

**MEETING OF THE
GREENSBORO PLANNING BOARD
January 20, 2016**

The Greensboro Planning Board meeting was held on Wednesday, January 20 at 4:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chairman; Danielle Brame; Day Atkins; Homer Wade; Steve Allen; Richard Mossman; John Martin; Richard Bryson; and Celia Parker. City staff present included Steve Galanti, Shayna Thiel, and Dana Clukey. Also present was Jennifer Schneier, City Attorney's Office.

Meeting Minutes:

**APPROVAL OF MINUTES OF DECEMBER 16, 2015 PLANNING BOARD MEETING
(APPROVED)**

Mr. Martin moved approval of the December 16, 2015 meeting minutes as written, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Martin, Bryson, Mossman, Atkins, Parker. Nays: None.)

Type 3 Modifications:

**EAGLES TRACE SUBDIVISION (AKA: THE CROSSING) ON THE WEST SIDE OF
FLEMINGFIELD ROAD BETWEEN HUFFINE MILL ROAD AND BURLINGTON ROAD
(APPROVED)**

Steve Galanti presented a map of the subdivision along with the four zoning conditions. He noted that Condition #3 requires a total density between 5.5 units per acre and 6.5 units per acre. In 2006, the Technical Review Committee approved the townhouse portion with a layout of 4 and 6 unit buildings. The developer is proposing 2 unit buildings which will decrease the overall density to 5.2 units per acre. The zoning condition reflects that the land use classification for this site on the Generalized Future Land Use Map is Moderate Residential at a density between 5 and 12 units per acre.

Mr. Galanti explained the three grounds for a modification as follows: (1) Equal or Better Performance, (2) Physical Constraints, and (3) Other Constraints.

The Technical Review Committee has reviewed this request and they recommended approval based on the finding of Equal or Better Performance. The 5.2 units per acre will still be within the Moderate Residential category.

Responding to questions, Mr. Galanti explained that the net effect of this modification will be a total decrease of 30 units. Originally there were 174 single-family units and 91 townhomes and the number of townhomes will decrease to 61 units.

Mr. Allen moved to approve the Type 3 Modification, seconded by Mr. Martin. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Martin, Bryson, Mossman, Atkins, Parker. Nays: None.)

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

Easement Releases:

PROPOSED RELEASE OF A 20' DRAINAGE AND UTILITY EASEMENT LOCATED AT 7800 AIRPORT CENTER DRIVE, AS RECORDED IN PLAT BOOK 73, PAGE 85 (APPROVED)

Shayna Thiel described the request and confirmed that all of the utility companies reviewed the request and have given their approval. The reason for the request is that a building addition is being proposed that will encroach into the easement.

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

PROPOSED RELEASE OF A 15' SANITARY SEWER EASEMENT LOCATED AT 3124 WEST FRIENDLY AVENUE, AS RECORDED IN PLAT BOOK 109, PAGE 84 (APPROVED)

Mr. Bryson moved to recuse Mr. Wade from this item, seconded by Mr. Martin. The Board voted unanimously in favor of the motion.

Ms. Thiel described the request and that Water Resources has agreed to the release upon acceptance of the relocated sewer line and the recording of its easement. The reason for the request is that a building is being proposed that will encroach into the easement.

Mr. Martin moved approval of the easement release, seconded by Mr. Allen. The Board voted 8-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Martin, Bryson, Mossman, Atkins, Parker, Brame. Nays: None. Abstain: Wade.)

Items from Staff:

GROWTH AND DEVELOPMENT TRENDS REPORT

Dana Clukey stated that the Planning Department releases the Growth and Development Trends Report in Greensboro every January with special topic reports released periodically. She reviewed highlights of the report that was distributed to Board members. She noted that the unemployment rate in the City is down to 6% which is lower than national and state levels. The median wage for workers has increased significantly and the poverty rate has decreased a full percentage point to 20%. She pointed out that Greensboro has a slightly lower population than larger North Carolina cities such as Raleigh and Charlotte. The Planning Department will continue to have conversations about how to grow within the City limits through infill development. Lastly, she commented on the influence of the millennial

generation component of the population. She noted that walkable neighborhoods near urban centers could be an important trend to keep college students in the Greensboro area.

The next report will be released in late March, 2016 and will focus on annexation progressions and how the City has grown throughout the years.

Mr. Galanti informed Board members that City Council adopted the text amendments related to Gate City Boulevard, pole mounted banners and front yard parking.

Items from Board Members:

In response to a question from Mr. Bryson, Mr. Galanti said that Metro 911 has notified them that they will adjust their system instead of changing the street name to Carter Woods Lane. Therefore, the street name will not be changed.

