

**MEETING OF THE
GREENSBORO PLANNING BOARD
JANUARY 16, 2019**

The Greensboro Planning Board meeting was held on Wednesday, January 16, 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, Mike Cooke, John Martin, Carol Carter, and Danielle Brame. City staff present included Steve Galanti, Sheila Stains-Ramp, Russ Clegg and Andy Lester. Also present was Andrew Kelly, from the City Attorney's Office.

MEETING MINUTES:

**APPROVAL OF MINUTES OF DECEMBER 19, 2018 PLANNING BOARD MEETING
(APPROVED)**

Mr. Bryson moved to approve minutes of the December 19, 2018 meeting, seconded by Mr. Wade. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Martin, Blackman, Bryson, Wade, Cooke, and Carter. Nays: None.)

Ms. Brame arrived at 4:07 p.m. and participated in the remainder of the meeting.

PUBLIC HEARING:

**LAND DEVELOPMENT ORDINANCE (LDO) TEXT AMENDMENT
AMENDING SECTION 30-4-12.4(G), HISTORIC PRESERVATION COMMISSION – FINAL
ACTION, OF THE LAND DEVELOPMENT ORDINANCE RELATED TO THE PROCEDURES
FOR THE HISTORIC PRESERVATION COMMISSION (HPC). (RECOMMENDED)**

Mr. Galanti stated that currently the Historic Preservation Commission is required by ordinance to take action on applications for Certificates of Appropriateness within 60 days of receipt of the application. Otherwise the application is considered approved. There are times when the 60-day time limit poses a dilemma for the commission. Occasionally, during their review of an application, legitimate questions come up that cannot be answered at the meeting. Depending upon the date of receipt of the COA application, this can put the commission in the position of having to either approve or deny an application without having everything they need to make an informed decision, if the 60 day period would expire before the next meeting. In these cases a continuance would be the most prudent course of action, but that option may not be available to the commission. Increasing the maximum time for approval of an application from 60 to 120 days would avoid this problem. The commission is sensitive to the needs of property owners and always takes action on COA applications in a timely manner. This amendment would only enhance the commission's ability to ensure that proposed changes meet the intent of the Historic District Guidelines.

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

Upon a question from Ms. Brame, Mr. Galanti stated that it must happen often enough that the commission has asked for the change.

Upon a question from Mr. Wade, Mr. Galanti stated that this time change will allow the commission enough time to discuss the issue at their next meeting.

Ms. Carter stated that it was a long extension period.

Mr. Blackman moved to recommend the proposed text amendment to City Council, seconded by Mr. Martin. The Board voted 8-1 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Bryson, Brame, Wade, Carter, and Martin. Nays: Cooke.)

ANNEXATIONS

PL(P) 19-01: PROPOSED ANNEXATION OF 4408 NEAR SUMNER CHURCH ROAD, 601 KALLAMDALE ROAD, 5200-5216 (EVEN) CAROL AVENUE, AND I-85 RIGHT-OF-WAY (56.7 ACRES). (RECOMMENDED)

Mr. Galanti stated that this property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. The portion of interstate highway right-of-way located between this site and Greensboro's current city limits will be annexed as part of this request. City water will be available by extending and connecting to the 24-inch waterline within Old Randleman Road approximately 1,020 feet to the south of the site. City sanitary sewer service will be available by extending and connecting to either the 8-inch outfall which crosses the western portion of the site or the 8-inch line located approximately 660 feet to the northwest within Meadow Oak Drive. The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield Station #24 on Bishop Road, upon annexation the site will be served by City Station #61 on West Vandalia Road, and service to the site should improve. The Police Department estimates that they can provide service with an estimated cost of \$34,194.19 dollars 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 south. The Technical Review Committee recommended approval of this annexation request at its January 8, 2019 meeting.

Upon a question from Mr. Allen and Ms. Carter, Mr. Galanti stated that the owners are Willard Tucker, Berry Siegal and the Keystone group.

Upon a question from Ms. Carter, Mr. Galanti stated that in accordance to the State Statue and a North Carolina court case the highway right-of-way is automatically part of the request.

Mr. Martin moved to recommend the annexation to City Council, seconded by Ms. Brame. The Board voted 9-0 in favor of the motion. (Ayes: Carter, Blackman, Wade, Allen, Isaacson, Bryson, Brame, Martin, and Cooke. Nays: None)

PL(P) 19-02: PROPOSED ANNEXATION OF 132, 132 NEAR, 134 AND 136 WOLFETRAIL ROAD, AND I-85 RIGHT-OF-WAY (25.3 ACRES). (RECOMMENDED)

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

Mr. Galanti stated that this property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. The portion of interstate highway right-of-way located

between this site and Greensboro's current city limits will be annexed as part of this request. City water will be available by extending and connecting to the 12-inch waterline within Wolftrail Road. City sanitary sewer service will be available by extending and connecting to the 8-inch outfall which crosses the northeastern portion of the site. The owner is advised that this will involve extending sewer across the property to service the upstream lots. The City's Fire Department notes that this site is currently served by City Station #61 on West Vandalia Road (northeast) followed by Pinecroft Sedgefield Station #24 on Bishop Road, upon annexation the site will be served by City Station #61 on West Vandalia Road, and service to the site should improve. The Police Department estimates that they can provide service with an estimated cost of \$75,027.05 dollars 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 east. The Technical Review Committee recommended approval of this annexation request at its January 8, 2019 meeting.

Mr. Bryson moved to recommend the annexation to City Council, seconded by Mr. Martin. The board voted 8-0-1 in favor. (Ayes: Carter, Blackman, Wade, Allen, Bryson, Brame, Martin, and Cooke. Nays: None. Abstain: Isaacson)

Chair Isaacson returned to the dais.

PL(P) 19-03: PROPOSED ANNEXATION OF 4500 PINE VISTA LANE (.46 ACRES).
(RECOMMENDED)

Mr. Galanti stated that this property is located within the Tier 1 Growth Area (2013-2019) on the Growth Strategy map in the Comprehensive Plan. City water will be available by connecting to the 8-inch waterline located in either Pine Vista Lane or Circleview Drive. City sanitary sewer service will be available by connecting to either the 8-inch waterline located in either Pine Vista Lane or Circleview Drive. The City's Fire Department notes that this site is currently served by and will continue to be served upon annexation by City Station #56 on Franklin Boulevard. The Police Department estimates that they can provide service with an estimated cost of \$34,194.19 dollars 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. The Technical Review Committee recommended approval of this annexation request at its January 8, 2019 meeting.

Upon a question from Mr. Martin, Mr. Galanti stated that they would like to develop the property with single-family dwellings and connect to the city's water and city sewer system

Upon a question from Ms. Carter, Mr. Galanti stated that R-5 is the proposed zoning.

Mr. Allen moved to recommend the annexation to City Council, seconded by Mr. Bryson. The board voted 8-1 in favor. (Ayes: Blackman, Wade, Allen, Bryson, Brame, Martin, Cooke, and Isaacson. Nays: Carter)

UNIFIED DEVELOPMENT PLANS
UDP FOR RETREAT AT 68 NORTH, 2018-2455, 1114 NC 68 HWY N (NC 68 AT I-73).
(APPROVED)

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

Mr. Lester stated that this site was rezoned on May 21, 2018, that the UDP is reviewed by the Technical Review Committee with final action by the Planning Board. This UDP is to be consistent with the concept plans, show phase lines if any are proposed, show the master sign plan if one is necessary and identify proposed setbacks and other regulations regarding building placement. TRC reviewed the UDP on January 4, 2019 and recommended approval with conditions that have been met. The proposed UDP is consistent with the concept plan and reflects the conditions attached to the zoning approval. PUD regulations identify the minimum setback adjoining R-districts as that required by the R-districts and limit the building height to three stories or 50 feet when within 50 feet of any residential zoning district. The proposed UDP complies with both standards. Tract 1 is proposed as a mix with office, retail and commercial uses. Tract 2 is a proposal either for mix-office, retail and commercial or a residential use with a maximum of 200 dwellings. Tract 3 is proposed as a residential use with a maximum of 300 dwellings.

Upon a question from Ms. Carter, Mr. Lester stated that a site plan has not yet been submitted.

Mr. Wade moved to approve the UDP, seconded by Mr. Martin. The Board voted 8-0-1 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, Cooke, Martin, and Carter. Nays: None. Abstain: Isaacson)

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

UDP FOR COAPMAN STREET APARTMENTS, 2018-2607, 600 COAPMAN STREET.
(APPROVED)

Mr. Lester stated that this was rezoned on October 16, 2018. The TRC reviewed the UDP on January 11, 2019, and recommended approval with conditions that have been met. The proposed UDP is consistent with the concept plan and reflects the conditions attached to the zoning approval. There is no phasing indicated and the setbacks are at 10 feet from the lot lines. The tract is proposed for residential units with the maximum of 60 dwelling units.

Upon a question from Ms. Carter, Mr. Lester stated that the handicapped parking spaces would be determined at the site plan review stage.

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

EASEMENT RELEASE
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. (CONTINUED)

Mr. Galanti stated that this item is being continued to the next meeting.

**ITEMS FROM THE DEPARTMENT:
COMPREHENSIVE PLAN UPDATE:**

Mr. Clegg stated that the goals and vision statement are being revised from input they have received and in the spring, start to build the strategies and action sets. The changes are in response to comments received to include environmental stewardship and to strengthening of the idea of equity. They tried to elevate certain items. The revised vision statement is more specific about quality of our life and our connections to each other. Sustainability is will be interwoven throughout the goals, and the Community and Identity goals have been combined. Another change is that communication technology has been added to the connections piece. There will be an advisory committee meeting next week and the Council Retreat is January 31, 2019.

Ms. Carter stated that she watched the last City Council meeting and was surprised and disappointed that both the Mayor and Director Schwartz stated that one of the goals for the new comp plan was to have infill at every empty lot in Greensboro, that the goal was to be urban, and to have redevelopment in Greensboro. She was disappointed because she doesn't agree with it and she didn't think that they were at that point yet. There have been no goals shown to this Board until today and she would send comments via of e-mail.

Mr. Blackman stated that he thinks they have done a great job in identifying the vision statements and the goals.

ITEMS FROM THE CHAIR:

Chair Isaacson wished Shelia Stains-Ramp good luck with her new position with Chapel Hill.

ITEMS FROM THE BOARD MEMBERS:

Upon a question from Ms. Carter, Chair Isaacson stated that the advisory committee is in the information-gathering mode, and at this time they are not expressing their own opinions about the comp plan. There have had several public events, and Russ Clegg and Staff have done a great job with outreach, setting up camp at many public events, including downtown on the First Friday Event. This is a two-year process.

Mr. Blackman stated that it is very genius the way they are going about the process and taking advantage of as many opportunities as they can.

ADJOURNMENT:

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

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director
SS:/jd:pr

**MEETING OF THE
GREENSBORO PLANNING BOARD
FEBRUARY 20, 2019**

The Greensboro Planning Board meeting was held on Wednesday, February 20, 2019 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, John Martin, Carol Carter, and Danielle Brame. Planning staff present included Steve Galanti, Lucas Carter, Russ Clegg, and Jeff Sovich. Also present were Andrew Kelly, City Attorney's Office and Valerie Moore, Neighborhood Development Department.

MEETING MINUTES:

APPROVAL OF MINUTES OF JANUARY 16, 2019 MEETING. (APPROVED)

Mr. Martin moved to approve minutes of the January 16, 2019 meeting, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Blackman, Bryson, Wade, Carter, Brame, and Martin. Nays: None.)

ANNEXATIONS:

PL-P 19-04: PROPOSED SATELLITE ANNEXATION OF 2815 – 2817 ROLAND ROAD (.28) ACRES. (RECOMMENDED)

Steve Galanti stated that the site is located in Growth Tier 1 on Growth Strategy Map in the Comprehensive Plan. City water is available by connecting to the 6-inch water line located on Roland Road, and sanitary sewer service is available by connecting to the 8-inch sewer line located in Roland Road. The City's Fire Department noted that this is served by County Station #53, Pinecroft/Sedgefield, upon annexation will be served by City Station #10, and service will remain the same. The Police Department noted that they can provide service to this site with little difficulty. Additional services will be involve a travel distance almost equal to that necessary to provide service to the property that has already been annexed to the northwest of this property. The Technical Review Committee (TRC) has reviewed this annexation at their February 7, 2019, meeting and recommended approval.

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

PL(P) 19-05: PROPOSED ANNEXATION OF 2821-ZZ ROLAND ROAD (.413 ACRES). (RECOMMENDED)

Steve Galanti stated that the site is located in Growth Tier 1 on Growth Strategy Map in the Comprehensive Plan. City water is available by connecting to the 6-inch water line located on Roland Road, and sanitary sewer service is available by connecting to the 8-inch sewer line located in Roland Road. The City's Fire Department noted that this is served by County Station #53, Pinecroft/Sedgefield, upon annexation will be served by City Station #10, and service will remain the same. The Police Department noted that they can provide service to this site with little difficulty. Additional services will be involve a travel distance almost equal to that necessary to provide service to the property that has already been annexed to the

northwest of this property. The Technical Review Committee (TRC) has reviewed this annexation at their February 7, 2019, meeting and recommended approval.

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

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

PL(P) 19-06: PROPOSED CONTIGUOUS ANNEXATION OF 4230 CAMP BURTON ROAD (7.67 ACRES). (RECOMMENDED)

Steve Galanti stated that the site is located in Growth Tier 2 on Growth Strategy Map in the Comprehensive Plan. This site has been purchased by the City of Greensboro, Parks and Recreation Department and plan to incorporate it into Keeley Park Plan located to the south. The site will remain undisturbed until master planning is complete to determine the best use. The City's Fire Department noted that it is current served by County Station #55, upon annexation will be served by City Station #7, raise concerns about the lack of fire hydrants in the area, that providing service to the existing Keeley Park will continue as is with the use of a tanker truck, and response times will improve upon the complete of City Station #63 on Burlington Road. The Police Department noted that it can provide service with little difficulty. Additional services will be involve a travel distance almost equal to that necessary to provide service to the property that has already been annexed to the south of this property. At the current time the park is served by well and septic. The TRC reviewed this request at the February 7, 2019, meeting and recommended approval.

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

PL(P) 19-07: PROPOSED CONTIGUOUS ANNEXATION OF 1638 – 1640 OAKLEIGH ROAD (5.08 ACRES). (RECOMMENDED)

Steve Galanti stated that the site is located in Growth Tier 2 on Growth Strategy Map in the Comprehensive Plan. This site has been purchased by the City of Greensboro, Parks and Recreation Department and plan to incorporate it into Keeley Park Plan located to the north. The site will remain undisturbed until master planning is complete to determine the best use. The City's Fire Department noted that it is current served by County Station #47, upon annexation will be served by City Station #7, raise concerns about the lack of fire hydrants in the area, that providing service to the existing Keeley Park will continue as is with the use of a tanker truck, and response times will improve upon the complete of City Station #63 on Burlington Road. The Police Department noted that it can provide service with little difficulty. At the current time the park is served by well and septic. Additional services will be involve a travel distance almost equal to that necessary to provide service to the property that has already been annexed to the north of this property. The TRC reviewed this request at the February 7, 2019, meeting and recommended approval.

