

## Greensboro Planning Board

February 21, 2017

The Greensboro Planning Board meeting was held on Wednesday, February 21, 2018 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, Danielle Brame, Richard Bryson, Carol Carter, John Martin, and Homer Wade. Planning staff present included Steve Galanti, Michael Kirkman, Russ Clegg and Sheila Stains-Ramp. Also present was Andrew Kelly from the 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 20, 2017 Planning Board Meeting

Ms. Carter moved to approve the minutes of the December 20, 2017 meeting, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Brame, Bryan, Carter, Martin, Wade)

### 2. Public Hearing: Land Development Ordinance (LDO) Text Amendments

#### a. Amending Several Sections within Article 6, Zoning Districts; Article 7, District Standards; Article 8, District Use Requirements; Article 11, Off-Street Parking and Loading; Article 12, Natural Resources; and Article 15 Definitions, related to the creation of Light Industrial Mixed (LIM) as a New Zoning District and Artisan Manufacturing as a New Use. (APPROVAL RECOMMENDED)

Steve Galanti, Planning Co-Manager, outlined the provisions in the current Land Development Ordinance that accommodate a mix of residential and commercial uses, and noted the ordinance provision for 'Artisans and Crafts' as a use. The Planning Department became aware of other cities that have expanded this philosophy to include complementary light industrial uses in the mix, including small-scale artisan manufacturing. Staff crafted Light Industrial Mixed as a new zoning district for this concept and evaluated the concept and language with a stakeholder group, including TREBIC, developers and realtors, in two meetings. He further explained the intent of the district as allowing a mix of industrial, commercial, and residential uses in a planned / integrated setting with the objective of adding flexibility in having the mix while creating no adverse impacts on adjoining / residential properties. He identified the areas suitable for the new district as areas already zoned or used as industrial or as designated as appropriate for industrial uses in the Generalized Future Land Use Map. He explained the new use 'Artisan Manufacturing' would allow for the shared or individual use of tools in producing a product and had use standards to limit outdoor storage, loading docks, hours of operation, and noise / vibrations. He summarized the several changes to various sections in the Land Development Ordinance to incorporate the new district and all of its development standards.

Upon a question from Ms. Carter, Mr. Galanti explained that this change was triggered by a citizen request, the district parameters were drawn from similar efforts in other jurisdictions outside the Triad, and that staff had met with the stakeholder group twice.

Upon a question from Mr. Bryson, Mr. Galanti explained that since the concept was different than the zoning districts that are currently in the ordinance that staff decided to create a new district.

Upon a question from Mr. Wade, Mr. Galanti explained that a rezoning to the new district would be required where there is interest, and that the district would probably be used for redevelopment of the Sears Building on Lawndale Drive.

Judy Stalder, representing TREBIC as a member of the stakeholder group, noted that the new district was intended for infill development. She also stated that interest in the change arose from conversations held during the Lawndale Drive Study, and that the change would allow a development style favored by millennials, allow live-work units, and was needed to allow for the redevelopment of large, existing industrial buildings.

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

**3. Amendment to Generalized Future Land Use Plan (GFLUM)**  
**a. CP-18-01: 510 Banner Avenue, from Mixed Use Residential to Industrial/Corporate Park, 21.32 acres (COMMENTS ONLY)**

Planner Russ Clegg stated the GFLUM amendment was requested in conjunction with a rezoning request for property located at 510 Banner Avenue, and includes additional properties on the east side of Banner Avenue that already host an industrial use but also carry the "Mixed Use Residential" GFLUM designation.. The proposed designation is "Industrial Corporate Park".

Mr. Clegg noted that "Mixed Use Residential" applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local serving, non-residential uses may be introduced. This district is also applied in areas suited to a diverse mixed of housing types and densities, insuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot manner. New strip development is discouraged.

The proposed "Industrial Corporate Park" designation applies to areas where present or anticipated uses include both Light and Heavy Industrial uses such as manufacturing, assembly and fabrication, wholesaling and distribution, and corporate office and technology parks, which may be introduced to replace older Heavy Industrial uses. Although new residential development is discouraged in areas designated for this land use category, the existing residential uses may be present or adjacent to these areas. As established industrial areas redevelop, such residential, industrial and similar uses should be protected from adverse impacts, such as heavy truck traffic or significant outside storage facilities, through performance-based standards, buffers and proper separation from other uses.

**Board Comments:**

Members of the Planning Board commented that the change was a logical extension of the existing Industrial/Corporate Park designation; expressed concern about the established residential neighborhoods in the area; and noted the area needed new businesses and quality jobs, especially to attract millennials, and that there are uses in the designation that are not harmful to adjacent residential areas. Board members also noted that the area is an entryway into the City from the east and the area needs more economic growth; and that transit is important to the area and should be considered as an addition to any new development.

**4. Annexation****a. PL(P) 18-01: Proposed annexation of 0.67 acres at 2820 and 2822 Roland Road. (APPROVAL RECOMMENDED)**

Steve Galanti stated that the property owner requested annexation of the property after having explored connecting the site to City water and sewer to develop the lot for residential dwellings. The property is located in Growth Tier 1 of the Growth Strategy Map in the Comprehensive Plan, and Council-adopted policy requires annexation to provide water and sewer service for such properties. Mr. Galanti reminded the Board that their recommendation is to be based on the City's ability to provide services. Summarizing the responses from the service departments, he noted that City water is available by connecting to the 6-inch line located in Roland Road, and City sewer is available by connecting to the 8-inch line also located in Roland Road. The City's Fire Department notes the site is currently served by Pinecroft Sedgefield Station #23 on Mackay Road, and upon annexation will be served by City Station #10 on West Gate City Boulevard, with service improving to this location and being within Greensboro's standard of coverage. The Police Department and Solid Waste Departments reported they can provide service with little difficulty. The Technical Review Committee (TRC) has recommended the annexation.

Upon a question from Mr. Bryson, Mr. Galanti explained that the annexation was only for this vacant site and the annexation of the site would have no impact of the other properties located along the street. Acknowledging that other lots in the area were provided utility servicing before the service policy change requiring annexation, those lots remain outside of city limits but pay double rates for utility usage. The owners of those properties could petition for annexation if they wanted, but the City would not be requiring so.

Mr. Allen moved to recommend the annexation to City Council, seconded by Mr. Atkins. The Board voted 7-1 in favor of the motion. (Ayes: Brame, Wade, Allen, Atkins, Martin, Carter and Isaacson. Nays: Bryson.)

**5. Easement Releases:****a. 5 Duck Club Court: Proposed release of a 5' wide portion of a 20' wide Utility Easement along Duck Club Road frontage, as recorded in Plat Book 189, Page 114. (APPROVED)**

Sheila Stains-Ramp stated that the utility companies have reviewed and signed off on this request and have no objection to the easement release request.

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

Releases for 4222 W Gate City Boulevard and 4007 Edison Park Road were continued to the March 21 Planning Board meeting.

**6. Items from the Department**

Steve Galanti reminded the Board of a Housing Summit to be held March 28, 2018, for which Board members had received information. He noted that any Board members wishing to attend should let him know as soon as possible so their places could be secured.

**7. Items from the Chair**

Chair Isaacson stated that he had nothing to report at this time.

**8. Items from Board Members**

Mr. Bryson stated that he wished Hanna Cockburn the best in her new job with the State, and appreciated the excellent job she had done for the City and Planning Board. Other Board members joined in his expression of appreciation.

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

None

**10. Approval of Absences**

The absence of Mr. Cooke was acknowledged as excused.

**11. Adjournment**

There being no further business before the Board, the meeting adjourned at 4:47 p.m.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

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**Greensboro Planning Board**  
**WEDNESDAY, MARCH 21 2018**

**4 pm**

The Greensboro Planning Board meeting was held on Wednesday, March 21, 2018 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, Danielle Brame, Richard Bryson, Carol Carter, Mike Cooke, John Martin, and Homer Wade. City staff present included Steve Galanti, Jeff Sovich and Sheila Stains-Ramp from the Planning Department; Charla Gaskins, Valerie Moore and Cyndi Blue from the Neighborhood Development Department; and Andrew Kelly from the City Attorney's Office.

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

**Meeting Minutes**

**a. Approval of Minutes of February 21, 2018 Planning Board Meeting (APPROVED)**

Mr. Bryson moved approval of the February 21, 2018 meeting minutes, seconded by Mr. Martin. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Atkins, Brame, Martin, Bryson, Carter, Cooke and Wade. Nays: None.)

Mr. Allen arrived at 4:02 pm for the remainder of the meeting.

**Public Hearing:**

**a. Receive Comments on Draft 2018-2019 Annual Action Plan (COMMENTS)**

Charla Gaskins, Coordinator for Federal Grants within the Neighborhood Development Department, presented the Draft Annual Action Plan, which serves as the application for federal funding from the Department of Housing and Urban Development. She noted the City's Consolidated Plan sets out the overall goals while each year staff is required to submit the Annual Action Plan outlining specific activities for the program year. The Annual Action Plan was advertised for public comments; the comment period remains open through May 3, 2018. City Council will hold a second public hearing and consider approval for the Annual Action Plan submission to HUD once the fiscal year 2018 funding allocations are announced. The HUD programs produce and preserve affordable housing units, promote fair housing, help to stabilize neighborhoods, increase the tax base and leverage additional funds for Housing and Community Development activities including other federal and state programs, private funds and the City's Nussbaum Housing Partnership fund.

Ms. Gaskins noted that despite the uncertainty, the primary federal funding levels have been stable for the past five years and are anticipated to continue to be stable in this next fiscal year. She summarized the four HUD entitlement programs used locally:

Community Development Block Grant (CDBG), funds from which can be used for a variety of neighborhood infrastructure, economic development, housing rehabilitation and public service activities;

Home Investment Partnership Program or HOME, funds from which are used for production and preservation of affordable housing units and down payment assistance;

Emergency Solutions Grant, ESG, which is targeted to homelessness prevention; and

Housing Opportunities for Persons with AIDS, providing supportive housing vouchers over a 3-county area (Guilford, Rockingham and Randolph.)

Ms. Gaskins explained that typical funded activities include housing rehabilitation, affordable housing development, redevelopment activities, down payment assistance, homelessness prevention, rental assistance, Section 108 loan debt services and administration. After Greensboro receives notification of the F/Y allocations, the Neighborhood Development Department will revise the Action Plan to reflect the 2018 funding amounts. The Funding Summary will be published for public review and City Council will hold the second public hearing to review the Annual Action Plan and receive public comments. The Plan will be sent to HUD within 60 days after the allocations are announced or by August 16, 2018, whichever comes first.

Chair Isaacson invited any speakers to come forward. No speakers provided comments.

#### **Board Comments/Questions:**

In response to a question by Ms. Carter, Cyndi Blue stated that that the CAPER is the year-end annual report which gives the accomplishments for the year that has ended, while the Annual Plan is the projection for next year.