Adjournment:

There being no further business before the Board, the meeting adjourned at 4:22 p.m.

Respectfully submitted,

Sue Schwartz, FAICP

Planning Director

**MEETING OF THE
GREENSBORO PLANNING BOARD
February 17, 2016**

The Greensboro Planning Board meeting was held on Wednesday, February 17 at 4:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chairman; Danielle Brame; Day Atkins; Homer Wade; Steve Allen; Richard Mossman; John Martin; Richard Bryson; and Celia Parker. City staff present included Steve Galanti, Mike Kirkman, Hanna Cockburn and Luke Carter. Also present was Jennifer Schneier, City Attorney's Office.

Meeting Minutes:

Mr. Atkins moved approval of the January 20, 2016 meeting minutes as written, seconded by Mr. Martin. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Martin, Bryson, Mossman, Brame, Atkins and Parker. Nays: None.)

ANNEXATION PETITIONS:

(A) PL(P) 1111 AND 1111-NEAR STRICKLAND COURT, 1.52 ACRES NEAR GUILFORD COLLEGE ROAD, SOUTH OF WENDOVER AVENUE AND I-73 EXIT. (RECOMMENDED)

Luke Carter stated that this property is within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan and Plan and is considered a satellite annexation. He also provided the service provider notes which stated that City water is available by extending and connecting to the existing 12-inch waterline and 8-inch sewer line located to the southeast and that this site will be developed with the property to the east and water and sewer will be through that connection. The City's Fire Department notes that this site is currently served by Pincroft Sedgefield, upon annexation will be served by City Station #52, and service to this location would improve upon annexation. The Police Department can provide service with little difficulty. The TRC recommended this annexation to the Planning Board.

In response to questions, Mr. Carter stated that this is the same applicant as the 1603 Ruffin Road development.

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

(B) PL(P) 16-03: 5742 RUFFIN ROAD, 2.0 ACRES NORTH OF RUFFIN ROAD, EAST OF STRICKLAND COURT. (RECOMMENDED)

Luke Carter stated that this property is within the Tier 1 Growth Area and is considered a satellite annexation. He also provided the service provider notes which stated that City water is available by extending and connecting to the existing 12-inch waterline and 8-inch sewer

line located within Ruffin Road or with water and sewer connections when developed with the property to the east. The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield, upon annexation will be served by City Station #52, and service to this location would improve upon annexation. The Police Department can provide service with little difficulty. The TRC recommended this annexation to the Planning Board.

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

Mr. Wade asked to be recused from this item due to a conflict of interest. The Board voted unanimously to recuse Mr. Wade from this item.

(C) PL(P) 16-04: CHARIOT DRIVE R/W, 0.42 ACRES, SOUTH OF CASTLETON ROAD, WEST OF NELSON FARM ROAD. (RECOMMENDED)

Luke Carter stated that this property is within the Tier 1 Growth Area, is considered a satellite annexation, and is being requested so that the City can accept maintenance responsibilities for this portion of the road. He also provided the service provider notes which stated that City water and sewer is currently located in the street. The City's Fire Department notes that this site is currently served by Alamance Station #54, upon annexation it will be served by City Station #53 and Alamance Station #54; and that for a single unit response, service will remain the same. For multi-unit incidents, service should improve. The Police Department can provide service with little difficulty. The TRC recommended this annexation to the Planning Board.

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

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

STREET CLOSING PETITION:

(A) PL (P) 16-05 CLOSING OF UNOPENED RANKIN AVENUE (ALSO KNOWN AS HERN AVENUE), BETWEEN HUFFINE MILL ROAD AND EAST WENDOVER AVENUE. (RECOMMENDED)

Luke Carter stated that this portion of right-of-way was dedicated as right-of-way, is currently unopened, and that the petition was signed by the property owners of 63% of the street frontage. The TRC recommended this closing with two (2) conditions; 1) That the lots currently located adjacent to this portion of Rankin Avenue would be combined with the lots that have frontage on an existing public street prior to the street closing becoming effective; 2) that the City shall retain a 20-foot utility easement over existing utility lines until such time as the lines are no longer needed for public use.

In response to questions, Steve Galanti stated that the existing lots with frontage only on this portion of Rankin Avenue would need to be combined with others so as to not create land-locked parcels.

In response to a question by Mr. Bryson, Luke Carter stated that the deeds and tax parcels reflect that the owners of the lots along Rankin Avenue also own property with public street frontage. By being under the same ownership a plat can be recorded to show the combination.