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

PL(P) 19-08: PROPOSED CONTIGUOUS ANNEXATION OF 3712, 3724 A D 3742 – R1 MCCONNELL ROAD (31.86 ACRES). (RECOMMENDED)

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

Steve Galanti stated that this site is located within Growth Tier 1 on the Growth Strategy Map in the Comprehensive Plan. City water is available by connecting to the 16-inch line located in McConnell Road and sanitary sewer is available by connecting to the 8-inch outfall located to the west of this site. The City Fire Department noted that it is currently being served and upon annexation will continue to be served by City Station #56. The Police Department has estimated that it can provide service with little difficulty. Additional services will be involve a travel distance almost equal to that necessary to provide service to the property that has already been annexed to the south and west of this property. The TRC reviewed this request at the February 7, 2019, meeting and recommended approval.

Upon a question from Ms. Carter, Mr. Galanti stated that the GFLUM land use designation for this site is Industrial Corporate Park and that there are currently apartments located to the west.

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

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

PL(P) 19-09: PROPOSED CONTIGUOUS ANNEXATION OF 410 EAST VANDALIA ROAD (.41 ACRES). (RECOMMENDED)

Steve Galanti stated that this site is located within Growth Tier 1 on the Growth Strategy Map in the Comprehensive Plan, and the site currently contains a single family dwelling seeking a connection to City water. City water is available by connecting to the 8" line located in East Vandalia Road and sanitary sewer is located approximately 290 feet to the east of this site. Due to the topography, the Water Resources Department noted that sanitary sewer service could involve the installation of a private pump station. The City Fire Department noted that it is currently being served by Pleasant Garden Station #3 and upon annexation will be served by City Station #61, and service to this site will improve. The Police Department has estimated that it can provide service with little difficulty. Additional services will be involve a travel distance almost equal to that necessary to provide service to the property that has already been annexed to the north and west of this property. The TRC reviewed this request at the February 7, 2019, meeting and recommended approval.

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

EASEMENT RELEASES:

4202 TALLWOOD DRIVE – RELEASE OF A 5-FOOT BY 32-FOOT PORTION OF A 10-FOOT UTILITY EASEMENT AS RECORDED IN PLAT BOOK 38 PAGE 44. (APPROVED)

Luke Carter stated that this request is for a 5-foot by 32-foot portion of a 10-foot utility easement. Since there are existing overhead lines, the applicant has worked with Duke Energy to resolve the issues. All the other utility companies have agreed to this release.

Ms. Carter stated that she is opposed to the release since there are power lines in the easement that serve not only this site but the abutting properties, if any work ever needed to be done to the power line the addition will be in the way, and that it is the Board's job to preserve the ordinance.

Upon a question from Mr. Martin, Luke Carter stated that the property owner wants to make an addition to his single family residence, Duke Energy is the only utility in the easement and they are in agreement with the release. Steve Galanti added that if Duke Energy has agreed to the release they have determined that they can continue to provide service without this portion of the easement.

Ms. Carter moved to deny the easement release and the motion died for lack of a second.

Ms. Brame stated that she is also concerned whether this might be a problem in the future.

Mr. Allen moved to approve the easement release, seconded by Ms. Brame. The Board voted 7-1 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Bryson, Brame, Wade, and Martin. Nays: Carter.)

Steve Galanti stated that staff has not received response from all utility companies and the next five items would be continued to the March meeting.

500 GUILFORD COLLEGE ROAD – RELEASE OF A 20-FOOT SANITARY SEWER EASEMENT, AS RECORDED IN PLAT BOOK 140, PAGE 124. (CONTINUED TO MARCH MEETING)

703 CARDIGAN COURT - RELEASE OF A 10-FOOT PORTION OF A 20-FOOT SERVICE EASEMENT, AS RECORDED IN PLAT BOOK 31, PAGE 84. (CONTINUED TO MARCH MEETING)

719 REGIONAL ROAD - RELEASE OF A 20-FOOT UTILITY AND SANITARY SEWER EASEMENT, AS RECORDED IN PLAT BOOK 138, PAGE 71. (CONTINUED TO MARCH MEETING)

3807 BROWN BARK DRIVE – RELEASE OF A 10-FOOT EASEMENT, AS RECORDED IN PLAT BOOK 43, PAGE 72 CONTINUED TO MARCH MEETING)

4203 DOGWOOD DRIVE – RELEASE OF A 10-FOOT PORTION OF A 20-FOOT SERVICE EASEMENT, AS RECORDED IN PLAT BOOK 27, PAGE 100 (CONTINUED TO MARCH MEETING)

AMENDMENTS TO GENERALIZED FUTURE LAND USE MAP (GFLUM):

CP 19-01: 1.05 ACRES AT 448-551 GUILFORD COLLEGE ROAD, FROM MODERATE RESIDENTIAL TO HIGH RESIDENTIAL.

Jeff Sovich stated that this is a request in conjunction with a rezoning request for this property, explained the current Moderate Residential designation and the proposed High Residential designation, and that the site is adjacent to large areas currently designated as Mixed Use Commercial, Industrial Corporate Park and Low Residential.

Mr. Martin stated that High Residential is appropriate at this location.

Ms. Carter stated that Moderate Residential serves as a buffer, there needs to be an appropriate transition for the surrounding neighbors, and High Residential is not appropriate for this site.

Mr. Allen stated that the accommodations from Moderate to High is appropriate at this location.

CP 19-02: 10.52 ACRES AT 2400 SUMMIT AVENUE, FROM LOW RESIDENTIAL TO MIXED USE – RESIDENTIAL

Jeff Sovich explained the current Low Residential designation and the proposed Mixed Use Residential designation.

Mr. Allen stated that with the current development of the roadways in this area this change is appropriate.

Mr. Bryson stated that with the current development activity in this area this change is appropriate and may bring new life and opportunities to this area.

Ms. Carter stated that Mixed Use at this location is appropriate, hopes to see more than just residential here, and that there is a need for service industries.

UPDATE ON 2019 AFFORDABLE HOUSING DEVELOPMENT RFP.

Valerie Moore explained that one of this year's changes to the Affordable Housing Development Request for Proposals only allows projects that had applied for the Low Income Housing Tax Credit Program to apply. Invitations were issued the week of February 4th, and based on the applications that were submitted to the NC Housing Finance Agency, there were four potential candidates for the City of Greensboro. The applications are due back to the City on March 4th. She invited 3 to 4 Board members to be part of the Review Team. Another change is the move from the paper-based applications to internet-based applications which will allow the reviewers to look at the application by logging in remotely. Upon completion of the review, the recommendations from the Review Team will be presented to the Board at its March 20th meeting for a recommendation to City Council. After consideration by City Council on April 16, 2019, the commitment letters will be included in the successful application proposals that go to Housing Finance Agency on May 10th. In August, the winners will be announced from the State level and recommendations will be made to City Council. A list of the potential applicants were be provided for the Board members' review.

Mr. Allen, Ms. Carter and Mr. Blackman volunteered to be part of the Review Team.

ITEMS FROM THE DEPARTMENT:**UPDATE ON THE COMPREHENSIVE PLAN.**

Russ Clegg stated that there will be a community meeting held in the Nussbaum Room of the Public Library on March 20th from noon till 7:30 p.m. There will be a speaker event on March 6th at the History Museum with Carolyn Dwyer to discuss the connection between Planning and Health. In April, Christian Jeffers, a Greensboro native, will discuss design, place-making, planning, transportation as she styles herself as the "Black Urbanist." Staff is continuing to seek input through an on-line survey, refining the goals, and will begin working on the strategies and policies.

ITEMS FROM THE CHAIR:

Chair Isaacson stated that he would not be able to attend the March meeting and Mr. Allen has agreed to chair the meeting.

SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY:

David Levy, Executive Director of Affordable Housing Management, stated that they are one of the Tax Credit applicants and have started to input data into the new software which works well and makes their life easier. He expressed two areas of concern. The first being that Tax Credit Applications are quite expensive and each applicant invests quite a bit of money into predevelopment expenses related to development of civil plans, building plans, and environment studies. He requested that the Board consider recommending all of the applications as do other major cities and North Carolina. Not all applications will get funded by the state, Guilford County typically will only get two awards. There are two rehab projects in this year and rehab is a separate carve-out of the Tax Credit awards, roughly about 10%. They will not award more than one project per County, so the two that are being applied for, only one will get funded. Of the two new construction projects, and they are competing with two in High Point, so of those four, only one will get funded. In the past, the City has typically scored the projects and awarded funding based on the scoring. He requested that the Board consider either not scoring the projects or just making sure they meet threshold, or the City requirements, and fund each project request. He also pointed out that they only have about 26 days to submit applications to the City which, along with other changes, put a developer at a great disadvantage.

APPROVAL OF ABSENCES:

The absence of Mr. Cooke was acknowledged as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 5:27 pm.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director
SS:/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
MARCH 20, 2019**

The Greensboro Planning Board meeting was held on Wednesday, March 20, 2019 at 4:00PM 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, Carol Carter, Danielle Brame, and Mike Cooke. Planning staff present included Steve Galanti and Luke Carter. Also present was Andrew Kelly, from the City Attorney's office; and Caitlin Bowers and Valerie Moore from the Neighborhood Development Department.

MEETING MINUTES: APPROVAL OF MINUTES OF FEBRUARY 20, 2019, PLANNING BOARD MEETING. (APPROVED)

Mr. Martin moved to approve the minutes of the February 20, 2019 meeting, seconded by Ms. Carter. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Bryson, Blackman, Wade, Martin, Carter, Brame, and Cooke. Nays: None.)

PUBLIC HEARING: AFFORDABLE HOUSING DEVELOPMENT RFP. (RECOMMENDED)

Mr. Wade asked to be recused from this item for a potential conflict of interest, and was recused by unanimous consent.

Ms. Valerie Moore explained the RFP process, funding sources and amounts available for the production and preservation of affordable housing units. The review team met twice to evaluate and develop their recommendation for a Planning Board recommendation and consideration by City Council on April 16, 2019. The team recommendation is to fund all three of the projects. She explained the three projects as: Oakleigh, located in Old Asheboro Redevelopment area, in the south Greensboro Historic District, submitted by Prestwick Development Company, consisting of 80 new units designated for the elderly, and the requested amount of \$1,150,000; Windhill Development, an existing development, submitted by the Affordable Housing Management Group, the rehabilitation of 60 units for families, and the requested amount of \$604,794; and Richardson Village, submitted by Beacon Management, the rehabilitation of 24 units for families, and the requested amount of \$431,866. She further explained the review teams concerns with Windhill Development related to it already using HOME funds for the project, its affordability period not allowing them to request federal HOME dollars, and their request for bond funds that were available for multi-family RFP. Another concern was bringing new money to the table especially with a current balance on an existing loan and that there will not really be additional units with those funds. Another concern is the last of the bond funds that was set aside for the affordable multi-family projects under the 2016 Housing Bonds and those funds do allow for rehabilitation and creation of new units. The

concern of the review team is with the remaining bond funds, the preference is to use those for projects that are creating new units. Ms. Moore stressed the recommendation is to fund it as proposed.

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

Upon a question from Mr. Bryson, Ms. Moore stated that Beacon Management and Affordable Housing Management have worked with Greensboro before.

Upon a question from Mr. Blackman, Ms. Moore state that this part of the process involved looking at each of the development teams for their level of participation from minority and women business enterprises and that there will be another phase, should each project actually commit and be awarded funding, in which the project's general contractor and full budget will be reviewed by the MWBE office.

Ms. Carter and Chair Allen complimented Ms. Moore, the review team and stated that these were three good proposals.

Chair Allen stated there were some comments in the meetings in reference to participation from minority and women business enterprises and he received clarification that in addition to local representation, the district was recently expanded to include different vendors up to Durham to participate in the process.

Ms. Carter moved to recommend the Fiscal Year 2019 Multi-Family Affordable Housing Development Recommendations consisting of Prestwick Development Company, Affordable Housing Management, and Beacon Management; seconded by Mr. Cooke. The Board voted 7-0-1 in favor of the motion. (Ayes: Allen, Bryson, Blackman, Martin, Carter, Brame, and Cooke. Nays: None Abstained: Wade.)

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

PUBLIC HEARING: RECEIVE COMMENTS ON FY 2019-2020 ANNUAL ACTION PLAN FOR THE HUD-FUNDED PROJECTS AND PROGRAMS.

Ms. Catlin Bowers, Grant Administrator with the Neighborhood Development Department, presented the 2019 -2020 Draft Annual Action Plan, the fifth and final year of implementation for the 2015-2019 consolidated plan, as the funding application for the Department of Housing and Urban Development, and is required in order to receive annual grant funds. It begins the necessary steps to fund new projects, honor long term commitments, and follows an approval process. The Neighborhood Development Department will publish a summary of the planned expenditures and a second public hearing will be held at City Council after funding allocations are received. Since jurisdictions have not received notice of grant year 2019 HUD funding, they are not

certain of the exact award amounts and the figures are estimates based on trend in previous years. The annual action plan includes goals to increase the supply of affordable housing, continue to rehabilitate and repair existing housing, support community efforts to combat homelessness and work to complete redevelopment projects in target neighborhoods.

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

Upon a question from Ms. Carter, Ms. Bowers stated that they receive grant allocations every year. Next year will complete a consolidated plan which outlines five years of funding, projects, and activities that are anticipated. They do an annual action plan in the subsequent five years from the consolidated plan. They are hiring a consultant to complete the consolidated plan and work on the public outreach portions.

Upon a question from Mr. Blackman, Ms. Bowers stated that the multi-family development RFP using HOME Funds, rehabilitation of owner occupied units, rehabilitation of rental units and the use of CDBG Funds is included in the plan and being utilized.

ANNEXATION: PL(P) 19-10: PROPOSED CONTIGUOUS ANNEXATION OF 3618 MCCONNELL ROAD (18.721 ACRES). (RECOMMENDED)

Mr. Galanti stated that the site is located in Growth Tier One, there is a 16-inch water line located in McConnell Road and sanitary sewer is located approximately 370 feet to the east of this site. The City's Fire Department noted that they are currently serving the site. The Police Department can provide service with little difficulty. The Technical Review Committee reviewed this request at their March 7th meeting and recommended approval.

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

ANNEXATION: PL(P) 19-11: PROPOSED CONTIGUOUS ANNEXATION OF 5705 RUFFIN ROAD, (1 ACRE). (RECOMMENDED)

Mr. Galanti stated that the site is located in Growth Tier One, there is a 12-inch water line located in Ruffin Road, and sanitary sewer is located approximately 360 feet to the east. The Water Resources Department noted that a private pump station, the responsibility of the property owner, may be needed in order access the existing sanitary sewer line. The City Fire Department noted that the site is served by Pinecroft Sedgely Station #23, upon annexation will be served by City Station #52, and service will remain the same. The Police Department can provide service with little difficulty. The Technical Review Committee reviewed this request at their March 7th meeting and recommended approval.