#### **Public Hearings:**

##### **A. Land Development Ordinance (LDO) Text Amendments (APPROVAL RECOMMENDED)**

Amending Several Sections of the LDO relating to Swimming Pools: 30-8-7.3(A) Typical Use Types, Subsection (2); 30-8-10.1(H) (1) Active Recreation Facilities, Subsection (i); 30-8-10.3(A) Amusement or Waterparks, Fairgrounds, Subsection (3); 30-8-10.3 Recreational Uses, Subsection (B); 30-8-10.3, Recreational Uses, Subsection (B); 30-8-10.3(C) Golf Courses, Driving Ranges, Country Clubs, Subsection (1); 30-8-10.3(E) Parks and Open Areas, Subsection (2); 30-8-10.3(J) Sporting and Recreational Camps, Subsection (2); 30-8-10.3 Recreational Uses, Subsection (K); 30-8-11.1(C) Interior Setbacks, Subsection 2; 30-8-11.9 Swimming Pools and Interactive Water Features; 30-15-3 Terms Beginning with "B" Adding "Building Coverage"; 30-15-10 Terms Beginning with "I" Adding "Interactive Water Feature"; 30-15-18 Terms Beginning with "S".

Steve Galanti, Planning Co-Manager, outlined the provisions in the current Land Development Ordinance related to swimming pools and the process to arrive at the changes. He explained that a majority of the amendment does not change the current dimensional standards but rather changes the formatting so that each section reads the same and combines those related to swimming pools into one section for ease of use. He further explained the major changes are for pools in multifamily complexes to eliminate conflicting language and to measure separation from a building containing a residential unit on the abutting property instead of measuring from the residential property line.

Upon questions from Ms. Carter, Mr. Galanti explained that when measuring the separation from the edge of the pool decking the staff would evaluate situations where there is also an abutting patio, and that there are no proposed changes to the dimensional standards for single family pools.

Upon a question from Mr. Isaacson, Mr. Galanti explained that for noncompliant single-family pools and nonresidential pools could be resolved using the variance process and noncompliant multifamily pools could be resolved using the modification process.

Upon a question from Mr. Allen, Mr. Galanti stated that the request originated from an applicant and was related to pools in multifamily complexes.

Chuck Truby, 502 Waycross Drive, stated that he was the applicant, that the previous Unified Development Ordinance had a set number for the pool setback, the requirement changed in the new Land Development Ordinance, and that the new setback would work better for all multifamily projects.

Judy Stalder, representing TREBIC as a member of the stakeholder group, stated that she was part of the stakeholder group, supported the change and thanked staff for allowing her to participate in the effort.

After a short discussion, Ms. Carter moved to recommend the text amendment to City Council, seconded by Ms. Brame. The Board voted 9-0 in favor of the motion. (Ayes: Bryson, Brame, Wade, Allen, Atkins, Martin, Carter, Cooke and Isaacson. Nays: None.)

### **B. Street Renaming (APPROVAL RECOMMENDED)**

PL(P) 18-02 Name Change for all of South and North Aycock Street and a portion of Westover Terrace between Benjamin Parkway to W. Wendover Avenue, to **Josephine Boyd Street**.

Steve Galanti, Planning Co-Manager, explained how the request began with the submission of a petition from Mr. Brandon, the public comments received through the on-line survey and the open house, the direction received from the City Council Work Session, and presented the opposition received via a petition and letters from those on Westover Terrace. He further explained how the request meets the required reasons for the Planning Board to recommend the name change as they relate to the City's Street Name and Address Assignment Standards and policies, enhancing or maintaining public safety, not adversely affect property values or

cause excessive impact to property owners or to the City, and is an appropriate way of recognizing noteworthy person, group, place, historical event, entity or other subject of demonstrated community significance.

Upon a question from Mr. Isaacson, Mr. Galanti stated that the impacts to the city would be approximately \$15,000 to change the signs and that the impacts on the people along the corridor would be that involved in changing their addresses.

Upon questions from Mr. Cooke and Ms. Carter, Mr. Galanti explained that the staff recommended that the street name change stop at West Wendover Avenue since that was the initial request and since the manual only allows the street name for streets in continuous alignment to change at a major thoroughfare.

Mr. Lewis Brandon stated that he made the request and asked for Planning Board support. There were several people in the audience who stood in support the request. It is a long overdue way to recognize a person who contributed to the community by being the lone student attending Senior High School in 1957, graduating at the top of her class, earning her PhD and teaching at Emory University.

Rick Haase, 1412 DeSoto Place, stated that he has lived in the area for 63 years, was a Grimsley High School graduate and teaching assistant. Since the name, Westover Terrace, is synonymous with the area it should remain. There are other ways to honor Ms. Boyd without the financial impact on residents and the City as a whole. There is currently a display honoring Josephine Boyd in the hallway and a display honoring veterans of World War II.

Susan Farr, 2918 Liberty Road, stated that she assisted Mr. Brandon with getting the petition signed. She has talked with many people in the neighborhood, on Westover Terrace and with those at UNCG who supported the name change and asked for Planning Board support.

John Johnson, representing Shady Lawn and Westover Terrace Apartments, stated that his family has lived in area, owned the apartments since 1948, and feels that the name of Westover Terrace should remain the same. He feels a statue or plaque would be appropriate to honor Ms. Boyd. The people that he has talked with do not support the name change request and he has obtained a petition with signatures of 35 people who do not want the street name change.

Mr. William Allen, 822 Lancelot Drive - Pleasant Garden and pastor of Shiloh Baptist Church - located in Greensboro, stated that he hoped the Board would vote in favor of the street name change to honor Josephine Boyd. The proposed recommendation meets all the requirements of the ordinance to change the name, enhance the public safety, not adversely impact the property values or cause excessive impact to property owners in this area.

Ms. Annie Hight from Westover Terrace Apartments, stated that she lives and works in the area and that the elderly in the apartment complex will have problems changing their addresses. There is already a plaque in the school and there are other ways to honors the very brave thing that Ms. Boyd did instead of changing the name of Westover Terrace.



Fannie Boyd Thompson, Josephine Boyd's sister, stated that she is asking that the street name be changed to honor her sister. The street name change is so that her name and the deeds that she did for this City, for this county, state and nation can be recognized and asked for Planning Board support

**Board Comments:**

Mr. Bryson and Mr. Allen stated that this was the proper way to honor Ms. Boyd and the historical significance of her actions, and that the street should be renamed.

Several Board members stated that they would have been in favor of the street name change if it had included the portion of Westover Terrace located to the north of West Wendover Avenue.

Mr. Allen moved to recommend the street name change to City Council, seconded by Mr. Bryson. The Board voted 6-3 in favor of the motion. (Ayes: Bryson, Brame, Wade, Allen, Martin, and Isaacson. Nays: Atkins, Carter and Cooke.)

By unanimous consent, the Board voted to excuse Mr. Martin from the remainder of the meeting.

**Affordable Housing Development RFP**

**a. Recommendation of Projects to Support for Funding (APPROVAL RECOMMENDED)**

Mr. Wade stated that he would need to be recused from this item. Mr. Wade was recused by unanimous vote.

Valerie Moore, Senior Housing Planner with the Neighborhood Development Department, summarized the process for evaluating submittals made to the RFP for the Multifamily Affordable Housing Development process, and presented the project recommendations made by the review team. She reminded the Board that the RFP was designed to increase the number of affordable rental housing units in the City and of the funding amounts available. She noted \$4.8 million dollars is potentially available and from that, \$2.8 million was from multifamily housing Bonds, \$400,000 is set aside for supportive housing Bonds and HOME funds allocated to the City for the production and preservation of affordable housing are estimated to be approximately \$1.6 million.

Ms. Moore stated that 9 proposals were submitted, requesting a total of \$9.35 million, far exceeding the potential available funding of \$4.8 million. The Review Team, made up of both staff members and Planning Board members, met twice, reviewed the submittals, and developed the recommendations being presented. Three of the 9 projects submitted are recommended, which will use a little under \$4 million of the \$4.8 million available. The three projects are Bell's Summit, Elmsley Trail and Printworks. Bell's Summit was being recommended for their full request of \$448,437 for a new construction project with 48 units set aside for elderly persons. Elmsley Trail was recommended for their full request of \$750,000, also for new construction for 60 units for families. Printworks was recommended for their full

request of \$2.8 million for the adaptive reuse of the former Printworks mill, located near Revolution Mill, and would provide 217 units for families.

Ms. Moore stated that Elmsley Trail and Printworks are ready to move forward and could see rapid progress in getting under construction. Bell's Summit is a low-income housing tax credit application to the North Carolina Housing Finance Agency, so they must wait to see if they receive tax credits, a decision that should come in August.

The recommendation of the Planning Board will be taken to City Council on April 17 for a final decision. The Planning Board was asked to authorize staff to submit the project recommendations as summarized.

Planning Board Comments:

After some discussion it was determined that Mr. Cooke would also be recused from the matter

Mr. Allen thanked staff for their work on the projects and with the Review Team and comment he was overwhelmed by the amount of time and effort that goes into reviewing projects of this magnitude. Mr. Bryson also offered his thanks for the work done by staff in reviewing the projects and helping the Review Team understand the requests.

Ms. Moore commented that the Department would be looking for volunteers to evaluate responses to the East Greensboro RFP, if anyone wanted to help; Ms. Brame indicated her interest in working on the project.

Mr. Martin moved approval of the projects identified for recommendation to City Council, seconded by Mr. Allen. The Board voted 7-0-2 in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Brame, Martin, Bryson, Carter. Nays: None. Abstained: Cooke and Wade.)

Mr. Wade and Mr. Cooke returned to the podium.

### **Amendment to Generalized Future Land Use Plan (GFLUM)**

#### **a. CP-18-02: 1299 and 1301 Youngs Mill Road, from Low Residential to Mixed Use Corporate Park, 64.41 acres (COMMENTS ONLY)**

Jeff Sovich summarized the proposed amendment, noting it was submitted in conjunction with a rezoning request for the property located at 1299 and 1301 Youngs Mill Road. The site's current designation is Low Residential; the proposed change is to Mixed Use Corporate Park. The area covered by the proposed amendment was extended beyond the rezoning request area to include adjacent I-40 right-of-way located to the north, and adjacent parcels to the east that are already similarly zoned. The Comprehensive Plan defines the Low Residential designation as including the City's predominantly single-family neighborhoods, as well as other compatible housing types that can be accommodated within the 3 to 5 dwelling units per acre.

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

manufacturing, distribution and assembly should be placed in a campus like or corporate park setting with generous linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

The subject site is adjacent to a large area currently designated as Mixed Use Corporate Park and the area of the requested amendment is located adjacent to the current City limits.

Board members commented that the change made sense for the location, that care should be taken in protecting residential in proximity to the development area, that the potential for quality development in this area was exciting, that a campus-like development style with appropriate setbacks and buffers was appropriate.

Mr. Martin asked to be excused from the meeting, and was excused by unanimous vote.

