUM) amendment by indicating the intent of the current and proposed designations, presenting mapping showing the area around the site as well as the larger context, providing photos of the site and area, and providing guidance on evaluating proposed amendments. She also reminded the Board that their comments would be made part of the staff report for the rezoning hearing before the Zoning Commission.

**Board Comments:**

Planning Board members provided the following comments:

- Complementary use to residential; it makes sense, it fits, don't see a problem
- Unlikely to be another low residential use in this location next to the Interstate
- The Merritt Drive area between major thoroughfares is experiencing change and the corridor needs attention as we update the Comprehensive Plan
- Not in favor of changing zoning for signage, conditions and restrictions to prevent more intense uses and would be beneficial to protect established single family neighborhoods nearby

Mr. Wade returned to the dais and participated in the remainder of the meeting.

After a brief presentation concerning the general annexation process, findings for recommending an annexation, and the water and sewer policy, Mr. Galanti presented the annexation cases.

**ANNEXATIONS:****PL(P) 17-19: PROPOSED ANNEXATION OF 2921 W VANDALIA ROAD, APPROXIMATELY 0.95 ACRES (RECOMMENDED)**

Mr. Galanti stated that this proposed annexation lies within the Tier I Growth Area of the Growth Strategy Map in the Comprehensive Plan and that all service providers have responded that they can serve this site, especially Police and Solid Waste. The Fire Department did note that upon annexation Station 48 will serve this site and that although the response time will increase slightly it will be within their standard for coverage. The TRC has reviewed the request and recommended approval.

In response to a question from Mr. Bryson, Mr. Galanti stated that the front portion of this lot is currently within the City of Greensboro.

After a short discussion, Mr. Bryson moved to recommend the annexation to City Council, seconded by Ms. Brame. The Board voted 8-0 in favor of the motion. (Ayes: Bryson, Cooke, Atkins, Martin, Carter, Wade, Brame and Isaacson. Nays: None.)

**PL(P) 17-20: PROPOSED ANNEXATION OF PORTIONS OF 2900, 2910, 2924 AND 3136 MCCONNELL ROAD, APPROXIMATELY 110 ACRES (RECOMMENDED)**

Mr. Galanti stated that this proposed annexation lies within the Tier I Growth Area of the Growth Strategy Map in the Comprehensive Plan and that all service providers have responded that they can serve this site, especially Police and Solid Waste. The Fire Department did note that this site is currently served and upon annexation will continued to be served by City Station 56. The TRC has reviewed the request and recommended approval.

In response to a question from Mr. Martin, Mr. Galanti stated that the need for city water and sewer is triggering this annexation request.

Andrew Perkins, NC A and T University, stated that the site will continued to use by the university for teaching and research.

Mr. Martin moved to recommend the annexation to City Council, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Bryson, Cooke, Atkins, Martin, Carter, Wade, Brame and Isaacson. Nays: None.)

#### **ITEMS FROM THE DEPARTMENT:**

#### **SURVEY KICK-OFF: AMOUNT AND TYPE OF INFORMATION PLANNING BOARD MEMBERS NEED TO EFFECTIVELY CARRY OUT THE BOARD'S DUTIES. (PRESENTATION)**

Mr. Galanti explained the survey, that he will email them an electronic version of the hyperlink, that the survey should be completed by 5PM on October 27<sup>th</sup>, and that staff will compile the results before presenting them to the Board.

#### **APPROVAL OF ABSENCES:**

The absence of Mr. Allen was acknowledged as excused.

#### **ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 4:55 pm.

Respectfully submitted,

Sue Schwartz, FAICP  
Planning Department, Director