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

ANNEXATION: PL(P) 19-12: PROPOSED SATELLITE ANNEXATION OF 5308 WINTERSET DRIVE (1.13 ACRES). (RECOMMENDED)

Mr. Galanti stated that this site is located in Growth Tier One, there is an 8-inch water line located approximately 560 feet to the east in Millstream Road, and sanitary sewer within Winterset Drive. The Fire Department noted that this site is served by City Station #57 and McLeansville Station #37 through a contract, and will continue to be served by those two fire stations. The Fire Department did note that due to the lack of fire hydrants in the area that they will need to make special provisions to provide service, and will begin efforts for providing alternate service provisions for fire protection in this area. The Police Department can provide service with little difficulty. The Technical Review Committee reviewed this request at their March 7th meeting and recommended approval.

Upon a question from Ms. Carter, Mr. Kelly stated it was his understanding the fire department was saying they can provide the service.

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

ANNEXATION: PL(P) 19-13: PROPOSED SATELLITE ANNEXATION OF 1117 – REAR NC HIGHWAY 68 NORTH, 708 LEABOURNE ROAD, AND THE RIGHT-OF-WAY FOR NC HIGHWAY 68, (105 ACRES). (RECOMMENDED)

Mr. Galanti stated that this site is located in Growth Tier 1, and is already being served by the City water and sewer. The City Fire Department noted that the site is served by Oak Ridge Station #51 and upon annexation will be served by City Station #17 and possibly Colfax Station #16. The Fire Department would like to investigate the possibility of contract services with Oakridge for this area. The Police Department can provide service with little difficulty. Technical Review Committee reviewed this request at their March 7th meeting and recommended approval.

Ms. Carter stated that she remembered water and sewer was extended when this was constructed, the Board recently recommended an annexation on the west side of Highway 68, and encouraged staff to come to an agreement with the Oakridge Fire Department regarding coverage for this property.

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

EASEMENT RELEASE: 500 GUILFORD COUNTY ROAD – RELEASE OF A 20-FOOT SANITARY SEWER EASEMENT, AS RECORDED IN PLAT BOOK 140, PAGE 124. (APPROVED)

Mr. Carter explained the easement release and that all of the utility providers indicated they could release this easement.

Ms. Carter moved to approve the easement release, seconded by Mr. Wade. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Bryson, Blackman, Wade, Martin, Carter, Brame, and Cooke. Nays: None.)

EASEMENT RELEASE: 703 CARDIGAN COURT, RELEASE OF RELEASE OF A 10-FOOT PORTION OF A 20-FOOT SERVICE EASEMENT, AS RECORDED IN PLAT BOOK 31, PAGE 84. (APPROVED)

Mr. Carter explained the easement release, that there is an existing building located within the easement, and that all of the utility providers indicated they could release this easement.

Upon a question from Ms. Carter, Mr. Galanti stated that a variance was not need for the existing building.

Mr. Blackman moved to approve the easement release, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Bryson, Blackman, Wade, Martin, Carter, Brame, and Cooke. Nays: None.)

EASEMENT RELEASE: 3007 BROWN BARK DRIVE – RELEASE OF A 10-FOOT EASEMENT AS RECORDED IN PLAT BOOK 43, PAGE 72. (APPROVED)

Mr. Carter explained the easement release, and that in reviewing a permit application for this site it was determined that there is an existing building located within the easement. Since there are utilities located in the easement only a 4-foot by 10-foot portion of this easement can be released.

Ms. Carter moved to deny the easement release and the motion died for lack of a second.

Mr. Martin moved to approve the release of a 4-foot by 10-foot portion of the easement, seconded by Mr. Bryson. The Board voted 7-1 in favor of the motion. (Ayes: Allen, Bryson, Blackman, Wade, Martin, Brame, and Cooke. Nays: Carter.)

EASEMENT RELEASE: 4203 DOGWOOD DRIVE - RELEASE OF A 10-FOOT PORTION OF A 20-FOOT SERVICE EASEMENT, AS RECORDED IN PLAT BOOK 27, PAGE 100. (APPROVED)

Mr. Carter explained the easement release, and that there is an existing building located within the easement. Since there is an existing storm sewer line located in the eastern portion of the easement, all of the easement, except for the eastern 10 feet can be released.

Upon a question from Ms. Carter, Mr. Carter explained that outbuildings that have a dimension of 12 feet in any direction are required to obtain a building permit.

Mr. Cooke moved to approve the release of all except the easternmost 10 feet of the easement, seconded by Mr. Martin. The Board voted 7-1 in favor of the motion. (Ayes: Allen, Bryson, Blackman, Wade, Martin, Brame, and Cooke. Nays: Carter.)

EASEMENT RELEASE: 719 REGIONAL ROAD – RELEASE OF A 20-FOOT UTILITY AND SANITARY SEWER EASEMENT, AS RECORDED IN PLAT BOOK 138, PAGE 71. (CONTINUED)

EASEMENT RELEASE: 2351 CAMPGROUND ROAD – RELEASE OF A 20-FOOT UTILITY EASEMENT, AS RECORDED IN PLAT BOOK 72, PAGE 19. (CONTINUED)

ITEMS FROM BOARD MEMBERS:

Ms. Carter advised the Board that today is the public fair for the comprehensive plan update, that she was there prior to the meeting and there are several excellent stations set up. She encouraged everyone to attend the formal 30-minute presentation at 5:30PM and the fair ends at 6:30PM. The stations will provide Planning with a lot of information from the citizens about what they want to see for the future of Greensboro.

APPROVAL OF ABSENCES:

The absence of Mr. Isaacson was acknowledged as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 4:57PM.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director

**MEETING OF THE
GREENSBORO PLANNING BOARD
APRIL 17, 2019**

The Greensboro Planning Board meeting was held on Wednesday, April 17, 2019 at 4:00 pm. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair, Marc Isaacson, Steve Allen, Richard Bryson, Dave Blackman, Homer Wade, John Martin, Carol Carter, Danielle Brame, and Mike Cooke. Planning staff present included Steve Galanti, Luke Carter, Russ Clegg, and Jeff Sovich. Also present was Andrew Kelly, from the City Attorney's office.

**APPROVAL OF MINUTES OF MARCH 20, 2019, PLANNING BOARD MEETING
(APPROVED)**

Mr. Martin moved to approve the minutes of the March 20, 2019 meeting, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Issacson, Allen, Bryson, Blackman, Wade, Martin, and Brame. Nays: None.)

ANNEXATION:

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

**PL(P) 19-14 PROPOSED SATELLITE ANNEXATION OF 4005 NEUSE COURT, .81
ACRES. (RECOMMENDED)**

Mr. Galanti stated that this annexation is located in Growth Tier 1 on the Growth Strategy Map in the Comprehensive Plan. Water and sewer are available in Neuse Court. The Fire Department noted it is currently served by the Pincroft Sedgefield Fire Station and via a contract will continue to be served by that fire department. The Police Department estimates they can provide service with little difficulty. The Technical Review Committee reviewed the request and has recommended its approval. Upon a question from Mr. Martin, Mr. Galanti responded that water and sewer is available in Neuse Court and that others have already connected under the previous water and sewer policy.

Mr. Martin moved to recommend the annexation to City Council, second by Ms. Brame. The Board voted 8-0 in favor of the motion. (Ayes: Issacson, Allen, Bryson, Blackman, Wade, Martin, Brame, and Cooke. Nays: None.)

EASEMENT RELEASES:

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

719 REGIONAL ROAD, RELEASE OF A 20-FOOT UTILITY AND SANITARY SEWER EASEMENT AS RECORDED IN PLAT BOOK 138, PAGE 71. (APPROVED)

Mr. Carter stated that all service providers have responded that the easement can be released. The applicant is proposing to construct a building in this easement necessitating the need for the easement release.

Mr. Allen moved to approve the easement release, second by Mr. Cooke. The Board voted 9-0 in favor of the motion. (Ayes: Issacson, Allen, Bryson, Blackman, Wade, Martin, Brame, Cooke and Carter. Nays: None.)

2351 CAMPGROUND ROAD, RELEASE OF A 20-FOOT UTILITY EASEMENT AS RECORDED IN PLAT BOOK 72, PAGE 19. (APPROVED)

Mr. Carter stated that all service providers have responded that the easement can be released.

Mr. Allen moved to approve the easement release, second by Mr. Cooke. The Board voted 9-0 in favor of the motion. (Ayes: Issacson, Allen, Bryson, Blackman, Wade, Martin, Brame, Cooke and Carter. Nays: None.)

**AMENDMENTS TO GENERALIZED FUTURE LAND USE MAP (GFLUM):
CP19-03, 11.12 ACRES AT 3216, 3232, AND 3236 HORSE PEN CREEK ROAD,
FROM LOW RESIDENTIAL TO INSTITUTIONAL. (COMMENTS)**

Mr. Sovich stated that the current designation on the site is Low-Residential, the proposed amendment is to Institutional and he presented the definition for both designations.

Upon a question from Ms. Carter, Mr. Sovich responded that this site currently contains the YMCA.

Upon a question from Mr. Blackman, Mr. Sovich responded that the Low-Residential designation was made when GLFUM was developed in 2003 with the general sense that this was compatible with its surroundings.

Upon a question from Ms. Carter, Mr. Galanti stated that the YMCA is zoned Public-Institutional.

The Board stated that they believe the change makes sense, it fits the location due to the existing use and site conditions, and since Horse Pen Creek is being significantly widened and expanded.

UPDATE RE COMPREHENSIVE PLAN:

Russ Clegg stated that since the last presentation to the Board, Carolyn Dwyer spoke on the connection between planning and health, that there have been to several different pop-up events as an opportunity to talk with people, and that there was the 20/40 fair at the Nusbaum Room at the library. Mr. Clegg stated that Kristen Jeffers will be speaking at the Barber Park Event Center. Mr. Clegg stated that marketing, videos on Facebook, and weekly surveys will continue to seek input. Mr. Clegg advised the Board that the vision, values, and goals are still being drafted, and the next step is creation strategies, policies, individual projects or programs, and a 5-year action plan.

Upon a question from Mr. Bryson, Mr. Clegg stated that the GTA plan would be incorporated in to the Comprehensive Plan.

Mr. Blackman stated that the strategies should be actionable, defined and distributed so that the average citizen is better informed about the Comprehensive Plan.

ADJOURNMENT:

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

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director

pd/cgs

**MEETING OF THE
GREENSBORO PLANNING BOARD
MAY 15, 2019**

The Greensboro Planning Board meeting was held on Wednesday, May 15, 2019 at 4:00 pm. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Vice Chair Steve Allen, Richard Bryson, Danielle Brame, Mike Cooke, Homer Wade, Dave Blackman, and Carol Carter. Planning staff present included Steve Galanti, Luke Carter, and Russ Clegg. Also present was James Dickens, from the City Attorney's office.

APPROVAL OF MINUTES OF APRIL 17, 2019 PLANNING BOARD MEETING (APPROVED)

Mr. Bryson moved to approve the minutes of the April 17, 2019 meeting, second by Ms. Brame. The Board voted 6-0 in favor of the motion. (Ayes: Allen, Bryson, Brame, Wade, Blackman, and Carter. Nays: None.)

ANNEXATION:

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

**PL(P) 19-15 PROPOSED SATELLITE ANNEXATION OF 4504 PINE VISTA LANE (.52 ACRES).
(RECOMMENDED)**

Mr. Carter stated that this site is located in Growth Tier 1 and that City Water and Sewer are located in Pine Vista Lane. The City Fire Department currently provides service to this area through Greensboro Fire Station Number 56 and upon annexation will continue to provide service. The Police Department can provide service with little difficulty. Solid Waste can also provide service to this location. The Technical Review Committee reviewed the request and recommended approval.

Mr. Blackman moved to recommend the annexation to City Council, second by Mr. Wade. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Brame, Wade, Blackman, Cooke, and Carter. Nays: None.)

EASEMENT RELEASES:

**2705 HAIG ST. – RELEASE OF A 20-FOOT UTILITY EASTMEN AS RECORDED IN PLAT BOOK 76,
PAGE 96. (CONTINUED)**

**1803 BISCAYNE STREET – RELEASE OF A 6-FOOT BY 20-FOOT PORTION OF A 10-FOOT UTILITY
EASEMENT, AS RECORDED IN PLAT BOOK 42, PAGE 86. (APPROVED)**

Mr. Galanti stated the easement release is being requested to allow for the construction of a carport. And that all utility companies have responded that the easement can be released.

In response to a question from Ms. Carter, Mr. Galanti stated that if the carport is under 15 feet in height it would have the proper setback, and that the portion of the easement remaining would be 4 feet wide.

Mr. Cooke moved to approve the easement release, second by Ms. Brame. The Board voted 6-1 in favor of the motion. (Ayes: Allen, Bryson, Blackman, Wade, Brame, and Cooke. Nays: Carter.)

UNIFIED DEVELOPMENT PLAN:**UDP FOR McALLISTER LEFTWICH HOUSE AT 507 NORTH CHURCH STREET. (APPROVED)**

Mr. Galanti stated that the property contains approximately .68 acres and was rezoned to Planning Unit Development on May 15, 2017. The UDP is to be consistent with the Concept Plan, show phase lines, if any, contain master sign information, and identify the setbacks and other regulations regarding building placement. The Technical Review Committee reviewed the draft UDP and recommended approval with conditions. The plan is consistent with the Concept Plan and reflects the zoning conditions. The proposed uses permitted on this site are office, retail, commercial, and residential.

Upon a question from Ms. Carter, Mr. Galanti stated that the sign standards can either be specified or mimic a standard in the Land Development Ordinance and the applicant elected to use the standards established in the Land Development Ordinance. The existing building will remain and that required open space mimics the requirements specified in the Land Use Ordinance. Mr. Galanti also stated that in accordance with the Historic District Overlay, any changes to the exterior of the building would need to be reviewed by the Historic Preservation Commission.

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

ITEMS FROM THE DEPARTMENT:**UPDATE ON THE NEW GARDEN ROAD STRATEGIC PLAN**

Mr. Clegg presented the timeline, goals, vision, and recommendations for the strategic plan. There will be a public meeting for public input and the plan will come to the Planning Board for a recommendation.

Upon a question from Mr. Blackman, Mr. Clegg stated that the Steering Committee was made up of residents along the corridor, that if a rezoning application was consistent with the Plan it would be heard by the Zoning Commission without the need for a plan amendment, and that there was good attendance at the meetings held so far.

CITY OF GREENSBORO BOARD AND COMMISSIONS GUIDELINES & CODE OF CONDUCT

Mr. Galanti presented the guidelines and code of conduct adopted by City Council related to attendance and punctuality, code of conduct, communication and personal data. Mr. Galanti detailed each of the specific changes in the Board and Commission Handbook.

9. APPROVAL OF ABSENCES:

The absence of Mr. Isaacson was acknowledged as excused.

The absence of Mr. Martin was acknowledged as unexcused.

10. ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 4:51 p.m.