### **Annexation:**

#### **a. PL (P) 18-03: Proposed annexation of 0.06 ac at 4207-Rear Crane Avenue (APPROVAL RECOMMENDED)**

Mr. Galanti stated that the property is located in Growth Tier 1 of the Growth Strategy Map in the Comprehensive Plan and is contiguous to the City's primary corporate limits. The Planning Board's recommendation is to be based on the City's ability to provide services. If water and/or sewer service is needed, service is available by extending and connecting to the existing utilities within the townhouse development. The City's Fire Department notes that this site is currently served and upon annexation will continue to be served by Pinecroft-Sedgefield Station #24. Service to this location will remain the same or slightly improve, based on multi-unit responses. The Police Department can provide service with little difficulty. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously annexed property located to the east, south and west. The Technical Review Committee recommended approval of this annexation.

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

### **Easement Releases: (FINAL ACTION)**

#### **a. 4222 W Gate City Boulevard: Proposed release of a 15' pond access easement as recorded at Plat Book 157 Page 5 (CONDITIONALLY APPROVED)**

Sheila Stains-Ramp summarized the request and stated that all utility reviewers have indicated their support. The location is an existing Aldi's that is making changes on site, which necessitate the establishment of the replacement pond access easement before the current

easement can be released, which will mean the approval, if granted, should be conditional on that occurring.

Mr. Bryson moved approval of the easement release, with the condition that a plat establishing the replacement pond access easement be recorded before the current easement is released, seconded by Ms. Brame. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Brame, Cooke, Bryson, Carter, and Wade. Nays: None.)

**b. 4007 Edison Park Road: Proposed release of a 10' Utility Easement, as recorded in Plat Book 35, page 51 (APPROVED)**

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

Sheila Stains-Ramp summarized the request and stated that all utility reviewers have indicated their support.

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

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

**c. 12 Sharps Airpark Court: Proposed release of a 15' utility easement, as recorded in Plat Book 134 Page 62 (APPROVED)**

Sheila Stains-Ramp summarized the request and stated that all utility reviewers have indicated their support.

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

**d. 3409 Henderson Road: Proposed release of a 12' utility easement, as recorded in Plat Book 37 Page 66. (APPROVED)**

Sheila Stains-Ramp summarized the request and stated that all utility reviewers have indicated their support.

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

**Items from the Department:**

Steve Galanti noted the next event in the Plan-It Speaker Series scheduled for March 27<sup>th</sup>, from 5:30 – 7:00 pm at the Historical Museum.

**Items from the Chair:**

Chair Isaacson stated that he had no items for discussion.

**Items from Board Members:**

Mr. Bryson stated that he would be out of town and unable to attend the April meeting.

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

None.

**Approval of Absences:**

None.

**Adjournment:**

There being no further business before the Board, the meeting adjourned at 5:59 p.m.

Respectfully submitted,

Sue Schwartz

Planning Department, Director

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PLANNING

**Greensboro Planning Board**  
**WEDNESDAY, APRIL 18, 2018**  
**4 pm**

The Greensboro Planning Board meeting was held on Wednesday, April 18, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair; Steve Allen, Day Atkins, Danielle Brame, Carol Carter, Mike Cooke, and Homer Wade. City staff present included Steve Galanti, Sheila Stains-Ramp and Russ Clegg. Also present was Andrew Kelly, City Attorney's Office.

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

**Meeting Minutes:**

- a. Approval of Minutes of March 21, 2018, Planning Board Meeting

Ms. Carter commented that she had some changes to the minutes for the street renaming item, identifying the second and third paragraphs under Board Comments for "PL(P) 18-02 Name Change for all of South and North Aycock Street and a portion of Westover Terrace...to Josephine Boyd Street", on page 5. The second line reads "It was a consensus of the Board that the street name change should include the portion of Westover Terrace located to the north of West Wendover Avenue." Ms. Carter noted that three Board members voted against the name change for that portion of Westover Terrace, but were in support of the name change otherwise. She noted the vote should reflect that the 3 voting in opposition to the motion to approve the name change were opposed only to the Westover Terrace part of the renaming.

Ms. Carter moved approval of the minutes with the changes specified, seconded by Ms. Brame. The Board voted unanimously in favor of the motion. (Ayes: Isaacson, Atkins, Brame, Cooke, Allen, Wade, Carter. Nays: None.)

Mr. Wade asked that he be recused from the first three items (street closing, UDP, GFLUM amendment) for a potential conflict of interest, and was recused by unanimous vote.

**Street Closing:**

- a. PL(P) 18-04: Closing of Hardindale Drive from its intersection with Muirs Chapel Road westward approximately 260 feet to its terminus. **(APPROVAL RECOMMENDED)**

Steve Galanti, Planning Co-Manager, presented the request, stating that the right-of-way for the involved portion of Hardindale Drive had been dedicated to the City of Greensboro as part of the R.G. Hardin subdivision, recorded in Plat Book 26 on Page 87 in March of 1960. The applicants for the closing are the owners having 100% of the frontage along the portion of the street proposed for closure. The closing was requested so that the land within the right of way can be added to the abutting property to aid development in the future.

Mr. Galanti noted that the Technical Review Committee found that circumstances allowed 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. As a result, the TRC recommended approval of the closing, with the following conditions: 1) That the City 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 all existing buildings shall be removed from the abutting property prior to the recording of the recombination plat; 3) That the street closure is to become effective upon the recording of a recombination plat in the Guilford County Register of Deeds that depicts the portion of street to be closed being combined with the abutting property so that each resultant lots has frontage and direct vehicular access to a public street.

After a short discussion, Mr. Allen moved to recommend approval of the street closing with conditions to City Council, seconded by Mr. Cooke. The Board voted 6-0-1 in favor of the motion. (Ayes: Atkins, Allen, Carter, Cooke, Brame and Isaacson. Nays: None. Recusal: Wade.)

#### **Unified Development Plan:**

- a. Unified Development Plan (UDP) for Printworks Mill located at 1700 Fairview Street  
**(APROVED)**

Sheila Stains-Ramp, Senior Planner, stated the site's rezoning to PUD with the related concept plan had been approved April 28, 2017; the UDP was the follow-up step to establish the development parameters for the site. The UDP needs to be approved before a site plan can be reviewed in full; a site plan is now in for review. She noted the proposed UDP is consistent with the approved concept plan and with LDO requirements, and that TRC had reviewed the draft UDP at their April 6<sup>th</sup> meeting and recommended approval, pending some minor clarifications. The requested clarifications have been made and the UDP is ready for approval.

Ms. Carter commented that the LDO calls for a common signage plan and asked if that was available. Ms. Stains-Ramp responded that the PUD regulations were developed for large, multi-phase projects, while this is a single site with a single developer reusing an existing building, with limits on freestanding and wall signage accordingly. The applicant had indicated a single freestanding sign near the entrance was their intention.

Mr. Allen moved approval of the request, as presented by staff, seconded by Mr. Cooke. The Board voted 6-0-1 in favor of the motion. (Ayes: Isaacson, Atkins, Brame, Cooke, Allen, Carter. Nays: None. Abstained: Wade.)

Mr. Isaacson asked that he be recused from the discussion on CP-18-03, along with Mr. Wade, and was recused by unanimous vote.

#### **Amendment to Generalized Future Land Use Plan (GFLUM):**

- a. **CP-18-03:** 1319-1325 New Garden Road, from Moderate Residential to Mixed Use Residential, 4.19 acres

Russ Clegg, Senior Planner, noted that staff is looking for comments by the Board members for the two proposed changes to the Future Land Use Map, noting that the general summary of comments will be added to the zoning staff report and go to the Zoning Commission for their decision.

He stated the first proposed Amendment was related to a proposed rezoning for 1319-1325 New Garden Road. The current 'Moderate Residential' designation was proposed to change to 'Mixed Use Residential'. 'Moderate Residential' accommodates housing types ranging from small lot single-family detached and attached dwellings, such as townhomes, to moderate-density low-rise apartment dwellings. 'Mixed Use Residential' applies to areas where the predominant use is residential and where substantial compatible local-serving non-residential uses may be introduced. Such use mixes are typically found in older in-town neighborhoods that accommodate corner stores and other local services, as well as newly-developed traditional neighborhood developments. The Mixed Use Residential designation is also applied in areas with a diverse mix of housing types and densities, where ensuring that buildings are of appropriate scale and intensity is critical. The area on New Garden Road is not far from the intersection of Fleming Road and New Garden Road, and there have been other similar GFLUM amendments in the vicinity in recent years.

**Board Comments:**

Ms. Carter stated her concern about what serves as a good stopping point for changes allowing commercial uses going into residential uses. She also asked when a proposed amendment might be extended beyond a rezoning site. Mr. Clegg responded that staff considers an extension when there is a current use that is more appropriately in the proposed designation.

Mr. Atkins asked what level of activity would trigger a traffic study. Steve Galanti noted the GDOT has identified development intensity and scale triggers relating to the anticipated volume of traffic at peak hours, in the ordinance providing for the requirement of a transportation impact study (TIS). Ms. Carter indicated her understanding was that a development with 150 residential units would be large enough to require a TIS.

- b. **CP-18-04:** 6707 and 6709 West Friendly Avenue, from Low Residential to High Residential, 8.61 acres

Mr. Wade returned to the dais. Ms. Carter and Mr. Isaacson asked to be recused for the item; they were recused by unanimous vote.

Russ Clegg stated that a proposed rezoning has triggered the GFLUM amendment request from Low Residential to High Residential for a site not far from Guilford College. He explained that the Low Residential designation covers the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a low-density range. The proposed High Residential designation provides for high-density apartment dwellings, condominiums, life care and similar group housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing and it is ideally suited near major activity or employment centers in an area suitable for future transit service. Within this district, office buildings may also be accommodated.

Mr. Clegg noted there are predominantly industrial uses to the west, with some high residential in that area, while more immediately the uses are low residential with some moderate residential mixed in as well as some institutional uses, generally with schools. There is also some commercial closer to Dolley Madison Road.

**Board Comments:**

Mr. Cooke stated that the change seemed appropriate for the area.

Mr. Allen asked about notification for GFLUM changes; Mr. Clegg stated that since this is not a public hearing, there is no formal individual owner notification of the Planning Board consideration. He noted that



when the rezoning and GFLUM amendment are scheduled for the Zoning Commission, notifications will be sent out to attend the hearing and speak regarding any related concerns. They would also be able to speak at the City Council meeting for those cases that go to the Council.

Mr. Wade stated that this seems to meet the criteria for High Residential as it fronts on a major thoroughfare and there is infrastructure to support the request.

**Items from the Department:**

Steve Galanti stated that he had nothing to report at this time.

**Items from the Chair:**

Chair Isaacson stated that he had nothing to report at this time.

**Items from Board Members:**

Ms. Brame asked that everyone keep the people affected by the tornado devastation in their thoughts.

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

None.

**Approval of Absences:**

The absences of John Martin and Richard Bryson were acknowledged as excused.

**Adjournment:**

There being no further business before the Board, the meeting adjourned at 4:47 p.m.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd

**Greensboro Planning Board**  
**WEDNESDAY, MAY 16, 2018**  
**4 pm**

The Greensboro Planning Board meeting was held on Wednesday, May 16, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair; Day Atkins, Danielle Brame, Richard Bryson, Carol Carter, and Homer Wade. Planning staff present included Steve Galanti, Jeff Sovich, Luke Carter and Sheila Stains-Ramp. Also present was Andrew Kelly from the City Attorney's Office.