Respectfully submitted,

Sue Schwartz, FAICP

Planning Department, Director

pd/cgs

**MEETING OF THE
GREENSBORO PLANNING BOARD
JUNE 19, 2019**

The Greensboro Planning Board meeting was held on Wednesday, June 19, 2019 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair Isaacson, Steve Allen, Homer Wade, Dave Blackman, John Martin, and Carol Carter. Planning staff present included Steve Galanti, Jason Earliwine, Hart Crane, Andy Lester and Russ Clegg. Also present was Andrew Kelly, from the City Attorney's office.

**APPROVAL OF MINUTES OF MAY 15, 2019, PLANNING BOARD MEETING
(APPROVED)**

Mr. Martin moved to approve the minutes of the May 15, 2019 meeting, second by Mr. Allen. The Board voted 6-0 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Blackman, Martin, and Carter. Nays: None.)

ANNEXATION:

**PL(P) 19-16: PROPOSED CONTIGUOUS ANNEXATION OF 4501 OLD
BURLINGTON ROAD, 4.7 ACRES. (RECOMMENDED)**

Mr. Galanti stated this property is located within Growth Tier 1 on the Comprehensive Plan's Growth Strategy Map and is considered to be contiguous to the City's primary corporate limits. City Water and City Sanitary Sewer are available by connecting and extending the existing lines located at the intersection of Willow Road and Burlington Road. In order for the site to be served by water and sanitary sewer, the owners are responsible for all costs associated with extending and connecting. The City's Fire Department notes this site is currently being served by City Station 63 and upon annexation service to the site should remain the same. The Police Department noted they can provide service with little difficulty. Providing the other city services will involve a travel distance almost equal to that necessary to provide service to the properties already annexed north and east of the property.

Mr. Blackman moved to recommend the annexation to City Council, second by Mr. Martin. The Board voted 6-0 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Blackman, Martin, and Carter. Nays: None.)

**PL(P) 19-17: PROPOSED SATELLITE ANNEXATION OF 1039 THRU PARK 1051 NC
HIGHWAY 68 NORTH, 73.561 ACRES. (RECOMMENDED)**

Mr. Galanti stated that this site is within Growth Tier 1 on the Comprehensive Plan's Growth Strategy map and considered to be a satellite annexation. City water will be

available by extending and connecting to the existing water line located in Highway 68. City Sanitary Sewer service is available by connecting and extending the 12-inch sewer line located to the north of the site. In order for this site to be served by City water and sanitary sewer, the owner will be responsible for all costs associated with extending and connecting to the utilities. The City Fire Department noted this site is currently served by Oakridge Station 51 and upon annexation will be served by City Station 17. The travel time will increase but service to the site will remain the same. The Greensboro Fire Department has worked with the Oakridge Department and Metro 9-1-1 to create a new response plan so the two fire departments can respond in tandem to all events. This does not ensure there will be adequate staffing. Travel times will increase to the extent the City would not be meeting the standard of cover or effective response force for single or multi-unit incidents. The Police Department can provide service but notes upon full buildout will need an additional police officer. The provision of other services will involve a travel distance equal to that necessary to provide service to the previously annexed property located to the north of this site.

In response to a question from Ms. Carter, Deputy Chief Dwayne Carter stated that if Oakridge arrives on the scene first, they will be in charge only until the City of Greensboro Fire Department arrives per statutory guideline NFPA 1710 and that not meeting response time may affect Greensboro's certifications.

In response to a question from Mr. Blackman, Deputy Chief Church stated that with any contract, they are required to do quarterly training with those departments. Although Oakridge is not a contract department, they do work with Oakridge in response to calls in that area. There are plans for additional fire stations as more annexations develop and the owner would not be required to provide a fire station.

In response to a question from Mr. Blackman, Mr. Galanti stated that impact fees were not an option at this time.

Mike Fox, 100 N. Greene Street. Attorney with Tuggle Duggins representing the property owners, stated that although the original plan was for a mixed-use project with a major retail center and outparcels with a hotel and office, the current plan is to have out parcels on the frontage of Highway 68 with service stations, medical offices, with several large office/warehouse buildings on the remainder of the property.

Brian Hall, 309 Gallimore Dairy Road, representing Samet Corporation, stated that the proposal is for four buildings, with a five-year buildout, and the buildings will have sprinkler systems. They will work with the City of Greensboro to ensure fire service and fire suppression is adequate per building.

In response to a question by Ms. Carter, Mr. Hall stated that there would not be flammables stored on site.

In response to a question from Ms. Carter, Mr. Clegg stated that the northern part around GTCC's campus is shown as mixed-use, transitioning southward to industrial uses on the Western Area Plan. There is a need to preserve industrial land for development and balance it with the need for mixed-use while preserving the rural character of the area.

In response to a question from Ms. Carter, Mr. Kelly stated that firefighting is a government function and governmental immunity applies except in specific cases where the immunity has been waived. It is a case-by-case basis to keep in mind with respect to the City's liability.

Ms. Carter moved to recommend the annexation to City Council, second by Mr. Allen. The Board voted 6-0 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Blackman, Martin, and Carter. Nays: None.)

PL(P) 19-18: PROPOSED SATELLITE ANNEXATION OF 4626 HICONE ROAD, 3.084 ACRES. (RECOMMENDED)

Mr. Wade asked that he be excused from this item for a potential conflict of interest and was excused by unanimous vote.

Mr. Galanti stated that this property is located within Growth Tier 1 on the Comprehensive Plan's Growth Strategy Map and is considered a satellite annexation. City Water is available by connecting and extending the 12-inch water line located in Hicone Road. City Sanitary Sewer is available connecting and extending the 8-inch sewer line located in Hicone Road. Due to the topography, gravity service to the entire site may not be possible and a sanitary sewer pump may be needed. To be served with city water or sewer, the owner is responsible for all costs associated with extending and connecting the utilities. The City Fire Department noted it is served by County Station 55 and upon annexation will continue to be served by this station through a contract. The Police Department noted they can provide service with little difficulty. Providing other city services, the travel distance is almost equal to provide service to the previously annexed property located to the west, east, and south of this site.

Mr. Allen moved to recommend the annexation to City Council, second by Mr. Martin. The Board voted 5-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Martin, and Carter. Nays: None, Abstain: Wade.)

**EASEMENT RELEASES:
2705 HAIG ST. – RELEASE OF A 20-FOOT UTILITY EASEMENT AS RECORDED IN
PLAT BOOK 76, PAGE 96. (APPROVED)**

Mr. Lester stated this is a request to release a 20-foot utility easement adjacent to the northern property line. All utility companies have responded that the easement can be released.

In response to a question from Ms. Carter, Mr. Lester stated that the utility reviewers were in agreement with the release and assumed there is an alternate route.

Mr. Martin moved to approve the easement request, second by Mr. Allen. The Board voted 5-1 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Blackman, and Martin. Nays: Carter.)

602 MEADOWOOD STREET – RELEASE OF A 2-FOOT BY 40-FOOT PORTION OF A 10-FOOT EASEMENT AS RECORDED IN PLAT BOOK 32, PAGE 52.
(APPROVED)

Mr. Lester stated this request is to release an 80 square foot portion of a 10-foot easement to eliminate the building encroachment. All utility companies have responded that the easement can be released.

In response to a question from Ms. Carter, Mr. Lester stated that the request is for a 2-foot by 40-foot section of the 10-foot easement and there will be 8 feet of easement remaining.

Mr. Blackman moved to approve the easement release, second by second Mr. Martin. The Board voted 6-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, Martin and Carter. Nays: None.)

ITEMS FROM THE DEPARTMENT:

UPDATE ON THE NEW GARDEN ROAD STRATEGIC PLAN

Mr. Crane stated that the next step in public involvement will be the public meeting on June 27th from 6:00 p.m. to 8:00 p.m. at Jefferson Elementary School. He described the community plan, the public input, communication and mailings. The plan will be before the Planning Board in July and City Council in August.

In response to a question from Ms. Carter, Mr. Crane stated that the open house will be heavily promoted. Mr. Clegg added that there will be mailed notices for the public hearings and the plan will be posted on the City's web site.

UPDATE ON COMPREHENSIVE PLAN

Mr. Clegg provided an update on the Comprehensive Plan which included an explanation of the plan elements, goals and new strategies in the five-year action plan.

In response to a question from Ms. Carter, Mr. Clegg stated that mapping efforts will begin soon to look at different types of development and how they fit together with each other.

ITEMS FROM THE DEPARTMENT:

Mr. Galanti stated that the new attendance policy has been clarified to indicate that it is not necessary to provide a doctor's note for an excused absence.

APPROVAL OF ABSENCES:

The absences of Ms. Brame and Mr. Bryson were acknowledged as excused. The absence of Mr. Cooke was acknowledged as unexcused.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 5:07 p.m.

Respectfully submitted,
Sue Schwartz, FAICP
Planning Department, Director
PD/cgs

**MEETING OF THE
GREENSBORO PLANNING BOARD
JULY 17, 2019**

The Greensboro Planning Board meeting was held on Wednesday, July 17, 2019 at 4:00 pm in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair Isaacson, Steve Allen, Carol Carter, Dave Blackman, Homer S. Wade, John Martin, Richard Byson, Mike Cooke, and Donald Brandon. Planning staff present included Steve Galanti, Jason Earliwine, Hart Crane, Andy Lester, Jeff Sovich, and Russ Clegg. Also present was Andrew Kelly, from the City Attorney's office.

**APPROVAL OF MINUTES OF JUNE 19, 2019, PLANNING BOARD MEETING
(APPROVED)**

Mr. Blackman moved to approve the minutes of the June 19, 2019 meeting, second by Mr. Wade. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Brandon, Carter, Blackman, Wade, Martin, Bryson, and Cooke. Nays: None.)

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

PUBLIC HEARING:

NEW GARDEN ROAD STRATEGIC PLAN (RECOMMENDED APPROVAL)

Mr. Crane stated this is an action for the Board with three options and reviewed the process for the past year and half. The plan informs residents, property owners and the City of Greensboro of the steps necessary to protect and enhance the community character and the quality of life which makes this area desirable. A slide was shown depicting five goal areas of: balanced development; area character; mobility; community; and transportation linkages. The plans recommendations are based on public input and studies performed on the area. If the Plan is adopted, rezoning requests that are inconsistent with the New Garden Road Strategic Plan will require an amendment to the Plan. In those cases:

- the Planning Department will convene a public meeting in the area for the review and comment of the application;
- The Planning Board will hold a public hearing and make a recommendation on the proposed amendment;
- the Zoning Commission will hold a public hearing and vote on the proposed zoning change;
- City Council will hold a public hearing and make a final decision on both.

In response to a question, Mr. Crane stated the Vision Statement is based on public input. Mr. Bryson stated a Vision Statement should be written for every community in

Greensboro. In response to a question, Mr. Clegg stated that there were no changes made to the current Generalized Future Land Use Map designations for the area, but adopting the designations as part of a neighborhood plan gives them the same status as the Future Land Use Map for other neighborhood plans. In response to a question, Mr. Clegg stated instead of changing the Land Use map and trying to guess what a potential rezoning request might be, the Plan outlines a series of questions to consider the appropriateness of the requested change at that time for that particular rezoning.

Mr. Blackman stated there is uncertain language between the staff deciding that they would go for community versus an automatic process. Mr. Crane responded it would be based on whether or not it triggered a GFLUM amendment and wouldn't necessarily be up to the staff. Mr. Crane advised if a proposed new zoning is going to change the GFLUM map, it would trigger an amendment and a public meeting would be held.

In response to a question of what triggers a public meeting, Mr. Clegg stated a zoning request not consistent with the designations on Future Land Use map would trigger public meeting. There are multiple things that can be done in mixed use commercial but if someone staying within that family of uses, it would not trigger the extra process. Mr. Clegg responded that rezoning cases are reviewed by a team of staff people from different departments who look at the definitions in the Future Lane Use Map and the policies of the Comprehensive Plan to determine if it rises to the level to amend the Comprehensive Plan.

Ms. Carter reserved the right to address the Board with questions following the public hearing.

Mr. Allen stated the five primary strategies include refining the control of land uses to better manage change and development, diminishing the impact of vehicular traffic on quality of life, increasing neighborhood interconnectivity, enhancing corridor character and building stronger community relations. He is looking forward to hearing what the public has to say.

In response to a question, Mr. Clegg stated anything that is zoned, by right the owner can develop as it is zoned.

In response to a question of connectivity from one development to another and limiting traffic, Mr. Clegg responded there is a cross access provision in the Land Development Ordinance. One of the factors the plan looks at in cases of new rezoning is what will the impact be on access and adjacent properties.

SPEAKERS FROM THE FLOOR:

Hugh Willis, 1902 New Garden Road. Stated New Garden Road is approaching a new stable configuration where there are only a few out more towards Horse Pen Creek. He feels the public had a great amount of input and staff and their consultant did a good job of integrating the public's concerns as expressed at the meetings. He did not agree with the under 1-acre rule. There is a policy that rezoning property of less than an acre do not

require a separate process to determine if the GFLUM and the Comprehensive Plan need to be amended. His biggest concern is the under an acre rule, it needs to be addressed and the Board needs to be involved with property redevelopment.

Richie Jordan, 5503 Belvedere Place. Stated he is on the Advisory Board for the Strategic Plan. He is in full support of the plan and it goes a long way to addressing some of the issue. One of the drivers was the rezoning system in the city giving the neighborhood person about 12-day notice where the developer has more time to put their plan and strategy together creating the general public feeling they have been cheated with a 10-day notice. One of the parts of the plan says to build a support between the commercial and the people that live within that area. He feels the plan needs to be tweaked so the community can be involved in the whole process from an early part if something is even under an acre.

Bernice Harel, 1310 New Garden Road. Ms. Harel expressed her appreciation to staff for the job they have performed. Hart Crane, in particular, was very at good neighborhood outreach and feels he was also very good reaching out to commercial parties and everybody involved. Her and husband are very pleased with the plan. She is very pleased with the improved planning and zoning process that's recommended and the emphasis on preserving existing residential neighborhoods and achieving an optimum balance between commercial, residential, and other types of activities.

Yvonne Williams, 5607 Robin Ridge Road. Ms. Williams stated her full support of this plan. She was on the Advisory Committee. She sees this plan as a way to give some input from the communities that are established and thriving in a way that is not present which leads to feelings of marginalization and neglect given that their neighborhoods have been before the development started on New Garden Road.

Michael McIntosh, 3705 Timber Oak Drive in Woodland Hills. Mr. McIntosh thanked the Department of Planning for the input the community was allowed to give during this past year and a half. He was very pleased to see on page 26, Strategy 1, the sections of the corridor which are predominantly residential in use and character, particularly between Jefferson Northeast to Stratton Hills Drive, are most likely to be compatible with the residential use as densities no greater than R-12. His concern was they also listed Catswall Apartments across from Walmart which are three story buildings which have to exceed the R-12. He does have a concern regarding the high-density apartment possibility. Concerned about the 50-foot three story allowance for offices and businesses. It is a concern that any property less than 1 acre does not have to seek an amendment from the Future Land Use amendment.

Marlene Sanford, President of TRIBEC, 115 Southwest Gate Drive. Ms. Sanford thanked staff, residents, and other people who worked so hard and gave input. There were a couple of meetings at which non-residents who do business in the corridor were asked for input which does not appear to be reflected in the Plan. First is the 60-day interval for neighborhood review of changes of a change to the GFLUM that goes along with the

zoning change. She is requesting the plan be approved with the modification to change the wording to up to 60 days or no more than 60 days. Expressed concern regarding the limitation to 12 units per acre south of Jefferson Road.

William Davis, 3300 Cross Timbers Court, Woodland Hills. Mr. Davis thanked everyone for the hard work that has been done and agrees with most of the plan, especially the vision statement. He is concerned regarding the number of units with the 50-foot height and the three-story issues. Would like to request staff to take another look at that. Mr. Davis spoke about bike plans and the need for bike routes and would encourage staff to look at putting either separate parallel bike paths or dedicated bike paths with barriers.

Mark Metter, 1819 New Garden Road. Mr. Metter stated this is an interesting plan and is familiar with the 2025 plan from several years which they been using as a guide. What he is hearing now is there is many people with input on restrictions. He's hearing the 2025 plan is no longer valid. Ms. Carter stated that the 2025 plan has no land use changes as part of this. Mr. Clegg stated the plan looks at the GFLUM map that is incorporated into this area and includes that as a basic land use map. Due to the level of study that occurs in a small-area plan, there is a more thorough discussion for proposed neighborhood and corridor plan amendments than for the Generalized Future Land Use Map. It is incorporated as part of this plan. Mr. Metter stated there is a need for at least a 6 - 8-foot sidewalk to accommodate bicyclists which would greatly reduce the cost from asphalt paving in making the road wide enough. He feels those having more than an acre have been neglected and shut out of the process.

Ms. Carter asked what more is it that he would like to see as part of this study. Mr. Metter feels Greensboro does not want property like his inside the city limits. They want something smaller. Referenced apartment complex behind McDonalds and Aldi's. Property value is not going down, it is going up. Would like discussions to continue and wants to have everyone involved in discussions, not just select focus group with certain priorities and end game in mind.

Mr. Hugh Willis. Spike to what is the best and highest use for this land. He referenced shopping center at the Bryan Boulevard exit and Horse Pen Creek intersecting with New Garden Road. The value per acre, according to the acreage that staff provided in the 2016 reappraisal was \$ 845,600 per acre for the shopping center. The two-story townhomes appraised at 5.8 million on just over four acres, and is 1.4 million dollars per acre, 69 percent higher than the value of the shopping center. It is like this because of the upscale townhomes listed over \$400,000.00 per unit which draws from the quality of the surrounding neighborhood and give back good value to the surrounding neighborhood. This utilization of this land is more valuable to the neighborhood and toe City, than the commercial property that is located at Horse Pen Creek and New Garden.

Chair Isaacson inquired where the appraisal information came from. Mr. Willis responded the tax appraisals were from the County GIS Mapping listing the tax values for all

properties in the city. The acreage was from Mike Kirkman's staff. 92% of parcels in NW and 96% of residences in NW Greensboro are under an acre.

BOARD COMMENTS:

Mr. Allen is concerned of the 50-foot or three-story height concern in relevance to the planning. In response to his question if that was the current standard and what can be done to alleviate concerns, Mr. Crane stated the predominant zoning for single-family residences is either R-3 or R-5. The allowable height for those properties would be to go up to 50-feet in height which is the upper limit within that zoning classification. In response to a question Mr. Crane responded that is for all R-3 and R-5 throughout the City.

In response to questions by Mr. Allen, Mr. Crane stated New Garden plan would provide more time for the community to provide comments. In most of the neighborhood plans because there is an existing Neighborhood Association and they are given up to 60 days to respond. It is an "up to" number based on the meeting schedule and when they can get it to staff. If replied sooner than the date, staff moves forward with that information. The under one-acre rule does not apply to neighborhood and corridor plans. This exception does exist in the Comprehensive Plan, but any change for the smaller lots would need to go through the Plan amendment process.

Ms. Carter complimented the staff, neighbors and the business people who participated in this plan. She feels it is a good plan and is a plan that could easily be transferred to Fleming Road and Old Oak Ridge Road. Ms. Carter feels staff needs to look at the exits from the Hebrew Academy to implement a follow-up to this study with large acreage that could have many uses. Addressed the achievement of density on the corridor with townhomes being an example of how to achieve density on a corridor without having three story apartment buildings and feels R-12 is a great advantage and a great tax base. The 60-day review she feels is accomplished with up to 60 days. Ms. Carter stated there is a study with the airport currently to determine the new noise cone after growth at the airport. Ms. Carter expressed her concerns regarding the less than one-acre GFLUM amendment and the process changes for this Board. The plan is now for the Board to review the development process with the GFLUM amendment and feels this plan is a good protective tool and could be used elsewhere.

In response to a question from Mr. Cooke, Mr. Clegg responded any change that would be considered an amendment to the Neighborhood Plan would trigger a process. If there is a rezoning that would be contrary to the Future Land Use Map or other aspects of the plan, that would trigger staff to have a meeting with the neighborhood to receive input and walk through the thought process for the conversation as laid out in the plan.

In response to a question, Mr. Clegg stated if a property owner is developing as per the current zoning, they would have to file for permits or whatever the case might be. They could develop their property as zoned and there will not be any change to that.

In response to a question, Mr. Clegg clarified that amendments to the plan would need to follow the outlined process regardless of the size of the parcel. There is a minimum size for the City as a whole but in this small area plan that exception does not apply. It would trigger staff to convene a meeting with the neighborhood and the applicant to discuss and formalize the process. It may not take 60 days no matter what the size of the parcel is.

Ms. Carter moved to recommend approval of the plan to City Council, second by Mr. Allen. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Allen, Carter, Blackman, Wade, Martin, Bryson, Cooke and Brandon. Nays: None.)

EASEMENT RELEASES:

755, 2757 & 2759 HORSEMAN PEN CREEK ROAD – RELEASE OF A 20-FOOT WIDE UTILITY EASEMENT AS RECORDED IN PLAT BOOK 85, PAGE 51. (APPROVED)

Mr. Lester stated that this is a request to release a 20-foot utility easement to accommodate development of the multi-family site. The utility companies have responded that the easement can be released with Water Resource conditioning this release upon the properties being combined into one lot.

Mr. Allen moved to approve the easement release with the condition that the release is to occur upon combination of the lots, second by Mr. Cooke. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Allen, Carter, Blackman, Wade, Martin, Bryson, Cooke, and Brandon. Nays: None.)

811 EAST BESSEMER AVENUE – RELEASE OF A 15-FOOT DRAINAGE EASEMENT AS RECORDED IN PLAT BOOK 60, PAGE 128. (APPROVED)

Mr. Lester stated that this is a request to release a 15-foot drainage easement to accommodate a commercial expansion on the site. The utility companies have responded that the easement can be released with Storm Water requiring the release to be contingent upon the relocation of storm pipes and the dedication of a new drainage easement, and Charter Communications requiring that the portion of the easement running parallel to Bessemer Avenue not be released.

Mr. Allen moved to approve the north/south portion of the easement release with the conditions that the release is to occur upon the relocation of this Storm Sewer and the dedication of the new easement, second by second Mr. Martin. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Allen, Carter, Blackman, Wade, Martin, Bryson, Cooke, and Brandon. Nays: None.)

AMENDMENT TO GENERALIZED FUTURE LAND USE MAP (GFLUM)

CP19-04: 1 ACRE AT 2507-2515 BINFORD STREET, FROM LOW RESIDENTIAL TO INDUSTRIAL/CORPORATE PARK.

Mr. Sovich stated that this amendment has been requested in conjunction with a rezoning request for property located at 2507, 2511, and 2515 Binford Street. The current designation is low residential, the proposed amendment is to Industrial/Corporate Park, and he explained each of the designations.

In response to a question from Mr. Allen, Mr. Galanti stated that Binford Road is not currently paved and development on either side of the road would trigger its paving.

In response to a question from Ms. Carter, Mr. Galanti stated that proposal is for a new business, not an expansion.

The Board commented that this request was not appropriate since it was encroaching into an established residential area, and was not contiguous to the Industrial/Corporate Park to the north, and would not be compatible with the existing residential neighborhood.

ITEMS FROM THE DEPARTMENT:

Mr. Galanti provided clarity on the notification required for unexcused or excused absences.

ITEMS FROM BOARD MEMBERS:

Mr. Bryson asked staff to email the Board with additional information about Opportunity Zones.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 5:46 p.m.

Respectfully submitted,
Sue Schwartz, FAICP
Planning Department, Director
PD/cgs

**MEETING OF THE
GREENSBORO PLANNING BOARD
AUGUST 21, 2019**

The Greensboro Planning Board meeting was held on Wednesday, August 21, 2019 at 4:00 pm in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair Isaacson, Steve Allen, Carol Carter, Dave Blackman, Homer S. Wade, Richard Bryson, Mike Cooke, and Donald Brandon. Planning staff present included Steve Galanti, Luke Carter, Jason Earliwine, Jeff Sovich, and Russ Clegg. Also present was Andrew Kelly, from the City Attorney's office.

APPROVAL OF MINUTES OF JULY 17, 2019, PLANNING BOARD MEETING (APPROVED)

Mr. Bryson moved to approve the minutes of the July 17, 2019 meeting, second by Mr. Cooke. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Carter, Blackman, Wade, Bryson, Cook, and Brandon. Nays: None.)

ANNEXATIONS:

**PL(P) 19-19: PROPOSED SATELLITE ANNEXATION OF 4314 HICONE ROAD (1.48 ACRES)
(RECOMMENDED APPROVAL)**

Mr. Carter stated this property is located in Growth Tier 1, City water is available within Hicone Road and City sewer is available approximately 1300 feet to the south. City Solid Waste is available to this location. City Fire currently contracts with County Station #55 which will continue to provide service and response time will remain the same. The Police Department can provide service to this site with minimum expense. This request received a favorable recommendation by the Technical Review Committee at their July 25th meeting.

Ms. Carter moved to recommend the annexation to City Council, second by Mr. Wade. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Brandon, Carter, Blackman, Wade, Bryson, and Cooke. Nays: None.)

**PL(P) 19-20: PROPOSED CONTIGUOUS ANNEXATION OF 3617 AND 3635 McCONNELL ROAD
(34.93 ACRES) (RECOMMENDED APPROVAL)**

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

Mr. Carter stated this request is a contiguous annexation and contains approximately 34.93 acres. City water and City sewer is available within McConnell Road. City Solid Waste can provide service. City Fire service is currently provided by City Station #56 and will continue upon annexation. The Police Department can provide service with an estimated cost of \$166,075 which is the equivalent of less than one full time police officer. This request received a favorable recommendation by the Technical Review Committee at their July 25th meeting.

Upon a question from Mr. Cooke, Mr. Galanti stated that the Police Department tracks the impact on their department based on the number of police officers that may be needed in the future.

Ms. Carter moved to recommend the annexation to City Council, second by Mr. Wade. The Board voted 6-0-1 in favor of the motion. (Ayes: Brandon, Carter, Blackman, Wade, Bryson, and Cooke. Nays: None. Abstain: Isaacson.)

Chair Isaacson returned to the dais.

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

PL(P) 19-21: PROPOSED CONTIGUOUS ANNEXATION OF 389 FAIRSTONE DRIVE (18.67 ACRES) (RECOMMENDED APPROVAL)

Mr. Carter stated that this site contains approximately 18.67 acres, City water is available to the property within Humble Road and City sewer is available to the property by the existing sewer running through the property. Solid Waste can provide service to this location. The City Fire Department stated it is currently served by Pleasant Gardens Station #3 and the current travel time is 7 minutes, 35 seconds. Upon annexation City Station #61 will provide service and it would improve travel time to approximately 1 minute, 15 seconds. The Police Department stated they can provide service with a small impact of \$58,526.58. This request received a favorable recommendation by the Technical Review Committee at their July 25th meeting.

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

STREET CLOSING:**PL(P) 19-22: PROPOSED CLOSING OF A 2,408 SQUARE FOOT PORTION OF O'FERRELL STREET AT ITS INTERSECTION WITH EDISON PARK ROAD (RECOMMENDED APPROVAL)**

Mr. Wade asked to be recused from this item for a potential conflict of interest and was recused by unanimous vote.

Mr. Galanti stated this is a request to close a portion of O'Ferrell Street at the intersection with Edison Park Road and the petition has been signed by 100% of the adjacent property owners. Mr. Galanti stated that for street closings, Planning Board and City Council need to make two findings: First is that the closing of the street to vehicular traffic is not contrary to the public interest and second, that no property owner in the vicinity is deprived of reasonable means of ingress or egress. The Technical Review Committee made a favorable recommendation at their August 6th meeting.

Upon a question from Mr. Bryson, Mr. Galanti stated that in accordance with the State Statutes where there is public right-of-way that is no longer necessary, the street closing process must be followed.

Mr. Blackman moved to recommend the street closing to City Council, second by Mr. Allen. The Board voted 7-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Brandon, Carter, Blackman, Bryson, and Cooke. Nays: None. Abstain: Wade.)

Mr. Wade returned to the dais.

EASEMENT RELEASES:**1218 MOSELY ROAD – RELEASE OF A 7-FOOT BY 56-FOOT (398 SF) PORTION OF A 60-FOOT WIDE DRAINAGE MAINTENANCE AND UTILITY EASEMENT (DMUE), AS RECORDED IN PLAT BOOK 171, PAGE 1 (APPROVED)**

Mr. Galanti stated this is a request for an easement release of 398 square feet to eliminate an existing encroachment into the 60-foot drainage maintenance and utility easement. The encroachment consists of a retaining wall, concrete pad, porch, and steps. All utility companies have responded that the easement can be released.

Ms. Carter moved to approve the easement release, second by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Carter, Blackman, Wade, Bryson, Cooke, and Brandon. Nays: None.)

AMENDMENT TO GENERALIZED FUTURE LAND USE MAP (GFLUM):

CP 19-05: 20.60 ACRES AT 389 FAIRSTONE DRIVE, FROM MODERATE RESIDENTIAL AND INDUSTRIAL/CORPORATE PARK TO LOW RESIDENTIAL (COMMENTS)

Mr. Sovich stated that the current designation on the site is Moderate Residential and Industrial/Corporate Park, the proposed amendment is to Low Residential, and he presented the definition for both designations.

COMMENTS BY THE BOARD

The consensus of the Board was that this was a great opportunity for growth in the southeast section of the City and does appear to be consistent with the low residential located in the north. A concern was expressed regarding the need for corporate park to be in the area. Board members were in favor of the amendment.

Mr. Isaacson asked to be recused from this item for a potential conflict of interest and was recused by unanimous vote.

CP 19-06: 34.93 ACRES AT 3617 AND 3635 MCCONNELL ROAD, FROM MIXED USE-CORPORATE PARK TO LOW RESIDENTIAL (COMMENTS)

Mr. Sovich stated that the current designation on the site is Mixed Use Corporate Park, the proposed amendment is to Low Residential, and presented the definition for both designations.