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

**Meeting Minutes:**

- a. Approval of Minutes of April 18, 2018, Planning Board Meeting

Mr. Wade moved approval of the April 18, 2018 minutes, seconded by Mr. Bryson. The Board voted unanimously in favor of the motion. (Ayes: Isaacson, Atkins, Brame, Bryson, Wade, Carter. Nays: None.)

**East Greensboro Housing Development RFP:**

- a. Consideration of RFP Applications for City Council Recommendation **(MOVED TO JUNE MEETING)**

**Amendment to Generalized Future Land Use Plan (GFLUM):**

- a. CP-18-05: 905, 907, 909, 911, 913, 1001 and 1003 Ridgecrest Drive; 909 and 911 Woodbrook Avenue, from Low Residential to Institutional, 6.75 acres. **(COMMENTS)**

Jeff Sovich, Senior Planner, presented the details of the proposed Amendment from the Low Residential designation to the Institutional designation, noting that the request in conjunction with three associated rezoning requests, Z-18-06-008, Z-18-06-009 and Z-18-06-010. The Comprehensive Plan defines the existing Low Residential designation as 3-5 dwelling units per acre, including both predominantly single-family neighborhoods and other compatible housing types that can be accommodated within this density range. The Comprehensive Plan defines the proposed Institutional designation as applying to university and college campuses, major medical and health care concentrations and similar large scale institutional activity centers. He noted the site is adjacent to large areas currently designated as Institutional to both the east and west, and used aerial photos to show the pattern of development surrounding the site. The Board was provided the opportunity to make comments on the amendment.

**Comments:**

Planning Board members expressed concern about adjacent single-family residential areas becoming divided by the proposed change and that access to a more comprehensive long-term view of the applicant's intentions might help to allay those concerns. The Board also noted that Friends Homes have been good neighbors and that the request seems logical and is congruent with existing development in the area. The Board further commented that Friends Homes is an institutional use primarily for elderly residents, and with an aging population, such facilities need to be able to expand their services. Finally, the Board stated that the subject site currently offers no reasonable direction for future growth; the requested change is a logical way to do so.

**Annexations:****a. CP-18-05: Proposed annexation of 1.08 acres at 3917 Hickory Tree Lane (FAVORABLE RECOMMENDATION)**

Lucas Carter, Senior Planner, stated that the 1.08-acre property, with current residential use, is within the Tier 1 Growth Area on the Growth Strategy Map in the Comprehensive Plan, where annexation is the policy when utility services are requested. The request is a satellite annexation. Surrounding properties are used for single-family dwellings and religious assembly.

According to the service providers, City water is available through connection to the 6-inch line located in Hickory Tree Lane, and City sanitary sewer service is available through connection to the 8-inch line located in Hickory Tree Lane. The City's Fire Department noted the site is served, and would continue to be served, by City Station #56 on Franklin Boulevard. The Police Department noted service can be provided with little difficulty. City Solid Waste can provide collection services to this site. The Technical Review Committee recommended approval of the annexation.

Mr. Bryson moved to recommend approval of the annexation to City Council, seconded by Ms. Brame. The Board voted 6-0 in favor of the motion. (Ayes: Bryson, Brame, Wade, Atkins, Carter and Isaacson. Nays: None.)

**b. PL(P) 18-05-06: Proposed annexation of 26.338 acres at 2335 and 2351 Campground Road. (FAVORABLE RECOMMENDATION)**

Mr. Carter stated the 26.338-acre site is contiguous to the City's primary corporate limits and within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan. The site is currently used for a mix of uses including single family residential, agricultural, and equipment sales and service; industrial use was assumed for service analysis. City limits run along the eastern lot line, with the adjacent property to the east used for Wet'n Wild Emerald Pointe Water Park. Otherwise, surrounding properties are in the County's jurisdiction and are used for residential, furniture distribution center and Business I-85.

According to the service providers, City water is available through connection to the 24-inch line located in Campground Road to the west of the site, and City sewer is available through connection to the outfall located south of the site. The City's Fire Department noted the site is currently served by Pinecroft Sedgfield Station #24 on Bishop Road and upon annexation will be served by City Station #48 on West Vandalia Road. The Police Department noted service can be provided at an estimated cost of \$8,755 dollars per year for additional personnel and equipment. City Solid Waste can provide collection services to this site. The Technical Review Committee recommended approval of the annexation.

Ms. Brame moved to recommend approval of the annexation to City Council, seconded by Mr. Bryson. The Board voted 6-0 in favor of the motion. (Ayes: Bryson, Brame, Wade, Atkins, Carter, and Isaacson. Nays: None)

**c. PL(P)-18-07: Proposed annexation of 1.69 acres at 5590 Garden Village Way, including right-of-way along frontage. (FAVORABLE RECOMMENDATION)**

Mr. Isaacson asked that he be recused from the item for a potential conflict of interest; he was recused by unanimous vote. Homer Wade served as Acting Chair.

Mr. Carter stated that the 1.69-acre property is contiguous to the City's primary corporate limits and within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan. Service providers assumed industrial use for service analysis. The property within City limits to the south contains a vehicle service business. The other surrounding properties, in the County's jurisdiction, are undeveloped, with I-73 adjoining to the immediate west.

According to the service providers, City water is available through connection to the 6-inch line located in Garden Village Way, and City sewer is available through connection to the 8-inch line also located in Garden Village Way. The City's Fire Department noted the site is currently served and would continue to be served by City Station #18 on Ballinger Road. The Police Department noted service can be provided with little difficulty. City Solid Waste can provide collection services to this site. The Technical Review Committee recommended this annexation.

Upon a question from Ms. Carter, Mr. Galanti stated that the airport would be notified in relation to the zoning portion of this request.

Amanda Hodierne, 804 Green Valley Road, Suite 200, representing the applicant, stated that the proposed use was going to be a flooring showroom, distribution center and warehouse.

Mr. Atkins moved to recommend approval of the annexation to City Council, seconded by Ms. Brame. The Board voted 5-0-1 in favor of the motion. (Ayes: Bryson, Brame, Wade, Atkins, and Carter. Nays: None. Recusal: Isaacson)

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

**d. PL(P) 18097: Proposed annexation of 0.23 acres at 5230 Burlington Road,  
(FAVORABLE RECOMMENDATION)**

Mr. Carter stated that 0.23-acre property is within the Tier 1 Growth Area on the Growth Strategy Map in the Comprehensive Plan and is a satellite annexation. The surrounding properties are in the County's jurisdiction and either used for residences or undeveloped. According to the service providers, City water is available through connection to the 16-inch line located in Burlington Road, and City sewer is available through connection to the existing outfall located to the south of the site. The City's Fire Department noted the site is currently served by McLeansville Station #47 on Frieden Church Road and upon annexation will be served by City Station #57 on Mount Hope Church Road. The Police Department can provide service with little difficulty. City Solid Waste can provide collection services to the site. The Technical Review Committee recommended approval of the annexation.

After a short discussion, Mr. Bryson moved to recommend the annexation to City Council, seconded by Mr. Wade. The Board voted 6-0 in favor of the motion. (Ayes: Bryson, Brame, Wade, Atkins, Carter, and Isaacson. Nays: None.)

**Items from the Department:**

Steve Galanti stated that he had nothing to report at this time.

**Items from the Chair:**

Chair Isaacson stated that he had nothing to report at this time.

**Items from Board Members:**

Ms. Carter thanked staff for the agenda.

Ms. Brame asked who someone would need to talk to about handicapped doors being more accessible to customers. Counsel Kelly stated that she could should identify these problems area and get in touch with Donna Gray, Manager of Community Relations.

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

None.

**Approval of Absences:**

The absences of John Martin, Mike Cooke and Steve Allen were acknowledged as excused.

**Adjournment:**

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

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd

**Greensboro Planning Board**  
**WEDNESDAY, JUNE 20, 2018**  
**4 pm**

The Greensboro Planning Board meeting was held on Wednesday, April 18, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Danielle Brame, Richard Bryson, Mike Cooke, John Martin and Homer Wade. Planning staff present included Steve Galanti, Sheila Stains-Ramp. Also present were Andrew Kelly from the City Attorney's Office, and Cynthia Blue from the Neighborhood Development Department.

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

**Meeting Minutes - Approval:**

**a. Minutes of May 16, 2018, Planning Board Meeting**

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

**East Greensboro Housing Development RFP (Recommendation – Approval:**

**a. Consideration of RFP Applications**

Cynthia Blue, Manager of Housing Services, summarized the purpose, funding and process for proposals submitted in response to the East Greensboro Housing Development Request for Proposals. She noted the target area, and that four proposals were received and evaluated by the Review Team, which included members of the Planning Board. She noted the Review Team's recommendation was to fund two of the four projects, using \$855,000 of the \$1 million dollars available. The two recommended projects are Richardson Village and Solomon's Plaza.

Richardson Village is a former low income housing tax credit project funded in 2001. The City loan would be in conjunction with the refinancing of existing debt, allowing them to address most of the exterior repairs and prolong the life of the buildings. They do plan to apply for a future rehabilitation tax credit award for a multiple unit rehabilitation. This project serves entirely households below 60% of the area median income.

Solomon's Plaza is a two-phase new construction project, similar to the new construction recently completed at 3700 Delancy Street. This first phase of the project contains 24 3-bedroom, 2-bath units, which are needed for families and intended to serve households at low and moderate income levels, with half of the units for family below 80% of area median income and the other half for families below 140% of area median income.

The Planning Board recommendations will go to City Council on July 17<sup>th</sup>, and if Council agrees and approves the funding recommendations, commitment letters would be issued. Construction on Richardson Village is anticipated to begin in September 2018. Solomon's Plaza, as a new project, will take a little longer to get going. The Planning Board is asked for their recommendations on these two projects.

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

**Annexations (Recommendation - Approval):**

- a. **PL(P) 18-09:** Proposed annexation of 13.68 acres at 6029-YY West Gate City Blvd

Steve Galanti, Planning Manager, stated that the property was located within the Tier 1 Growth Area (2013-2019) on the Growth Strategy map in the Comprehensive Plan, and that the proposed use is multifamily. City water would be available by connecting to either the 16-inch line located in West Gate City Boulevard or the 12-inch line in Guilford College Road. City sanitary sewer service would be available by connecting to the 8-inch outfall located approximately 2,700 feet to the south of the site. The City's Fire Department noted that the site was currently served by Pinecroft-Sedgefield Station #23 and upon annexation would continue to be served by Pinecroft-Sedgefield Station #23 and City Station #10. Service should improve for multi-unit responses. The Police Department can provide service with an estimated cost of \$2,398 dollars per year for police personnel and equipment. Provision of other City services would involve a travel distance almost equal to that necessary to provide service to the previously-annexed property located to the east, north and west. The Technical Review Committee recommended the annexation.

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

Mr. Wade was recused from the following matter by a 6-0 vote.

**Unified Development Plan (UDP) (Final Decision - Approval):**

- a. **Brigham Ridge:** 37.2 acres at 1208 Pleasant Ridge Road. (PUD zoning approved July 2017.)

Sheila Stains-Ramp, Senior Planner, summarized the Unified Development Plan and its status, noting the UDP provides the information identified in the Land Development Ordinance and conforms to the Concept Plan approved as part of the rezoning case. Commercial uses are proposed for the street-fronting area, with 360 units of multifamily

development toward the rear of the site. TRC had recommended approval, conditioned on minor revisions that had been made in the UDP as presented to the Planning Board. Staff recommends approval of the request as presented.

Mr. Allen moved approval of the UDP request as presented, seconded by Ms. Brame. The Board voted 6-0-1 in favor of the motion. (Ayes: Allen, Brame, Bryson, Cooke, Isaacson, and Martin. Nays: None. Abstained: Wade.)

Mr. Wade was welcomed back to the Board.

**Easement Release (Final Decision - Approval):**

**a. 9058 W Market Street – Release of a 20' wide Utility Easement**

Sheila Stains-Ramp presented the request for release of the noted easement within the property on West Market Street. Utility services were contacted and identified no objections.

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

**Items from the Department:**

**a. Growth and Development Trends; "Zoning Man" videos**

Steve Galanti noted the Board had been provided with the latest Growth and Development Trends report, and pointed out three particular items - 1) There had been a decrease in manufacturing jobs between 2000 and 2015; 2) Two-third of responding residents are interested in sidewalks; and 3) One or two-person households make up 67% of all households in Greensboro.

Mr. Galanti played the two available episodes of "Zoning Man", an educational tool for anyone curious about the zoning process.

**Items from the Chair:**

Chair Isaacson stated that he had nothing to report at this time.

**Items from Board Members:**

Ms. Brame wanted to know where the new Publix food store would be located. Steve Galanti stated a site on Mill Street had received sketch plan review, but no application for any site had been made as yet.

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

None.

**Approval of Absences:**



The absences of Ms. Carter and Mr. Atkins were acknowledged as excused.

**Adjournment**

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

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd

**Greensboro Planning Board**  
**WEDNESDAY, JULY 18, 2018**  
**4 pm**

The Greensboro Planning Board meeting was held on Wednesday, July 18, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Danielle Brame, Homer Wade, Richard Bryson, Day Atkins, Carol Carter and Mike Cooke. City staff present included Steve Galanti, Sheila Stains-Ramp, Andy Lester and Russ Clegg. Also present was Andrew Kelly, City Attorney's Office.

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

**Meeting Minutes:**

- a. Approval of **Minutes of June 20, 2018**, Planning Board Meeting

Mr. Bryson moved approval of the June 20, 2018 minutes, seconded by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Brame, Cooke, Atkins, Carter and Wade, Nays: None.)

Mr. Wade stated that he would need to be recused from the first two easement releases, for Brigham Road and for Hardindale Drive. He was recused by unanimous vote.

**Easement Releases:**

- a. **729, 733, 739, 741, 745 Brigham Road** – Release of a) a 20'-wide Utility Easement on 739 and 741 Brigham Road; b) a 15'-wide Utility Easement on 733 and 745 Brigham Road; and c) 30' and 60' DMUE on 729 Brigham Road, as recorded in Plat Book 185 Page 69; Plat Book 58 Page 48; and Plat Book 111 Page 75 (**CONDITIONAL APPROVAL**)

Sheila Stains-Ramp, Senior Planner, identified the three easements proposed for release, and noted a conditional approval of the release was recommended relative to one of the three easements. The reviewers for the utility companies identified no utilities or drainage facilities in the easements, and the easements identified as a) and b) in the description could be released with no conditions. The DMUE identified as c) was recommended for release contingent on the recording of a new easement with appropriate siting to serve the needs of the Brigham Ridge Apartments project, currently under review for site plan approval. The related site plan has gone through the first review cycle and at least one more review cycle will be necessary before the City is to the point of being able to release the DMUE/

Ms. Carter asked if this would go to TRC at a later time for recommendation. Ms. Stains-Ramp stated that the City does not want to lose the easement until there is something to replace it with, which replacement is being designed as part of the site plan currently under TRC review.

Ms. Carter moved approval of proposed easement release, with the condition noted by staff, seconded by Mr. Allen. The Board voted unanimously, 6-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Brame, Bryson, Atkins and Carter. Nays: None. Abstained: Wade.)

Mr. Cooke arrived at 4:11 pm for the remainder of the meeting.

- b. 4803 Hardindale Drive** – Release of a 15'- wide Waterline Easement, as recorded in Deed Book 3001 Page 808. **(CONDITIONAL APPROVAL)**

Andy Lester, Planner, summarized the requested release and stated that the utility companies have agreed to it with the condition that a replacement waterline easement be recorded to accommodate the townhome development currently under review for the site. Water Resources/Utilities requested that the release be conditioned so that the release is coordinated with the provision of the replacement easement in the proper location for the new water line.

Mr. Allen moved approval of proposed easement release, with the condition noted by staff, seconded by Ms. Brame. The Board voted unanimously, 7-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Brame, Bryson, Atkins and Carter. Nays: None. Abstained: Wade.)

Mr. Wade returned to the podium and participated in the rest of the meeting.

- c. 2009 Verde Lane** – Release of a triangle within 3.5' x 18.7' portion of a 30'-wide Sanitary Sewer Easement, as recorded in Plat Book 192 Page 42 **(CONDITIONAL APPROVAL)**

Andy Lester noted the release was requested to allow the cantilevering over the easement of an approximately 33 square foot portion of the proposed residence, and that the utility reviewers had agreed to the release with one requested condition. Water Resources/Utilities required that the release be conditioned on the structure's foundation being designed to stay out of the area of influence for the sewer line. All other utility reviewers were able to agree to the release as well.

Mr. Allen moved approval of proposed easement release, with the condition noted by staff, seconded by Mr. Cooke. The Board voted 7-1 in favor of the motion. (Ayes: Isaacson, Allen, Brame, Bryson, Atkins, Cooke, and Wade. Nays: Carter.)

- d. 4321 Gray Bluff Court** – Release of a portion of a 60' Drainage Maintenance and Utility Easement, as recorded in Plat Book 137 Page 56. **(CONDITIONAL APPROVAL)**

Andy Lester noted the release was to allow a narrow encroachment, approximately 3' on one end, 7' on the other, 20' long, into a 60'-wide DMUE for a deck. He noted the request had changed from how it was initially sent to the utility companies, at the request of Water Resources/Stormwater, increasing the area to be released to 1' beyond the proposed deck. He noted all utility reviewers otherwise agreed to both the initial and modified release proposed.

Mr. Allen moved approval of the proposed easement release, with the modification noted by staff, seconded by Ms. Brame. The Board voted 7-1 in favor of the motion. (Ayes: Isaacson, Allen, Brame, Bryson, Atkins, Cooke and Wade. Nays: Carter.)

**Items from the Department:**

**Update on the New Garden Road Planning Study**

Russ Clegg provided a brief update on the New Garden Road Planning Study, requested by City Council in recognition of the number of changes and amount of development that has taken place over the past 10-15 years. He presented maps used at the meeting to orient Board members to the area and the initial discussion, and noted an open house had been held July 12 at the Kathleen Price Library, with approximately 150 residents stopping by to give good feedback. He also noted the consultant had been in Greensboro in May to do some background research, and identified the website that serves as a resource for those interested, with more information being added as it is developed.

Mr. Clegg also advised that more information would be brought to the Board in the fall and then on to City Council.

Ms. Carter commented that she had first heard about the meeting during a Community Watch meeting shortly before the informational meeting, and appreciated the Board being better informed about the Study and process.

**Items from the Chair:**

Chair Isaacson stated that he had no items to report.

**Items from Board Members:**

Ms. Carter asked if there were any LDO amendments coming to the Board. Steve Galanti stated changes to the sign ordinance are in development with a stakeholder's group, but nothing is ready to come to the Board in the near future. He commented that he was aware of three annexations and an easement release for the August meeting.

Mr. Atkins commented that the landscaping and beautification project along the former High Point Road corridor, now Gate City Boulevard, is progressing well and looks to be a successful project for the city..

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

None.

**Approval of Absences:**

The absence of Mr. Martin was acknowledged as excused.

Steve Galanti pointed out that there are three Board members whose terms expire in August. City Council has not yet appointed any replacements for those positions. He asked that the Board members continue to serve until replacements are in place.

**Adjournment**

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

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd



PLANNING

## **Greensboro Planning Board WEDNESDAY, AUGUST 15, 2018**

The Greensboro Planning Board meeting was held on Wednesday, August 15, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Day Atkins, Danielle Brame, Richard Bryson, Carol Carter, Mike Cooke, John Martin and Homer Wade. City staff present included Steve Galanti, Sheila Stains-Ramp, Andy Lester and Jeff Sovich. Also present was Andrew Kelly, City Attorney's Office.

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

### **MEETING MINUTES:**

#### **a. Approval of Minutes of July 18, 2018, Planning Board Meeting**

Mr. Allen moved approval of the July 18, 2018 minutes, seconded by Ms. Brame. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Martin, Brame, Cooke, Atkins, Carter and Wade, Nays: None.)

### **ELECTION OF OFFICERS:**

Mr. Isaacson opened the floor for nominations. Mr. Allen nominated Mr. Isaacson to continue to serve as Chair for the 2019 session, seconded by Mr. Cooke. The Board voted 8-0 in favor of the nomination. (Ayes: Isaacson, Allen, Martin, Brame, Cooke, Atkins, Carter, and Wade. Nays: None)

Mr. Isaacson nominated Mr. Allen to continue to serve as Vice Chair, seconded by Mr. Wade. The Board voted 8-0 in favor of the nomination. (Ayes: Isaacson, Martin, Brame, Cooke, Atkins, Carter, Allen and Wade Nays: None)

Mr. Isaacson asked to recuse himself for items 3A and 4B. Motion by Ms. Brame and seconded by Ms. Carter. The Board voted 7-0-1 in favor of Mr. Isaacson recusing himself. (Ayes: Allen, Martin, Brame, Cooke, Atkins, Carter and Wade Nays: None. Abstained: Isaacson.)

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

### **AMENDMENTS TO GENERALIZED FUTURE LAND USE MAP (GFLUM): (Comments)**

#### **A) CP 18-06: 50.883 acres at 1080-Z and 1114 NC Highway 68 North, from Interim Corporate/Business Park to Mixed Use Commercial**

Jeff Sovich presented the proposed amendment, noting it was requested in conjunction with annexation and original zoning request that was expected to go to the Zoning Commission in September and Council in October. Mr. Sovich summarized the intent of the present and proposed GFLUM designations, the existing zoning districts and uses surrounding the site, and the broader development patterns seen in recent years for the general area.

Planning Board members then offered comments. Ms. Carter questioned how street access would be provided, noting the incompatibility of connecting to streets through the residential area to the north, as well as to NC 68 North, and the likely increase in traffic with an intensified use.

Mr. Wade asked if Lebourne Road at NC 68 was likely to have signalization, and if that would provide the access into the property. Steve Galanti acknowledged that service details would be addressed as part of site plan design, and a traffic light would be installed if the warrants were met.