COMMENTS BY THE BOARD:

Ms. Carter stated with I-840 now open in that area, the frontage properties will probably develop as an industrial or corporate park, but there will also be need for more single-family housing in this area.

Mr. Bryson feels the placement of the items on the agenda needs to be different. If this GFLUM amendment had been included with the annexation case, he does not think he would have been in favor of approving the annexation because this item is not consistent with other development in the area, which is currently mixed-use corporate park and high residential. Mr. Bryson feels the Board needs to consider how this area is developing with I-840 going through it and make sure the Board's recommendations build for the future, not for right now.

Ms. Carter stated there is existing moderate residential that is in the Mixed-Use Corporate Park area. Mr. Wade commented that he feels this area is ripe for additional development, as indicated by other recent development activity just south of this site.

Mr. Blackman inquired how staff feels about the suggestions that have been made and asked if it was part of the Comprehensive Plan. Mr. Galanti stated as part of the process to annex and set up an original zoning for a property, there are several aspects of the request. The Planning Board comments will be added into the report that the Zoning Commission will see, followed by City Council. Inside the Zoning staff report, there will also be a staff recommendation. Mr. Blackman feels the process does not use a strategic approach. Ms. Carter stated that the process that comes out of the new GFLUM update will probably be more clearly defined.

Mr. Wade stated from an annexation standpoint, he had no reservations about annexing anything that has potential for water and sewer development, regardless of what it will be used for at a later date. Mr. Wade stated it is not the Board's purview to make comments regarding what the zoning is going to be. It is up to the Zoning Commission that is also appointed by City Council. From that perspective, the GFLUM amendment is for the Board to comment on whether they feel the strategy in this area is consistent with low-density residential right here. City Council and Zoning will make the ultimate decision on whether it is the right use for the property.

Chair Isaacson returned to the dais.

ITEMS FROM THE DEPARTMENT:

Mr. Clegg stated that the New Garden Road Strategic Plan is going to City Council on September 17th.

Mr. Clegg provided an update on the Comprehensive Plan on what is being done moving forward. They are working on the Comprehensive Plan in developing the strategies and goals and are working on the next iteration of the Future Land Use Map. He stated he paid close attention to the comments and staff will work on making sure to connect the policies and strategies in the plan in a clear way so the map is an expression of that and easy to trace back on why the recommendations are being made. They are also looking at what state law requires of them and working on processes to provide good meaningful input on the cases.

Upon a question from Mr. Bryson, Mr. Clegg stated the Board has seen what has been written so far and they are in a very early draft stage of putting together the text. The maps will look at what areas to focus on for future growth, reinvestment, redevelopment areas and those pieces. As they are developed, staff will be happy to share them with the Board.

Mr. Bryson requested to be on record that he would like to be present when it is done and hopes to be able to give input regarding Districts 1 and 2. Mr. Clegg stated staff would welcome his input and hopefully will have that before they go out to public for input. Ms. Carter would like to make sure the Board receives those maps before the public.

ITEMS FROM BOARD MEMBERS:

Upon a question from Mr. Blackman, Mr. Galanti stated that the Board's recommendation in annexations is to be based on the City's ability to provide service.

Chair Isaacson stated there were 10 or 12 points to be considered/reviewed by the Board for Comp Plan amendments, and Mr. Galanti stated he will email them to the Board members.

APPROVAL OF ABSENCES:

The absence of Mr. Martin was acknowledged as approved.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 5:02 p.m.

Respectfully submitted,

Sue Schwartz, FAICP

Planning Department, Director

PD/cgs

**MEETING OF THE
GREENSBORO PLANNING BOARD
SEPTEMBER 18, 2019**

The Greensboro Planning Board meeting was held on Wednesday, September 18, 2019 at 4:00 pm in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair Isaacson, Steve Allen, Dave Blackman, Homer S. Wade, Richard Bryson, Donald Brandon, and John Martin. Planning staff present included Steve Galanti, Jason Earliwine, Jeff Sovich, and Russ Clegg. Also present was Andrew Kelly from the City Attorney's office.

APPROVAL OF MINUTES OF AUGUST 21, 2019, PLANNING BOARD MEETING (APPROVED)

Mr. Allen moved to approve the minutes of the August 21, 2019 meeting, second by Mr. Blackman. The Board voted 5-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, and Brandon. Nays: None).

ANNEXATIONS:

PL(P) 19-23: PROPOSED SATELLITE ANNEXATION OF 4500 PINE VISTA LANE, (.46 ACRES). (RECOMMENDED APPROVAL)

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

Mr. Galanti stated this property is located in Growth Tier 1. City water and sewer are available in both Pine Vista Lane and Circle View Drive. City Fire Station #56 currently services this site and upon annexation will continue to provide service. The Police Department can provide service to this site with little difficulty. This request received a favorable recommendation by the Technical Review Committee at their September 10th meeting.

Mr. Wade moved to recommend the annexation to City Council, second by Mr. Allen. The Board voted 6-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, Bryson, and Brandon. Nays: None.)

PL(P) 19-24: PROPOSED CONTIGUOUS ANNEXATION OF 912 McCLELLAN PLACE, (1.86 ACRES). (RECOMMEND APPROVAL)

Mr. Galanti stated this property is located in Growth Tier 1. City water is available in McClellan Road to the north of the site and advised the applicant that they will need to extend the line across the frontage of this property. City Sewer is available to the north. This site is currently served by Pinecroft-Sedgefield Station #23, upon annexation this site will be served by City Station #52, and the response time to this site will improve. The Police Department can provide service with little difficulty. This request received a favorable recommendation by the Technical Review Committee at their September 10th meeting.

Mr. Bryson moved to recommend the annexation to City Council, second by Mr. Allen. The Board voted 6-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, Bryson, and Brandon. Nays: None.)

STREET CLOSINGS:

PL(P) 19-25: PROPOSED CLOSING OF THE “OLD” PORTION OF BRYAN BOULEVARD FROM A POINT APPROXIMATELY 116 FEET EAST OF THE CENTER LINE OF NORTH REGIONAL ROAD EASTWOOD, A DISTANCE OF APPROXIMATELY 550 FEET TO THE CURRENT CITY OF GREENSBORO CORPORATE LIMIT LINE. (RECOMMENDED APPROVAL)

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

Mr. Galanti stated that the Airport has requested to close this portion of right-of-way since it is no longer being used for road purposes. The relocation of Bryan Boulevard and the completion of the construction of I-73 eliminate the need for this portion of road. The North Carolina Department of Transportation withdrew their maintenance responsibilities in February 2004 and in August of 2018. Guilford County closed the portion to the east in their jurisdiction in May of 2004 and is currently in the process of closing the northern portion. The closing is being requested so the land can be added to the abutting property to aid future development. At their September 5th meeting, the Technical Review Committee (TRC) felt the circumstances here would allow the City to make the two required Findings of Fact since the closing the street to vehicular traffic is not contrary to the public interest and that no property owner in the vicinity is deprived of reasonable means of ingress and egress. The TRC recommended the closing with the condition that the City shall retain a 20-foot utility easement over existing utilities until such time as the lines are no longer needed for public use.

Mr. Blackman moved to recommend the street closing to City Council, second by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, Bryson, Brandon, and Martin. Nays: None.)

PL(P) 19-26: PROPOSED CLOSING OF THE “OLD” PORTION OF NORTH REGIONAL ROAD ALONG THE FRONTAGE OF 529 NORTH REGIONAL ROAD. (RECOMMENDED APPROVAL)

Mr. Galanti stated that the Airport has requested to close this portion of right-of-way since it is no longer being used for road purposes. The relocation of Bryan Boulevard and Regional Road eliminate the need for this portion of road. Guilford County closed the portion to the south in their jurisdiction in April of 2003. The closing is being requested so the land can be added to the abutting property to aid future development. At their September 5th meeting, the Technical Review Committee felt the circumstances here would allow the City to make the two required Findings of Fact and recommended the closing with the condition that the City shall retain a 20-foot utility easement over existing utilities until such time as the lines are no longer needed for public use.

Mr. Blackman moved to recommend the street closing to City Council, second by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, Bryson, Brandon, and Martin. Nays: None.)

PL(P) 19-27: PROPOSED CLOSING OF THE “OLD” PORTION OF BRYAN BOULEVARD/CAINDALE DRIVE FROM THE SOUTHERN RIGHT-OF-WAY LINE OF I-73 SOUTHWARD, A DISTANCE OF APPROXIMATELY 365 FEET TO THE CURRENT CITY OF GREENSBORO CORPORATE LIMIT LINE. (RECOMMENDED APPROVAL)

Mr. Galanti stated that the Airport has requested to close this portion of right-of-way since it is no longer being used for road purposes. The relocation of Bryan Boulevard and the completion of the construction of I-73 eliminate the need for this portion of road. The North Carolina Department of Transportation withdrew this portion of the street from the state system in August of 2018. Guilford County is currently processing the street closing for the portion to the south in the county's jurisdiction. The closing is being requested so the land can be added to the abutting property to aid future

development. At their September 5th meeting, the Technical Review Committee felt the circumstances here would allow the City to make the two required Findings of Fact and recommended the closing with the condition that the City shall retain a 20-foot utility easement over existing utilities until such time as the lines are no longer needed for public use.

Mr. Martin moved to recommend the street closing to City Council, second by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, Bryson, Brandon, and Martin. Nays: None.)

PL(P) 19-28: PROPOSED CLOSING OF A PORTION OF BUFFALO STREET FROM A POINT 30 FEET SOUTH OF THE CENTERLINE OF SHELTON SOUTHWARD. A DISTANCE OF APPROXIMATELY 90 FEET TO ITSTERMINUS. (RECOMMENDED APPROVAL)

Mr. Galanti stated this portion off Buffalo Street is unopened. The petitioner owns the property on both sides of the right-of-way so the petition is for 100 % of the right-of-way frontage. Mr. Galanti stated the City must make the two determinations in order to close a street as they relate to vehicular traffic and reasonable means of ingress or egress. At their August 12th meeting, the Technical Review Committee felt the circumstances here would allow the City to make the two required Findings of Fact and recommended the closing with the condition that the lots are to be combined with the street to be closed so that the resultant lot will have frontage and direct vehicular access to Shelton Street.

Mr. Bryson moved to recommend the street closing to City Council, second by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, Bryson, Brandon, and Martin. Nays: None.)

AMENDMENT TO GENERALIZED FUTURE LAND USE MAP (GFLUM) (COMMENTS):

CP 19-07: 1.48 ACRES AT 4314 HICONE ROAD, FROM MODERATE RESIDENTIAL TO INSTITUTIONAL.

Mr. Sovich stated that the current designation on the site is Moderate Residential. The proposed amendment is to Institutional and presented the definition for both designations.

COMMENTS:

Chair Isaacson stated this is a logical expansion of the Institutional Campus used and provides additional property for the Fellowship Hall to conduct their activities.

ITEMS FROM THE DEPARTMENT:

Mr. Clegg stated that the New Garden Road Strategic Plan is going to City Council on September 17.

Mr. Clegg also provided an update on the Comprehensive Plan. The Staff is currently focusing on writing the Plan and developing the next iteration of the Future Land Use Map. He stated he paid close attention to the comments and staff will work on making sure to connect the policies and strategies in the plan in a clear way so the map is an expression of those and it is easy to understand why recommendations are being made. They are also looking at what state law requires of them and working on processes to provide good meaningful input on the cases.

Mr. Clegg advised of an event scheduled with Bruce Katz at the History Museum. Mr. Clegg provided a presentation on the Comprehensive Plan regarding the new mapping process, the new plan policies, and the requirements under state law. Upon a question from Mr. Blackman, Mr. Clegg responded this plan will be significantly different than the current Future Land Use Map. Their intent is to make sure the Land Use Map assists them in making decisions regarding zoning, investments, of whatever they may

be. Upon a question from Mr. Blackman, Mr. Clegg responded this will be a different tool for staff, the Zoning Commission, and City Council to evaluate land use changes based upon circumstances surrounding it. Upon a question from Mr. Blackman, Mr. Clegg responded that the new map and plan will represent a change in City policy. Upon a question from Mr. Blackman, Mr. Clegg responded the change would be adopted by the Comprehensive Plan and would go to City Council within that packet.

Upon a question from Mr. Bryson, Mr. Clegg responded that the maps would suggest what the character of an area should be in future. The next step would be to look at a public process for input on areas.

Mr. Bryson stated he felt it was imperative to reach out to communities now as he feels there are assumptions regarding areas and while they may be based on good professional judgement input is needed that will help with the plan. Mr. Bryson offered to assist. Mr. Clegg responded that would be great and are trying to achieve the balance of receiving input early without creating confusion. Mr. Clegg stated they will take him up on the offer of assistance.

Upon a question from Mr. Blackman, Mr. Clegg responded the New Garden Plan, the way they addressed the Land Use Map not by trying to pre-determine what land use changes might be appropriate for a given parcel but by setting a list of considerations for all to use when contemplating a change in land use. The new future land use maps are a reflection of the same thought process.

APPROVAL OF ABSENCES:

The absences of Ms. Carter and Mr. Cooke were acknowledged as approved.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 4:46 p.m.

Respectfully submitted,

Sue Schwartz, FAICP

Planning Department, Director
PD/cgs

**MEETING OF THE
GREENSBORO PLANNING BOARD
OCTOBER 16, 2019**

The Greensboro Planning Board meeting was held on Wednesday, October 16, 2019 at 4:00 pm in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair Steve Allen, Mike Cooke, Homer S. Wade, Emanuel Clark, Richard Bryson, Donald Brandon, John Martin, Carol Carter, and David Blackman. Planning staff present included Steve Galanti, Jason Earliwine, and Russ Clegg. Also present was Andrew Kelly from the City Attorney's office.

ELECTION OF CHAIR AND VICE-CHAIR FOR 2019-20

Mr. Allen, as Vice Chair, opened the floor for nominations. Ms. Carter nominated Steve Allen to serve as Chair, seconded by Mr. Wade. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Cooke, Clark, Carter, Blackman, Wade, Bryson, and Martin. Nays: None).

Mr. Martin nominated Mike Cooke as Vice Chairman, seconded by Mr. Wade. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Cooke, Clark, Carter, Blackman, Wade, Bryson, and Martin. Nays: None).

**APPROVAL OF MINUTES OF SEPTEMBER 18, 2019, PLANNING BOARD MEETING
(APPROVED)**

Mr. Brandon arrived and participated in the remainder of the meeting. Ms. Carter abstained from approving as she was not present at that meeting.

Mr. Blackman moved to approve the minutes of the September 18, 2019 meeting, second by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Cooke, Clark, Blackman, Wade, Bryson, Brandon, and Martin. Nays: None).

ITEMS FROM THE DEPARTMENT:

Mr. Galanti stated that a list of dates for the Planning Board meetings for the year 2020 was placed before them and requested the dates be checked for any conflicts on their personal calendars. All of the meetings should be on the third Wednesday of the month. Mr. Galanti advised he checked the 2020 holiday calendar and found no conflicts with the Planning Department meetings or state, local, and federal holidays.