Mr. Atkins noted any development would increase the traffic, but if roadway capacity could be sufficiently protected the range of uses anticipated would be of service to area residents, and he was supportive of the change.

Mr. Isaacson returned to the dais.

**B) CP 18-07: 500, 512, 516 and 600 Guilford College Road and 319 S. Swing Road, from Industrial/Corporate Park to Mixed Use Commercial**

Jeff Sovich presented the proposed amendment, noting it was requested in conjunction with annexation and original zoning that was expected to go to the Zoning Commission in September and Council in October. Mr. Sovich summarized the intent of the present and proposed GFLUM designations, the existing zoning districts and uses surrounding the site, and the broader development patterns seen in recent years for the general area.

Planning Board members then offered comments.

Ms. Carter confirmed the uses to the south and to the north. Mr. Allen commented he felt the site was a prime location for appropriate commercial and office development serving the area.

**ANNEXATIONS: (Recommendation)**

**A) PL(P) 18-10 Holts Chapel Road and McConnell Road, portion of 4220 Holts Chapel Road and all of 3321 Old McConnell Loop and 752-754 JFH Dairy Road**

Steve Galanti, Planning Manager, stated the property is located in Tier 1 Growth Area (2013-2019) on the Growth Strategy map in the Comprehensive Plan. City water will be available through connection to the water line in either Holts Chapel Road or JFH Dairy Road. City sanitary sewer service will be available through connection to the outfall located approximately 1,400 feet to the east of the site, the line in Holts Chapel Road, or the outfall that crosses the site. The City's Fire Department noted that the site is currently served by Station #56 located on Franklin Blvd, and would continue to be so served. The Police Department stated they can provide service with an estimated cost of about \$164,000 a year. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to previously annexed property located to the north and west. The Technical Review Committee had reviewed the proposed annexation and recommend its approval.

After a brief discussion, Mr. Atkins moved to recommend that the City Council annex the property, seconded by Richard Bryson. The Board voted 9-0 in favor of the motion. (Ayes: Carter, Wade, Martin, Atkins, Isaacson, Allen, Bryson, Brame, and Cooke. Nays: None)

Mr. Isaacson was recused from the following item.

**4B) PL(P) 18-11 1080-z and 1114 NC Highway 68 North, between NC 68 North and I-73**

Steve Galanti, Planning Manager, stated the property is located in Tier 1 Growth Area (2013-2019) on the Growth Strategy map in the Comprehensive Plan. City water will be available through connection to the water line located in NC Highway 68. City sanitary sewer service will be available through connection to the outfall located on the west side of NC Highway 68. The City's Fire Department noted that the site is currently served by Oak Ridge Station #51 on Northwest School Road, that upon annexation it will be served by City Station #17 on Old Oak Ridge Road, and that although travel time would increase for single unit responses, for multi-unit responses both service and response times should improve. The Police Department can provide service with an estimated cost of about \$51,480 dollars per year for personnel and equipment upon full build-out. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to previously annexed property located to the south and east. The Technical Review Committee reviewed the proposed annexation and recommended its approval.

After a brief discussion, Richard Bryson moved to recommend approval of the annexation to the City Council; Mr. Atkins seconded. The Board voted 8-0-1 in favor of the motion. (Ayes: Allen, Martin, Cooke, Bryson, Brame, Wade, Atkins and Carter. Nays: None. Recusal: Isaacson)

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

**4C) PL(P) 18-12 3819 and 3825 McConnell Road and 4802 Clover Road**

Steve Galanti stated the property is located in Tier 1 Growth Area (2013-2019) on the the Growth Strategy Map of the Comprehensive Plan. City water will be available through connection to the water line in McConnell Road. City sanitary sewer will be available through connection to the manhole located at the property line between 3819 and 3825 McConnell Road. The City's Fire Department noted that the site is currently served, and upon annexation would continue to be served, by City Station #57 on Mount Hope Church Road. The Police Department noted it can provide service with an estimated cost of \$13,000 per year for police personnel and equipment upon full build-out. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously annexed property located to the north, west and east. This Technical Review Committee recommended approval of the annexation.

Ms. Brame asked if the other residents in the area should know about the annexation. Mr. Galanti said not the annexation, but when they start talking about zoning then the adjacent property owners will be notified and have a chance to attend the public hearings. Ms. Carter asked what the statute says about annexation. Mr. Galanti said that the State Statute 160-A.39 calls for any annexation process, first City Council has to set up a Public Hearing Date at a City Council Meeting then it gets advertised in the newspaper. Mr. Isaacson said that it works its way through the process. We make the recommendation for the annexation. The Zoning Commission makes a decision about what it ought to be zoned if it was annexed into the City. The City Council acts on both of those recommendations at one time.

After a brief discussion, Steve Allen moved to recommend approval of the annexation to Council, seconded by John Martin. The Board voted 9-0 in favor of the motion.. (Ayes: Isaacson, Carter, Wade, Martin, Atkins, Allen, Bryson, Brame, and Cooke. Nays: None)

**Items from the Department:**



**A) NCAPA CONFERENCE**

Mr. Galanti shared the invitation to attend the NCAPA Conference in Winston-Salem on September 11-14. The City of Greensboro will pay for the registration, but travel and accommodations are up to each member.

Mr. Galanti also noted that a presentation on the status of the Updates to the Comprehensive Plan and the New Garden Corridor Plan would be made at the September meeting.

**Items from the Chair:**

Chair Isaacson thanked fellow Board members for the vote of confidence.

**Items from Board Members:**

Ms. Carter said that last month she voted against two encroachments. She wanted to explain her vote, citing her preference that builders redesign if necessary to avoid encroaching into easements.

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

None.

**Approval of Absences:**

None.

**Adjournment**

There being no further business before the Board, the meeting adjourned at 4:49 p.m.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
SEPTEMBER 19, 2018**

The Greensboro Planning Board meeting was held on Wednesday, September 19, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Vice Chair, Steve Allen, Richard Bryson, David Blackman, Homer Wade, John Martin, Carolyn Carter, and Danielle Brame. City staff present included Steve Galanti, Andy Lester, and Russ Clegg. Also present was Andrew Kelly, City Attorney's Office.

**MEETING MINUTES:**

**APPROVAL OF MINUTES OF AUGUST 15, 2018 PLANNING BOARD MEETING (APPROVED)**

Ms. Carter moved to approve minutes of the August 15, 2018 meeting, as submitted, seconded by Mr. Wade. The Board voted 6-0 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, Carter. Nays: None.)

**ANNEXATION:**

**PL-(P) 18-13: PROPOSED ANNEXATION OF 4316 BURLINGTON ROAD (1.08 ACRES) (RECOMMENDED)**

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

Steve Galanti, Planning Manager, stated that this property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. City water will be available by connecting to the 12-inch line within Burlington Road. City sanitary sewer service will be available by connecting to the 72-inch outfall located approximately 3,500 feet to the south. The City's Fire Department noted that this site is currently served by McLeansville Station #47 on Frieden Church Road and City Station #57 on Mount Hope Church Road, upon annexation the will be served by City Station #57, and service will improve to this location if annexed. The Police Department can provide service with little difficulty. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously annexed property located to the east and west. The Technical Review Committee recommended approval of this annexation.

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

**EASEMENT RELEASES:**

**CONTINUED FROM AUGUST MEETING: 1700 FAIRVIEW STREET – RELEASE OF EXISTING 15' WATERLINE EASEMENT AND 50' X 200' ACCESS AND UTILITY EASEMENT AS RECORDED IN PLAT BOOK 84, PAGE 43 (APPROVED)**

The board voted to recuse Mr. Wade from this item due to a conflict of interest.

Andy Lester stated that this request is for the release of a 15' water line easement and 50' x 200' access and utility easement. All utility providers have been contacted and have no objection as long as its approval included a condition that the easement over the new waterline is to be dedicated to the City prior to its release.

After a short discussion, Mr. Martin moved to conditionally approve the easement release upon dedication of the new waterline easement, seconded by Mr. Bryson. The Board voted 6-0-1 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Martin and Carter. Nays: None. Abstained: Wade)

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

**3003 GREENBROOK DRIVE - RELEASE OF A PORTION OF A 10' WIDE EASEMENT AND A PORTION OF A 5' WIDE EASEMENT, AS RECORDED IN PLAT BOOK 43, PAGE 63. (APPROVED)**

Andy Lester stated that this is a request to release a portion of a 10' wide easement and a portion of a 5' wide easement. All the utility companies have reviewed the request and have no objection to the release.

Mr. Bryson moved to approve the easement release for 3003 Greenbrook Drive, seconded by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, Martin and Carter. Nays: None.)

**3033 LAKE FOREST DRIVE – RELEASE OF A 10' WIDE UTILITY EASEMENT LOCATED ALONG THE REAR AND SIDE PROPERTY LINES AS RECORDED IN PLAT BOOK 58, PAGE 57. (APPROVED)**

Andy Lester stated that this is a request for release of a portion of a 10' wide utility easement located along the rear and side property lines. All the utility companies have reviewed the request and have no objection to the release.

Upon a question from Ms. Carter, Mr. Galanti confirmed that the minimum building setback required was 5 feet. She also stated that the ordinance should be upheld since there is plenty of buildable area outside of the easement and was unsure if there were existing utilities within the easement.

Upon a question from Mr. Wade, Mr. Lester stated that if there are existing utilities they are located on the abutting lot.

Mr. Martin moved to approve the easement release for 3033 Lake Forest Drive, seconded by Mr. Bryson. The Board voted 6-1 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, and Martin. Nays: Carter.)

**305 FRIENDSHIP DRIVE – RELEASE OF 20' UTILITY EASEMENT AT 305 FRIENDSHIP DRIVE AND 304 GALLIMORE DAIRY ROAD, AS RECORDED IN PLAT BOOK 86, PAGE 71. (APPROVED)**

Andy Lester stated that this is a request for the release of a 20' utility easement at 305 Friendship Drive and 304 Gallimore Dairy Road. All the utility companies have reviewed the request and have no objection to the release.

Mr. Martin moved to approve the easement releases, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, Martin and Carter. Nays: None.)

**ITEMS FROM THE DEPARTMENT:**

Russ Clegg presented an update on the PlanIT GSO Comprehensive Plan Update and the New Garden Road Strategic Plan.

**ITEMS FROM THE BOARD MEMBERS**

Ms. Carter stated that she attended the North Carolina APA Conference last week.

**ITEMS FROM THE CHAIR:**

None.

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

None.

**APPROVAL OF ABSENCES**

The absence of Mr. Isaacson and Mr. Cook were acknowledged as excused.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 5:04 pm.

Respectfully submitted,

Sue Schwartz, FAICP  
Planning Department, Director

SS:/jd:pr



PLANNING

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
WEDNESDAY, OCTOBER 17, 2018  
4:00 pm**

The Greensboro Planning Board meeting was held on Wednesday, October 17, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Danielle Brame, Homer Wade, Richard Bryson, David Blackman, Carol Carter, John Martin and Mike Cooke. City staff present included Steve Galanti, Sheila Stains-Ramp, Andy Lester, Hart Crane, Sue Schwartz and Jeff Sovich. 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:**

**Approval of Minutes of September 19, 2018, Planning Board Meeting**

Mr. Martin moved approval of the September 19, 2018 minutes, seconded by Mr. Allen. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Allen, Martin, Brame, Cooke, Bryson, Blackman, Carter and Wade, Nays: None.)