Ms. Carter made a motion to approve the 2020 Planning Board schedule as proposed by staff, seconded by Mr. Martin. The Board voted 9-0 in favor of the motion. (Ayes: Allen, Cooke, Clark, Carter, Blackman, Wade, Bryson, Brandon, and Martin. Nays: None).

Mr. Clegg advised of an event scheduled with Henry Cisneros at the History Museum on October 29th from 5:30 to 6:30 pm as part of the speaker series. A lunch and learn will be held at the Cadillac Center on East Market Street from 11:30 am to 1:00 pm on October 30th. Staff will cover the registration cost if anyone would like to attend. Mr. Clegg distributed flyers for the Board members.

Upon a question from Mr. Blackman, Mr. Clegg responded that Mr. Cisneros has recently written a few books on topics including prosperity, opportunity, building leadership in a community, and building more equitable communities through that process. Staff has not

spoken to Mr. Cisneros to narrow down the topics, but that is the direction staff is interested in taking. Mr. Blackman stated the opportunity talk was worthwhile and educational.

Mr. Galanti stated Mr. Clark will be attending the lunch and learn. Mr. Galanti advised that if any other Planning Board member is interested in attending the lunch and learn, they should contact him so he can get them registered. Ms. Carter indicated her interest.

ITEMS FROM THE CHAIR:

Chair Allen thanked everyone for their vote of confidence moving forward as their Chair. Chair Allen welcomed Mr. Clark to the Board, thus replacing Mr. Isaacson.

ITEMS FROM BOARD MEMBERS:

In response to a question from Ms. Carter, Mr. Galanti responded the Planning Board is charged with making comments only on comprehensive plan amendments, and this process will continue without change. With the adoption of the New Garden plan, there is a provision stating if there is a change to either the New Garden Plan or a Generalized Future Land Use Plan, there must be a neighborhood meeting and the Planning Department will work with the applicant to organize one. It does not change anything for which the Planning Board will be responsible. In addition to the adoption of the New Garden Plan, Council asked staff to look at implementing some type of neighborhood meeting for other comp plan amendments where there are area plans. Ms. Schwartz, the Planning Director, is putting together a report which she will present to Council at their November 18th Council meeting. Staff will await a response from Council in relation to the report. There are no changes being made to the plan at this time.

In response to a question from Ms. Carter, Mr. Galanti responded that the Planning Board will meet and comment on an amendment before the neighborhood meeting, the Board's comments will be added to the Zoning Commission staff report, and staff will not have seen a site plan and will not be able to provide that information to the Board.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 4:14 p.m.

Respectfully submitted,

Sue Schwartz, FAICP

Planning Department, Director
PD/cgs

**MEETING OF THE
GREENSBORO PLANNING BOARD
NOVEMBER 20, 2019**

The Greensboro Planning Board meeting was held on Wednesday, November 20, 2019 at 4:00 pm in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair Steve Allen, Mike Cooke, Homer S. Wade, Donald Brandon, Carol Carter, Richard Bryson, Emanuel Clark, and John Martin. Planning staff present included Steve Galanti, Luke Carter, Jason Earliwine, Andy Lester, and Russ Clegg. Also present was Andrew Kelly, Counsel for the Board, City Legal Department.

**APPROVAL OF MINUTES OF THE OCTOBER 16 2019, PLANNING BOARD MEETING
(APPROVED)**

Mr. Bryson moved to approve the minutes of the October 16, 2019 meeting, seconded by Mr. Martin. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Cooke, Wade, Brandon, Carter, Bryson, Clark, and Martin. Nays: None)

**PUBLIC HEARING: LAND DEVELOPMENT ORDINANCE (LDO) TEXT AMENDMENT
AMENDING SECTION 30-8-1,1 (TABLE 8-1) PERMITTED USE TABLE, 30-8-7.2 (A)
INDOOR RECREATION-TYPICAL USE TYPES, 30-8-10.3 (B) RECREATIONAL USES-
CLUBS AND LODGES, AND 30-9-10.3 RECREATIONAL USES OF THE LAND
DEVELOPMENT ORDINANCE RELATED TO THE PERMITTED USES IN THE
NEIGHBORHOOD SUPPORT (NS) ZONING DISTRICT WITH ADDITIONAL USE
STANDARDS, INCLUDING HOURS OF OPERATION AND MAXIMUM SIZE.
(RECOMMENDED APPROVAL)**

Mr. Carter stated the Board was being asked to consider a text amendment to allow for additional uses in the Neighborhood Support (NS) Zoning District, which is a unique zoning district in the City as it is the only one in the City. Mr. Carter provided the history on the zoning district, how it came to be, and goals of the district, including roadway and streetscape improvements, and pedestrian and bike mobility safety. Specific to this request is adaptive reuse of existing sites, mixed use buildings, greater economic diversity, and zoning and overlay districts that would encourage a mix of high intensity uses which promote sustainable development. The NS District was created solely for application in designated reinvestment corridors with an adopted plan. The district was established to provide a transition between more intense auto-oriented patterns of development and neighborhoods. Residential, civic, and institutional uses are encouraged due to the scale of these types of developments and this district's small, shallow lots. These types of uses also provide a transition between higher intensity development and adjacent single-family neighborhoods, which ensures compatibility. Staff has met with interested parties regarding a specific site within this NS District. A property owner of a specific site in this District along the Gate City corridor has potential plans for reuse of the existing structure on the site. One of the potential uses is considered indoor recreation, which is not currently permitted in the NS District.

Any amendments considered today will not be specific to a site, but could potentially be located in other parts of the City. Mr. Carter presented the Permitted Uses Table indicating the types of uses that would be applied, as well as the additional use standards that will be found in the new subsection 30-8-10.3(L). Staff is looking to update and modernize the indoor recreational use category to include indoor mini-golf and trampolines. Staff is also proposing that clubs and lodges remain closed between the hours of 12:00

midnight and 7:00 a.m., when located adjacent to residentially zoned properties. Mr. Carter presented slides showing the suggested changes and standards for indoor recreational uses.

In response to a question from Ms. Carter, Mr. Carter stated under this text amendment, clubs and lodges are still not permitted in the Neighborhood Support Zoning District. In response to a question from Ms. Carter, Mr. Carter stated the trampoline on Highwoods is under 21,000 square feet.

In response to a question from Chair Allen, Mr. Carter stated indoor recreation would be added as a permitted use in the Neighborhood Support Zoning District with the additional use standards as presented. In response to a question from Chair Allen, Mr. Carter responded it would not affect the business use within the corridor.

In response to a question from Mr. Bryson, Mr. Clegg stated there were specific zoning districts as part of the plan implementation. The NS zoning district may only be applied to an area with an adopted corridor plan, and therefore may be applied to other areas of the City with corridor plans. There are no current rezoning plans or requests for this type of district, but there are certainly areas in the City in which someone may request this type of rezoning if the area has an adopted corridor plan and fit within those parameters.

In response to a question from Ms. Carter, Mr. Galanti stated this is the only request staff has received to modify the NS district since its adoption.

In response to a question from Mr. Clark, Mr. Carter stated the dance school was combined with the other sports training facilities. Mr. Carter stated the dance school use type was separated out in the Indoor Recreation subcategory in the LDO, but should be listed as is seen in the Permitted Use Table.

Judy Stalder, 115 S. Westgate Drive, representing TREBIC. Ms. Stalder stated their members have reviewed the amendment and have no opposition to the text amendment.

Will Bartholomew, representing the landlord at 2703 W. Gate City Boulevard. Mr. Bartholomew stated the landlord purchased the center and has invested a significant amount of money in refurbishing the buildings and site itself. They seeking a use compatible with the surrounding neighborhood and the entire area moving forward. They are specifically interested in trampoline parks and indoor mini-golf, or other large-scale uses that would work in the large space they have. Mr. Bartholomew stated they are looking at the site from a wide-area perspective and trying to bring life back into the corridor. He and the owner feel a trampoline park or indoor mini golf use would be appealing to the public and good for the corridor. The landlord would like to appeal to more potential tenants with these types of uses. Mr. Bartholomew stated he felt the suggested uses were neighborhood friendly and agreed to the hours of operation.

In response to a question by Ms. Carter, Mr. Bartholomew stated keeping the hours of operation as suggested would appeal to UNCG students or other schools and offer clean fun and entertainment. Mr. Bartholomew stated it would be up to the Board regarding the time of closing.

In response to a question from Mr. Bryson, Mr. Bartholomew stated the landlord is not local and they did not reach out to other residents or property owners, as they knew there would be a public hearing process and assumed the City would reach out to the residents and property owners. Mr. Carter stated when the plan was originally being adopted in 2008, the Central Gateway Corridor Partnership was

tasked with helping to administer and implement the plan. The remaining members of the partnership were consulted about the text amendment. The results of these communications were concerns over a cap on the square footage and hours of operation. In response to a question by Mr. Bryson, Mr. Clegg stated the Central Gateway Corridor Partnership was a citizen's oversight committee comprised of business owners, institutional members, adjacent neighbors, and the development community who worked to create the zoning district and assist in its implementation. The partnership is not active at this time, but Mr. Clegg sent an email to the remaining members and received responses from eight of the members. All were in favor of the text amendments, but there were concerns regarding noise, hours of operation, and the allowable building size.

Upon a question from Mr. Brandon, Mr. Bartholomew stated the property is located on the corner of West Gate City Boulevard and Florida Street, about a half mile south of the coliseum, and the subject building has a new brick façade. In response to a question from Mr. Brandon, Mr. Bartholomew advised there will be a complete renovation of the property.

Upon a question from Ms. Carter, Mr. Galanti responded supermarkets would be allowed in this corridor.

Ms. Carter stated her concern was not the use, but the size and the hours. Mr. Clegg stated the Neighborhood's zoning covers the properties on Gate City Boulevard. Mr. Bartholomew asked the Board to consider the fact that many supermarkets are close in size to the proposed building footprint suggested for the proposed uses in this text amendment.

Mr. Cooke stated he did not understand why there were so many issues with this request. The NS district was specifically designed to calm traffic, especially in this area as it is a high-traffic corridor with residential uses behind it. Mr. Cooke felt the text amendment was very reasonable since it will only allow slightly different uses that are very similar to the uses already permitted in this zoning district.

Mr. Galanti stated the hours will not affect clubs and lodges since these uses are not permitted in the NS district.

John Barker, 2703 W. Gate City Boulevard, stated he runs several indoor miniature golf venues. He pointed out that as far as traffic patterns and occupancy, there are strict restrictions that are applied to the number of people that can use the venue at any given time, not to mention fire safety standards for occupancy. They have locations in other cities and these sites tend to bolster the community. They have partnered with foster care programs and provide free play for foster children. They feel this location is a perfect opportunity for community engagement. They believe indoor mini-golf can only be so loud and they have never had any noise complaints in any of their other locations.

Ms. Carter reiterated her general concern about the hours of operation and size of the proposed uses, but the overall consensus of the Board member was that the proposed uses are appropriate for the area and the size of the vacant site.

Ms. Carter made a motion to close the public hearing, seconded by Mr. Martin. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Cooke, Wade, Brandon, Carter, Bryson, Clark, and Martin. Nays: None).

Mr. Bryson requested to have his statement on the record. Mr. Bryson stated he had no problem with the recommendation but stands by his statement of reaching out to the community. The City is dictating what individual communities need without asking them. No one has talked to this community. This is a very serious issue because communities in general are growing tired of this approach. The recommendation is a good one, but no one talked to the community about it.

Ms. Carter stated she is going to vote in favor of the text amendment, but believes the hours completely negate the definition of the Neighborhood Support zoning district and is not appropriate adjacent to residential areas.

Mr. Martin moved to recommend the text amendment to City Council, seconded by Mr. Cooke. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Cooke, Wade, Brandon, Carter, Bryson, Clark, and Martin. Nays: None)

ANNEXATIONS:

PL(P) 19-29. PROPOSED CONTIGUOUS ANNEXATION OF 5594 AND 5598 GARDEN VILLAGE WAY (2.35 ACRES) (RECOMMENDED APPROVAL)

Mr. Clark and Mr. Martin asked to be recused from the item for a potential conflict of interest and were recused by a unanimous vote.

Mr. Carter stated in addition to the two addresses proposed for annexation, a portion of the right of way for Garden Village Way is also included in the request. These properties are located within the Growth Tier 1. City water and sewer are both available and services would be provided upon annexation. City fire services are already provided to this area and will continue to be after annexation. The Police Department can provide service to this site with little difficulty. This request received a favorable recommendation by the Technical Review Committee at their October 31, 2019 meeting.

In response to a question from Ms. Carter, Mr. Carter advised that for sites within Growth Tier 1, it is the City's policy to require annexation if City services are available to the area and are being requested by a site outside the City limits.

Ms. Carter moved to recommend the annexation to City Council, seconded by Mr. Wade. The Board voted 6-0-2 in favor of the motion. (Ayes: Allen, Cooke, Wade, Brandon, Carter, and Bryson. Nays: None. Abstains: Clark and Martin.)

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

PL(P) 19-30. PROPOSED CONTIGUOUS ANNEXATION OF 3819 EDGEWOOD TERRACE ROAD (0.464 ACRES) (RECOMMENDED APPROVAL)

Mr. Carter stated this property is located within Growth Tier 1. City water service is available, but is located approximately 455 feet away. The applicant has made provisions to have well service instead. Sewer service is available and will be requested for this site upon annexation. City Fire can provide service and response time would improve upon annexation. The Police Department can provide service with minimum expense. Solid waste can provide services. This request received a favorable recommendation by the Technical Review Committee at their October 31, 2019 meeting.

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

EASEMENT RELEASES:

**4711 JEFFERSON WOOD COURT AND 4705 NEAR JEFFERSON WOOD COURT –
RELEASE OF AN APPROXIMATELY 1,800 SQUARE FOOT PORTION OF A 20-FOOT
UTILITY EASEMENT AS RECORDED IN PLAT BOOK 138, PAGE 100 (APPROVED)**

Mr. Lester stated this is a request for an easement release of an 1800 square-foot portion of a 20-foot utility easement across two properties. The applicant intends to relocate the existing sewer line and would like to abandon the unused portion. The City Water Resources Department requires the relocation to be in service prior to the abandonment of the easement. The remaining utilities approved the proposal and had no objections to the request.

In response to a question from Ms. Carter, Mr. Kelly recommended the Board make the motion contingent on the City's acceptance of the relocated sewer line.

Ms. Carter moved to approve the easement release contingent upon the acceptance of the new sewer line by the City, seconded by Mr. Clark. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Cooke, Wade, Brandon, Carter, Bryson, Clark, and Martin. Nays: None).

**2733 RING ROAD – RELEASE OF A 25-FOOT WIDE STORM SEWER AND UTILITY
EASEMENT AS RECORDED IN PLAT BOOK 160 ON PAGE 69.**

This request was continued to the next Planning Board meeting.

**4201 PINENEEDLE DRIVE – RELEASE OF A 20-FOOT WIDE UTILITY EASEMENT, AS
RECORDED IN PLAT BOOK 72 ON PAGE 151. (APPROVED)**

Mr. Lester stated this is a request for an easement release of a 20-foot utility easement located in the middle of the lot in order to accommodate construction of a new home. The request was submitted to all utility reviewers and there were no objections.