**2. Public Hearing:**

- a. **Amendment to the Martin Luther King, Junior Drive North Traditional Neighborhood Development Plan to add "Multifamily dwellings (including Condominiums)" to Neighborhood Edge classification, and to designate the Maximum Building Height requirement as 50 feet.**

Hart Crane, Planner, presented the proposed amendment to the Martin Luther King Junior Drive North TND Plan, adopted in 2005, to add a use to those allowable in Neighborhood Edge areas and to set the building height maximum in feet rather than stories. Mr. Crane noted these changes will affect certain sites within the redevelopment area. The objective is to make these areas more attractive to developers in the current market.

Planning Board member Bryson asked if New Zion Church had been in on the discussions. Mr. Crane said they had, and had agreed that the change would benefit them. In response to a question from Board member Allen Mr. Crane confirmed that the building height change was from two stories to 50'. He further noted that most of the zoning in the area beyond the Neighborhood Edge tracts has a 50' building height limit, allowing for 3-story housing developments. Board member Blackman asked if there was active development interest; Mr. Crane indicated there was a developer with specific interest in one or more of the sites. Board member Brame asked how these changes affected New Zion Church; Mr. Crane responded that one of the requirements in the church's development agreement is that New Zion would build out lots two and three. The developer they have been speaking with wants to build three-story condominiums, but they are not allowed to do that under the Neighborhood Edge designation as it is presently. The changes would allow the Church to continue

negotiating with the developer for use of their sites. Mr. Blackman asked if the area was likely to attract retail uses; Mr. Crane responded that there is a component of Mixed Use (commercial below, residential above) in some of the areas of concern. The changes proposed would not impact that potential. Board Member Carter commented she thought the changes would fit current market and development interests and so allow for more residential development in an area that could benefit from it.

Mr. Isaacson opened the hearing. No speakers came forward, so the hearing was closed and the matter brought to the Board for action.

Mr. Blackman moved to approve the amendment, seconded by Mr. Martin. The Commission voted 9-0 to approve the amendment. (Ayes: Bryson, Brame, Cooke, Martin, Isaacson, Allen, Blackman, Carter, and Wade. Nays: None)

### **3. Amendments to Generalized Future Land Use Map (GFLUM)**

#### **a. CP 18-08: 21.37 acres at 2737 and 2745-2767 Horse Pen Creek Road, from Moderate Residential, Low Residential and Mixed Use Commercial to High Residential**

Jeff Sovich, Senior Planner, presented the request for amendment of the Generalized Future Land Use Map for 21.37 acres at 2737 and 2745-2767 Horse Pen Creek Road, giving an explanation of the current designations and of the proposed designation. He noted the request would be tracking along with a rezoning request anticipated to be before the Zoning Commission in November. He summarized existing development and trends, noting Horse Pen Creek Road is being widened to a divided 5-lane section. The requested High Residential designation is for development of higher-density residential development and compatible office uses suited for major activity and employment centers and in areas appropriate for future transit service.

Ms. Carter noted some concerns with higher density development, finding medium density development more appropriate for the site and area and stating her understanding that the road improvements underway would accommodate current traffic, not a prospective increase. Mr. Wade noted that, having looked at the property for other clients in the past, the tract involves a creek with required buffers and floodplain, so the buildable area is perhaps a quarter of the total site. Mr. Isaacson noted that further out on Horse Pen Creek Road physical constraints, such as floodplains and lakes and utility servicing limit growth. Mr. Bryson asked how the proposal fit with concerns about growth at the fringes of the City; Mr. Sovich responded that the area isn't considered as such

### **4. Unified Development Plans**

#### **a. UDP for 500, 512, 516 and 600 Guilford College Road / 319 South Swing Road.**

Sheila Stains-Ramp presented the proposed Unified Development Plan, noting that the UDP is the last of 3 stages in Planned Unit Development (PUD) zoning approval, following provision of a concept plan and rezoning approval with conditions. The site was zoned to PUD September 17<sup>th</sup> of this year. The Technical Review Committee (TRC) reviewed the draft UDP at their October 12 meeting and recommended approval, pending some minor clarifications, as being consistent with the Concept Plan. The UDP shows 3 parts: Area One along the south side of Bridford Parkway Extension, limited to a maximum of 100,000 square feet of office and retail development; Area Two to the west, with frontage on Swing Road, for multi-family development of not more than 280 units; and Area Three, on the opposite side of Bridford Parkway Extension,

which is not indicated for any development as it is primarily flood plain and stream buffer. The clarification of a note regarding the timing of provision of the Common Signage Plan was noted.

Ms. Carter said neighbors had requested a buffer for the residential area to the north, which is provided by Area 3.

Ms. Carter moved to approve the UDP, seconded by Mr. Allen. The Commission voted 9-0 to approve the plan. (Ayes: Bryson, Brame, Cooke, Martin, Isaacson, Allen, Blackman, Carter and Wade. Nays: None)

#### **b. UDP for Guilford Avenue / 301 North Mendenhall Street.**

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

Sheila Stains-Ramp presented the proposed Unified Development Plan, noting the 0.73-acre site was rezoned to Planned Unit Development on August 20<sup>th</sup> of this year with the zoning conditions and concept plan as had been provided to the Board. The site involves two lots with a 15-unit multi-family building existing on the larger corner lot and a single family home on the smaller interior lot. The rezoning to PUD allows a reconfiguration of the common lot line to accommodate additional parking and resolve a zoning enforcement issue for the multi-family development. The proposed UDP is consistent with the concept plan, establishes minimum setbacks in accordance with the LDO and limits the building height to three stories/50'. The TRC reviewed the draft UDP and recommended approval during their October 12 meeting pending some minor clarifications, which have been made in the UDP presented to the Board.

Ms. Brame moved to approve, seconded by Ms. Cooke. The Commission voted 7-0-2 to approve. (Ayes: Bryson, Brame, Cooke, Martin, Allen, Blackman, and Carter. Nays: None. Abstain: Wade and Isaacson)

### **5. Easement Releases:**

**a. 4202 Tallwood Drive** - Release of a 5-foot by 32-foot portion of a 10-foot utility easement, as recorded in Plat Book 37 Page 44. **(Pulled From Agenda)**

**b. 522 Kallamdale Road** – Release of the entire 20-foot wide utility easement, as recorded in Plat Book 114 Page 50. **(Pulled From Agenda)**

### **6. Items from the Department:**

#### **a. Update on Comprehensive Plan Process**

Sue Schwartz presented an update on the Process for developing the new Comprehensive Plan, noting the City is in the goal-setting and discussion stage, with opportunities for conversations in the community offered in a variety of ways. She noted that along with the online survey, the City is hosting several public meetings to encourage feedback, held at various places around the city. She discussed the 'World Café' format six of these opportunities would take, organized to encourage input on a variety of topics over a short period of time, starting with a brief presentation from staff, then breakouts for 20-minute conversations on various topics relating to what goals are important to those in attendance .

Ms. Schwartz also invited Board members to a lunch and learn and a later community meeting on November 5<sup>th</sup> with Majora Carter, who is the founder of the South Bronx Community Development Corporation and

speaking about building prosperity from within the neighborhood, urban agriculture and housing development and investment.

Mr. Isaacson asked about the timeline on the work and encouraged the Board members to participate in this process.

Mr. Bryson asked about the opportunities for input taking place on the southeast side of Greensboro. Ms. Schwartz noted one of the sessions is scheduled for the Brown Recreation Center and others are scheduled for the branch libraries. Mr. Blackman asked about how the various audiences have been marketed to; Ms. Schwartz said word has been put out using press releases and social media, stories in the local media, and contacts with some civic groups to come as a speaker to their meetings. She commented that the City is open to using many different ways to make sure all voices are heard. Ms. Carter stated that she has been getting the emails and she thought everything looks great.

**b. November Meeting Date Reminder – November 14, instead of November 21**

**7. Items from the Chair:**

None

**8. Items from Board Members:**

None

**9. Speakers from the Floor on Items under Planning Board Authority:**

None.

**10. Approval of Absences:**

None.

**11. Adjournment**

There being no further business before the Board, the meeting adjourned at 5:12 p.m.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd:pr





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PLANNING

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
WEDNESDAY, NOVEMBER 14, 2018  
4:00 pm**

A quorum was not present at the November 14, 2018 meeting to allow the Greensboro Planning Board to take action on items. The Board heard the presentations from staff on upcoming matters and rescheduled their business meeting for Friday, November 16, 2018 at 5:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were Marc Isaacson, Chair; Danielle Brame, Homer Wade, and Richard Bryson. City staff present included Steve Galanti, Sheila Stains-Ramp, Andy Lester, Mike Kirkman, and Russ Clegg. Also present was Jennifer Schneier from the City Attorney's Office.

**There being no quorum present, the business meeting was rescheduled for Friday, November 16, 2018 at 5:00 p.m.**

**Items from the Department:**

**a. Comprehensive Plan Update**

Russ Clegg provided an update on the public information and public input efforts for the Comprehensive Plan. He summarized what staff had developed to date, the goal-setting process and the efforts to gather public comment, which have included public meetings, pop-up events, online surveys, having an information booth at the Folk Festival and Run for the Greenway, at Farmers Markets, and at the upcoming Festival of Lights and Christmas Parade. He noted the last scheduled PlanIT Café will be held on November 27 at Smiths Senior Center from 4 through 7 pm. He also noted the Speaker Series, and the conversation with a young professionals group called The Next Generation. The intention is to wrap up this phase this next year.

Mr. Bryson commented that he had stopped by the booth while visiting the Folk Festival and was dismayed to find no one in attendance to answer questions. He also asked if there had been an effort to reach out to Synergy, a similar young professionals group. Russ Clegg said they have reached out to the group and are also scheduling some times to be at the college student unions in the near future, and have had some success with talking to professors about getting into their classes to talk to students. He also apologized for missing Mr. Bryson at the Folk Festival.

**b. General Presentation re Prospective changes to Sign ordinance**

Mike Kirkman gave the Board members an overview of prospective amendments to the sign regulations within the Land Development Ordinance, the first group of which will be coming before the Board in a public hearing in December. He provided some background information on why some of the changes are necessary, the process through which the changes have been developed and debated amongst stakeholders and the proposed ordinance amendments on which the Board will be holding the public hearing.

Mr. Kirkman provided a summary of the requirements now in play per the Supreme Court decision in 2015, requiring regulations to be content neutral, and so not favoring commercial over non-commercial signage. He also noted that the changes include some clarifications to make application of the ordinance easier, and updates for industry changes. Some of the issues that have been worked through include clarifying what is considered a sign, how temporary signs are dealt with, developing more consistent standards for signs allowed without permits, adjusting base allowances for attached signage and clarifying enforcement authority.