In response to a question by Mr. Clark, Mr. Lester did not believe the easement was currently in use. In response to a question by Ms. Carter, Mr. Lester stated it has been described as a general utility easement since the original subdivision was created. In response to a question by Ms. Carter, Mr. Lester stated Duke Power did respond favorably.

Mr. Cooke moved to approve the easement release, seconded by Mr. Wade. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Cooke, Wade, Brandon, Carter, Bryson, Clark, and Martin. Nays: None).

**1101 E. MARKET STRETT – RELEASE OF A 15-FOOT-WIDE SANITARY SEWER
EASEMENT AND A 30-FOOT WIDE STORM SEWER EASEMENT, AS RECORDED IN
PLAT BOOK 34 ON PAGE 78 (APPROVED)**

Mr. Lester stated this request is for a 15-foot sanitary sewer easement and a 30-foot storm sewer easement to accommodate redevelopment of the Eric Building on the A&T campus. All of the utility reviewers have responded. City Water and Sewer require the release to be contingent upon the new easement being recorded with the newly relocated utilities. The remaining utilizes have no objections to the request.

Ms. Carter moved to conditionally approve the easement release contingent upon the acceptance of the new sewer line by the City, seconded by Mr. Clark. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Cooke, Wade, Brandon, Carter, Bryson, Clark, and Martin. Nays: None).

ITEMS FROM BOARD MEMBERS:

Mr. Cooke asked why there would be a reason for the Board to deliberate and vote for an easement release if all utilities have agreed the easement is no longer needed. Mr. Galanti responded that if anyone had an objection, the Board would have to vote not to release the easement. Mr. Kelly stated there is always a potential for the City to identify possible future uses if an easement is no longer in use. A document has to be recorded and City Council and the Mayor have requested this process be followed for documentation.

APPROVAL OF ABSENCES:

The absence of Mr. Blackman was acknowledged as approved.

ADJOURNMENT:

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

Respectfully submitted,

Sue Schwartz, FAICP

Planning Department, Director

**MEETING OF THE
GREENSBORO PLANNING BOARD
DECEMBER 18, 2019**

The Greensboro Planning Board meeting was held on Wednesday, December 18, 2019 at 4:12 pm in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair Steve Allen, Mike Cooke, Dave Blackman, Carol Carter, and Emanuel Clark. Planning staff present included Steve Galanti, Luke Carter, Andy Lester, Jeff Sovich, José Colón and Russ Clegg. Also present was Andrew Kelly from the Legal Department.

APPROVAL OF MINUTES OF THE NOVEMBER 20 2019, PLANNING BOARD MEETING (APPROVED)

Ms. Carter moved to approve the minutes of the November 20, 2019 meeting, second by Mr. Clark. The Board voted 5-0 in favor of the motion. (Ayes: Allen, Cooke, Carter, Blackman, and Clark. Nays: None).

TYPE 3 MODIFICATION: MODIFICATION REQUESTED FOR BUILDING FACADE DESIGN REQUIREMENTS OF SECTION 2.B5 OF THE REZONING CONDITIONS IN THE AUGUST 11, 1997 REZONING, 2645 LAWDALE DRIVE (APPROVED)

Mr. Lester stated that the Zoning Commission approved the rezoning on August 11, 1997, from Light Industrial to Conditional District Commercial-High for properties fronting on Lawndale Drive between Independent Road and Bluemont Drive with 24 zoning conditions. The City has received a Type 3 modification request in order to allow alternative building materials. Per Section 30-4-11 of the Land Development Ordinance, the Planning Board is authorized to approve a Type 3 modification involving changes or amendments to conditional zoning districts and special use permits. Due to the existing building material condition, the applicant proposes to use EIFS as an exterior finish system in lieu of masonry material. EIFS is a general class of non-load bearing building cladding systems providing exterior walls with an insulated, water resistant finished surface. The three factors in granted a modification are: 1) The proposed modification will result in equal or better performance than the standard that is being modified, 2) The size, topography or existing development of the property or of adjoining areas prevents compliance with a standard, and 3) A federal, state or local law or regulation prevents compliance with the standard. The Technical Review Committee reviewed the request and recommended approval based on the finding of equal or better performance. The proposed material will match the buildings along Lawndale Drive, will imitate stucco masonry and meet the intent of the zoning condition.

In response to a question from Mr. Clark, Mr. Lester stated that the Technical Review Committee arrived at their determination of equal or better performance since the EIFS system would appear to be stucco masonry.

In response to a question from Mr. Cooke, Mr. Lester stated that the masonry material was included in the original conditions to have a uniform design and a higher quality material within the development.

In response to a question from Mr. Clark, Mr. Lester stated that there were no safety implications associated with the use of EFIS since it must comply with the NC state building code.

In response to a question from Mr. Blackman, Mr. Lester stated that this material has been around since post World War II.

In response to a question from Ms. Carter, Mr. Lester stated that EFIS is a standard building material and is in keeping with their standard plans.

Ms. Carter moved to approve the Type 3 modification based on equal or better performance, seconded by Mr. Cooke. The Board voted 5-0 in favor of the motion (Ayes: Allen, Cooke, Carter, Blackman, and Clark. Nays: None).

ANNEXATION:

PL(P) 19-31. PROPOSED CONTIGUOUS ANNEXATION OF PORTIONS 2117 AND 2119 SPRUCEWOOD DRIVE (0.288 and 0.313 Acres) (RECOMMENDED APPROVAL)

Mr. Carter stated that staff received annexation petition for portions of 2117 and 2119 Sprucewood Drive, that portions of both properties have already been annexed and that the applicant is requesting that the remainder of both properties be annexed and zoned. This site is located in Growth Tier 1. City water and sewer are available for both properties. Solid waste removal can be provided. Pinecroft-Sedgefield Fire Station #23 would continue to provide service at this location with the City also responding. Response time would remain the same or slightly improve. The Police Department can respond and provide service to this site with little difficulty. This request received a favorable recommendation by the Technical Review Committee at their December 5th meeting

In response to a question from Mr. Clark, Mr. Galanti stated that the Police comment regarding resources indicated that the current request did not trigger the need for additional staff or resources at this time. But, additional annexations in this area could have an impact in the future.

In response to a question from Ms. Carter, Mr. Carter stated that the site currently contains two lots with frontage of Sprucewood Drive and they are buildable as long as they comply with dimensional requirements for the zoning district.

Mr. Cooke moved to recommend approval of the annexation to City Council, seconded by Mr. Blackman. The Board voted 5-0 in favor of the motion (Ayes: Allen, Cooke, Carter, Blackman, and Clark. Nays: None).

UNIFIED DEVELOPMENT PLAN AND TRADITIONAL NEIGHBORHOOD DEVELOPMENT PLAN

UNIFIED DEVELOPMENT PLAN FOR UNITED HOUSE OF PRAYER, 2019-2521, 900 E. MARKET STREET (APPROVED)

Mr. Lester stated that this 13.70 acre tract was rezoned to Planned Unit Development on December 13, 2010, with zoning conditions. The unified development plan (UDP) sets the development standards and setbacks for development on the site. Unified development plans are reviewed with a recommendation from the Technical Review Committee and with final action by the Planning Board. The UDP is to be consistent with the concept plan, show proposed phase lines, include the master sign plan, and identify proposed setbacks or other regulations regarding building placement. The Technical Review Committee reviewed the UDP at their December 12th meeting and recommended approval with conditions that have been met. A Type 2 modification was approved allowing residential uses to be located on the first floor within the East Market Street Pedestrian Scale Overlay District under the provision of equal and better performance. Approval of the UDP was recommended.

Chair Allen stated there has been a lot of movement within the city to have this site developed and was happy to see something is moving forward.

In response to a question from Mr. Blackman, Mr. Galanti stated that rezoning to Planned Unit Development is a three step process with a concept plan approved by the TRC, a public hearing before the Zoning Commission, and if approved, a Unified Development Plan which establishes the dimensional standards, how the property will be developed, setbacks, and open space to be provided.

Ms. Carter moved to approve the UDP, seconded by Mr. Blackman. The Board voted 5-0 in favor of the motion (Ayes: Allen, Cooke, Carter, Blackman, and Clark. Nays: None).

AMENDMENT TO THE WILLOW OAKS TRADITIONAL NEIGHBORHOOD DEVELOPMENT PLAN RELATED TO A REVISION TO THE DESIGN STANDARD. (APPROVED)

José Colón asked the Board to approve a set of revisions to the design guidelines included in the Willow Oaks Redevelopment and Neighborhood Plan. He described the location of the Willow Oaks Redevelopment Area in east Greensboro, southeast of North Carolina A&T University and north of East Gate City Boulevard. Most of the redevelopment area lies east of US Highway 29. He presented maps of the 5 strategy areas in Willow Oaks referenced in the Design Guidelines and proposed amendments. He stated the Willow Oaks Redevelopment and the Neighborhood plan updates were adopted in 2017 as a combined document.

Mr. Colón showcased photographs depicting the styles of homes within the Willow Oaks development and stated that the proposed guideline changes are detailed in the memo provided to the Board members. He stated that the most substantial modification is the addition of premier vinyl siding as a permitted material. Other changes included adjusted dimensions, removing wood flooring as porch floor material, changing certain elements from

“Required” to “Encouraged”, and updating fence standards to align with the Land Development Ordinance standards.

Mr. Colón explained the reasons behind the revisions. The guideline changes will maintain the high-quality and style of existing construction, but will make it easier to attract builders to finish off the project, which has been a challenge. Feedback received from builders indicates that a weak real estate market in the area, coupled with rising overall construction costs, make it difficult to invest. The consideration of vinyl as an exterior siding was the number request from almost all of the builders. He stated that the quality and color options for vinyl have increased since the adoption of the updated plan and that vinyl siding will be in harmony with the building styles and quality within the Willow Oak community. He spoke to the longevity on home quality as the design guidelines changes promote building elements that will require less long term maintenance for future homeowners.

Mr. Colón stated that the proposed design guideline amendments have been reviewed by several different entities prior to the Planning Board meeting.

- Staff presented the changes to the Willow Oaks community and received positive feedback.
- There was also a developer/builder session at the Willow Oaks Community Center with the building community regarding the proposed changes.
- Approval was received from agencies associated with the development of the project. The Greensboro Housing Development Partnership approved the changes on December 10, 2019 and the Redevelopment Commission was updated on October 2, 2019. The Willow Oaks HOA approved the design guideline changes at the October 22, 2019 meeting.

In response to a question from Mr. Blackman, Mr. Colón stated that the changes take into account the materials builders are familiar with and use, as much as to save costs. Hardy board does fade and there are instances of fading in the neighborhood. Vinyl siding will attract builders and is a longer lasting product for new and existing homes, as it is not limited to new construction. Mr. Clegg added that there are specific new products that have improved and would create better maintenance but would not take away from the qualify look of the neighborhood.

In response to a question from Mr. Clark, Mr. Colón stated that this would be the final approval of the amendment.

Mr. Galanti stated that this is a document with rules and regulations and after the changes are incorporated into the document itself, it will be shared with the Planning Board. The Design Guidelines, Redevelopment and Development Plans for several of the neighborhoods online at the Planning Department’s web page.

Mr. Blackman moved to approve the amendment, seconded by Ms. Carter. The Board voted 5-0 in favor of the motion. (Ayes: Allen, Cooke, Carter, Blackman, and Clark. Nays: None).

EASEMENT RELEASES:

Mr. Galanti advised the Board that staff has not received responses from all of the utility companies and the cases will need to be continued until the January meeting.

AMENDMENT TO GENERALIZED FUTURE LAND USE MAP (GFLUM):**CP 19-08: 2:32 ACRES AT 4100, 4108, AND 4110 LAWDALE DRIVE AND 4201 LAKE JEANETTE ROAD, FROM LOW RESIDENTIAL TO COMMERCIAL. (COMMENTS)**

Jeff Sovich stated that this is a request in conjunction with a rezoning request for these properties and explained the current designation is Low Residential and the proposed zoning is Commercial. The Comprehensive Plan defines Low Residential 3-5 dwelling unit per acre category as including the city's predominantly single family as well as other compatible housing types that can be accommodated within this density range and provided background and history information regarding the property to the Planning Board members.

In response to a question from Mr. Blackman, Mr. Sovich stated that the applicant has been different for the three different requests heard in 2007, 2011, and 2019.

In response to a question from Mr. Blackman, Mr. Sovich stated that the corner property is wooded, 4108 has a single family structure, 4201 Lake Jeanette Road has a storage building, and 4110 Lawndale Drive is wooded.

In response to a question from Mr. Blackman, Mr. Sovich stated that as far as he knows the properties are all unoccupied.

In response to a question from Ms. Carter, Mr. Clegg stated that an office use could fit into a variety of land use categories, which could include a variety of zoning districts and conditions, with some being stricter than others.

DISCUSSION:

Ms. Carter felt that Commercial designation was too intense for a land use classification from the GFLUM and would prefer to see something less intense that could accommodate some non-residential.

Chair Allen stated with all the previous attempts at changing zoning, the Board is being asked for comments and not a final decision. He feels this is a reflection of how the urban loop is spurring economic development in the City. The corridor is evidence of a number of single family properties grouped together and being marketed for development. He feels this is in line with the trajectory of this area and is in favor of the amendment.

Mr. Blackman stated that he would like the Zoning Commission to be sensitive to the people that live around the site and sensitive to what the development causes in terms of the future of that particular area.

Mr. Cooke stated that this area is suitable for some kind of lower density commercial use but probably not some other commercial uses.

Ms. Carter stated that in the Planning Department's description of commercial, it alludes to more intense uses as well stating specifically strip centers and big boxes which is why she feels commercial is too intense.

Mr. Blackman stated that if they are trying to influence Zoning, eventually it will be commercial and probably in the best interest of the City.

Ms. Carter stated that the intensity of commercial does not need to be along Lawndale and to stick to the City's Land Use plan and having the more commercial and intense uses at the major intersections.

Mr. Sovich stated that the Connections 2025 goals and policies were included in his presentation as relevant considerations to the case, not as a statement that the characteristics of the case are compatible or compliant with the goals and policies.

Mr. Clark stated that he was in agreement with Chair Allen as this represents a potential for additional development within the City. Lawndale is a major thoroughfare within the City. He could not imagine it would significantly disrupt the area and his thoughts to the Zoning Commission would be to take a look at the size.

ITEMS FROM THE DEPARTMENT:

Russ Clegg advised there is a draft of the Comprehensive Plan. It is being circulated internally and hope to have a substantial update at the January meeting.

ITEMS FROM THE CHAIR:

Chair Allen wished everyone Happy Holidays and Merry Christmas and thanked everyone for their efforts.

ITEMS FROM BOARD MEMBERS:

Ms. Carter complimented staff on the very good and complete presentations making it easier to make decisions and comments appropriate. Ms. Carter stated Merry Christmas to everyone and Happy Holidays.

APPROVAL OF ABSENCES:

The absences for Mr. Martin, Mr. Bryson, Mr. Wade, and Mr. Brandon were acknowledged as approved.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 5:15 p.m.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director