He noted that to date those involved in the discussions have been sign contractors, business owners, neighborhood representatives and City staff who deal with signage applications and enforcement. The Planning Board's anticipated December public hearing on the changes will be followed by a January 2019 Council hearing.

Mr. Bryson expressed concern about the short time for the Board to understand and come to terms on the changes. Mr. Kirkman acknowledged that this is why he was providing the background and text change information in advance, so the Board members would have a month to look it over.

Mr. Wade expressed concern that the changes will create some complexity with non-conforming signs. Mike Kirkman said they have tried to avoid that by defaulting to larger standards to avoid creating additional non-conformities. He noted that many of these provisions are clarifying things or matching industry standards, adding flexibility not currently in the ordinance.

### **c. Security Badges**

Steve Galanti reminded Board members to get their Security Badges, at the security office on the UG level.

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

None

### **Items from Board Members:**

Mr. Wade stated that the inability to act as a Board due to the lack of a quorum creates problems for applicants, some of whom are waiting for the release to get their plans or permits approved. He asked what alternatives to waiting until the December meeting could be considered. Steve Galanti responded that a special meeting could be held, so long as a 48-hour notice is given to the public. After some discussion, it was decided to have a Special meeting on November 16 at 5 p.m.

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

None

**Approval of Absences:**

No action could be taken to approve absences.

**Adjournment**

The Board members in attendance left at 4:47 pm.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

SS:/jd:pr



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PLANNING

**SPECIAL CALL MEETING OF THE  
GREENSBORO PLANNING BOARD  
FRIDAY, NOVEMBER 16, 2018  
5:00 pm**

The Greensboro Planning Board meeting was held on Friday, November 16, 2018 at 5:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair; Danielle Brame, Homer Wade, Richard Bryson (by phone), David Blackman, and Mike Cooke. City staff present were Steve Galanti and Andy Lester.

**Meeting Minutes:**

- a. Approval of the October 17, 2018 Planning Board Meeting.

Mr. Wade moved approval of the October 17, 2018 minutes as submitted, seconded by Mr. Blackman. The Board voted 6-0 in favor of the motion.

**Easement Releases:**

- a. Carried over from October: 4202 Tallwood Drive – Release of a 5-foot by 32-foot portion of a 10-foot utility easement, as recorded in Plat Book 37, page 44.

Steve Galanti stated the item would be continued to the December meeting. No action was necessary by the Board.

Mr. Wade was recused from the following item.

- b. Carried over from October: 522 Kallamdale Road – Release of the entire 20-foot wide utility easement, as recorded in Plat Book 114, page 50.

Steve Galanti summarized the proposed easement release for a site on Kallamdale Road being developed for multi-family use. Utility reviewers have all responded that they do not need the easement for provision of service or future use; staff recommends releasing the easement.

Ms. Brame moved approval of the easement release as submitted by staff, seconded by Mr. Cooke. The Board voted 5-0-1 in favor of the motion. (Ayes: Cooke, Brame, Isaacson, Bryson and Blackman. Nays: None. Abstained: Wade.)

Mr. Wade returned to the podium for the rest of the meeting.

- c. 1105 Kindley Court – Release of a portion (approximately 8' x 48') of a 10' wide utility easement, as recorded in Plat Book 30, page 54.

Steve Galanti summarized the request, noting an existing structure had been constructed in the easement many years ago, and the current owners wanted the easement released to avoid any problems in any future dealings on the property. The owners want to keep the structure, and along with the release will also be seeking a setback variance from the Board of Adjustment. The utility companies have reviewed the request and responded that the easement is not necessary for current or planned services.

Mr. Wade moved approval of the release with the condition that recordation of the deed of release be held until Board of Adjustment action, and should the Board of Adjustment not grant the variance, then the structure would be removed, and the easement would remain; seconded by Ms. Brame. The Board voted 6-0 in favor of the motion. (Ayes: Cooke, Bryson, Brame, Isaacson, Wade and Blackman. Nays: None)

- d. 2027 Sixteenth Street, 2100 Pyramids Village Blvd and 160 Ring Road – Release of portions of water and sewer easements recorded in Plat Book 55, page 41

Steve Galanti summarized the request, noting that these were recorded as being 'abandoned' on a plat but there was no record of them having gone through the standard release process, nor of a deed of release having been recorded. The utility companies have reviewed the request and responded that the easements are not necessary for current or planned services.

Mr. Blackman moved approval of the proposed easement releases, seconded by Mr. Cooke. The Board voted 6-0 in favor of the motion. (Ayes: Cooke, Bryson, Brame, Isaacson, Wade and Blackman. Nays: None)

**Items from the Department:**

None

**Items from the Chair:**

None

**Items from Board Members:**

None

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

None.

**Absences:**

The absence of Mr. Martin, Ms. Carter and Mr. Allen were acknowledged as excused.

**Adjournment**

There being no further business, the Board adjourned their meeting at 5:08 p.m.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

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**MEETING OF THE  
GREENSBORO PLANNING BOARD  
DECEMBER 19, 2018**

The Greensboro Planning Board meeting was held on Wednesday, December 19, 2018 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, David Blackman, Homer Wade, Carol Carter, and Danielle Brame. Planning staff present included Steve Galanti, Andy Lester, Russ Clegg and Mike Kirkman. Also present were Andrew Kelly and Terri Jones from the 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 November 14<sup>th</sup> and November 16<sup>th</sup>, 2018 meetings (APPROVED)**

Mr. Bryson moved to approve minutes of the November 14<sup>th</sup> and November 16<sup>th</sup> meetings, seconded by Ms. Brame. The Board voted 5-0-1 in favor of the motion. (Ayes: Isaacson, Blackman, Bryson, Brame, and Wade. Nays: None. Abstain: Carter)

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

**2. PUBLIC HEARING: LAND DEVELOPMENT ORDINANCE (LDO) TEXT AMENDMENTS**

**A. Land Development Ordinance (LDO) Text Amendments: Amending several sections within Article 4, Review and Approval Procedures; Article 8, District Use Requirements; Article 14, Sign Regulations; and Article 15, Definitions, to Update Regulations Related to Signs. (RECOMMENDED APPROVAL)**

Michael Kirkman, Planning Manager, presented and explained the changes to non-content-based definitions, the use of industry standards, the intention to increase flexibility, to allow applications for variances, to update terms, and revision to provisions relating to administration and enforcement. He noted that during the prior meeting the Board had been provided with the background for the changes, including the 2015 Supreme Court decision, and several questions had been answered in preparation for the current public hearing on the changes.

Planning Board members asked questions and offered some comments before the public hearing was opened:

Ms. Carter noted she had concerns with roof signs, with the impact of signage for churches, schools and home occupations on abutting residential properties, with weekend directions signs and with the option for variances causing an increased workload for staff. She also noted that the Department does not currently have the resources for effective sign enforcement.

Mr. Blackman noted he thought more work was needed on the definition of an integral roof sign.

Mr. Bryson stated he did not think enforcement was within the purview of the Board, and requested that in future presentation there be photos showing each type of sign allowed and prohibited, particularly roof sign options.

Mr. Kirkman addressed the comments raised by Board members.

Mr. Isaacson opened the public hearing.

Steve Showfety of the Koury Corporation, who served as a member of the Sign Ordinance Amendment Stakeholders Committee, stated that the process had been an extended and evolving one, that TREBIC had helped keep the business community informed and that the various stakeholders had come to a consensus on the first set of changes, as well as recognizing further changes that were still in development.

There were no other speakers.

Once the hearing was closed, Mr. Blackman moved to recommend approval of the text amendment to Council, along with the request that the Council presentation include the assistance of additional visual aids. Mr. Allen seconded the motion, and the Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Brame, Bryson, Carter, and Wade. Nays: None.)

### **3. UNIFIED DEVELOPMENT PLAN:**

#### **a. UDP for 5300 High Point Road, 131 acres (APPROVED)**

Chair Isaacson asked that he be recused from the item for a potential conflict of interest, and was recused by unanimous vote.

Steve Galanti, Planning Manager, presented the proposed UDP and explained the Planned Unit Development approval process, with the UDP approval being the concluding step, establishing the development standards and putting them on record through recordation. He noted the Technical Review Committee had recommended approval of the UDP.

Mr. Bryson moved approval of the UDP for 5300 High Point Road, seconded by Mr. Wade. The Board voted 6-0-1 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, and Carter. Nays: None. Abstained: Isaacson)

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

### **4. EASEMENT RELEASES:**

#### **a. 24202 Tallwood Drive – Release of a 5-foot by 32-foot portion of a 10-foot wide utility easement, as recorded in Plat Book 37, Page 44 (CONTINUED TO JANUARY MEETING)**



- b. 900 Horse Pen Creek Road - Release of a portion of a 15' wide utility easement, 20' pond access easement and the Drainage and Maintenance Utility easement for the pond, as recorded in Plat Book 57 Page 61 and Plat Book 135 page 54. (APPROVED)**

Andy Lester, Planner, presented the request, noting that the utility companies have reviewed the request and have no objection to the release.

Mr. Allen moved to approve the easement release, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Bryson, Brame, Wade and Carter. Nays: None.)

- c. 300 Penry Road – Release of a 15' wide sanitary sewer easement crossing the site as recorded in Deed Book 3558, page 69, corrected by Book 3782, page 531. (APPROVED)**

Andy Lester presented the request for the release of an easement within a footprint of an existing building. He noted the utility companies have reviewed the request and have all responded that they have no objection to the release.

Ms. Carter moved to approve the easement release, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Bryson, Brame, Wade, and Carter. Nays: None.)

- d. 1101 East Market Street – Release of a portion of a 30' sanitary and storm sewer easement crossing the site as recorded in Plat Book 34, page 78. (APPROVED)**

Andy Lester presented the request for the release, noting that the utility companies have reviewed the request and have no objection to the release. However, the recommendation is that the release be conditioned on the relocation and acceptance of the utilities and the dedication of new easements for the relocations prior to the deed of release being recorded.

Ms. Carter moved to approve the easement release with the condition that installation of the relocated utilities and the dedication of new easements for those relocated utilities be complete before the deed of release is recorded, seconded by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Bryson, Brame, Wade and Carter. Nays: None.)

## **5. ITEMS FROM THE DEPARTMENT:**

### **a. Comprehensive Plan Update**

Russ Clegg, Planning Manager, explained that the Department is continuing to seek input, and he will anticipate he would be back before the Board in January to present the revised goals, while in the spring of 2019 strategies to achieve the goals will be formulated and mapping efforts would begin.

In response to a question from Ms. Carter, Mr. Clegg noted more than 100 people had participated in the meetings in the community to this point, and that the online survey had gotten 168 responses.

**6. ITEMS FROM BOARD MEMBERS:**

Ms. Brame asked that all Board members please speak into their microphones so that they can be heard by the rest of the Board members.

**7. ITEMS FROM THE CHAIR:**

None.

**8. SPEAKERS FROM THE FLOOR:**

None.

**9. APPROVAL OF ABSENCES:**

The absences of John Martin and Michael Cooke were acknowledged as excused.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 5:04 pm.

Respectfully submitted,

Sue Schwartz, FAICP  
Planning Department, Director

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