After a short discussion, Mr. Wade moved to recommend the street closing to City Council with the two conditions as stated, seconded by Ms. Brame. The Board voted 8-1 in favor of the motion. (Ayes: Isaacson, Allen, Martin, Wade, Brame, Mossman, Atkins and Parker. Nays: Bryson.)

UNIFIED DEVELOPMENT PLANS:

(A) WEST FRIENDLY AVENUE AND HOBBS ROAD PUD (APPROVED)

Luke Carter described the request and stated that the applicants for this item were Halpern Enterprises, Inc. The total acreage of the property is approximately 6.61 acres and the proposed land use types would be a mix of single family dwellings and commercial. The property is zoned PUD and the UDP establishes the uses permitted, the dimensional standards for development and restates the approved zoning conditions. This item is not a site plan and does not give them permission to start construction. The TRC has recommended approval of this request.

Mr. Steve Marks' who lives in the nearby neighborhood, stated that if the UDP reflected the setbacks approved by the Zoning Commission that he would not have any objections to its approval and that he would like a copy.

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

(B) 4301 AND 4307 LAKE JEANETTE ROAD PUD (APPROVED)

Luke Carter described the request and stated that the applicants for this item were Granville Homes, LLC. The total acreage of the property is approximately 7.68 acres and the proposed use types would be single family detached dwellings and townhouse dwellings. The Zoning Commission approved the rezoning in October 2015 and the TRC recommends approval of the UDP.

In response to a question by Mr. Allen, Luke Carter stated the UDP would not subdivide the property at this time and that in the future it would be subdivided in order to build multifamily dwellings.

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

ITEMS FROM STAFF:

(A) REMINDER HOUSING SUMMIT – FEBRUARY 24

Steve Galanti reminded the Board of the 2016 Housing Summit to be held on February 24th.

(B) REPORT ON SOLAR POLICY WORKSHOP

Hanna Cockburn stated that after conducting the Solar Policy Workshop, staff was approached by a consultant working under an ICMA and the Department of Energy grant to produce a solar roadmap, at no cost to the City. This logical next step will help to implement some of the potential policy changes. The consultant has begun and will be looking at the zoning code, the permitting process and any other policies that influence solar uses. Upon completion they will make recommendations which will be shared with the Planning Board.

Mike Kirkman reported that City Council recently approved the text amendment for expanding multifamily options in commercial zoning as recommended by the Planning Board.

ITEMS FROM BOARD MEMBERS

Upon a question from Mr. Allen and Mr. Bryson, Hanna Cockburn stated that she would ask Cyndi Blue to contact them concerning the status and next steps for sub-committee working on the affordable housing projects.

ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 4:39 p.m.

Respectfully submitted,

Sue Schwartz, FAICP

Planning Director

GREENSBORO PLANNING BOARD

MARCH 16, 2016

(Revised 5/2/16)

The Greensboro Planning Board meeting was held on Wednesday, March 16, 2016 at 4:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Steve Allen, Vice Chairman; Danielle Brame; Day Atkins; Homer Wade; Richard Mossman; John Martin; Richard Bryson. City staff present included Steve Galanti, Mike Kirkman, Hanna Cockburn, Caitlin Bowers, Cynthia Blue, Shayna Thiel, and Sheila Stains-Ramp. Also present was Jennifer Schneier, City Attorney's Office.

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

1. Meeting Minutes:

a. Approval of Minutes of February 17, 2016 Planning Board Meeting

Mr. Bryson moved approval of the February 2016 meeting minutes, as submitted, seconded by Mr. Mossman. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Allen, Bryson, Wade, Brame, Atkins, Mossman. Nays: None.)

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

2. Public Hearings:

a. Public input on FY 2016-2017 Annual Plan for HUD-funded projects and programs

Caitlin Bowers stated that the Annual Action Plan is the funding application to the US Department of Housing and Urban Development in order to receive annual federal grant funds. The present hearing begins the process to fund new projects and continue to honor long-term commitments. Federal funds received in the 2016-17 grant year total \$3,307,286.00. The Neighborhood Development Department allocates these fund sources to various eligible activities that includes goals to increase the supply of affordable housing, to rehabilitate and repair existing housing, support community efforts to combat homelessness, and work to complete redevelopment projects in target neighborhoods. The purpose of the public hearing is to allow community input and provide a public forum to comment on the anticipated use of HUD funds in the 2016-17 fiscal year. The Neighborhood Development Department will publish a summary of the planned expenditures in April and a second public hearing will be held at the City Council meeting on Tuesday, April 19th. The Annual Action Plan will be submitted to HUD on or before May 15, 2016.

There being no additional speakers, the public hearing was closed.

3. Amendments to Generalized Future Land Use Plan (GFLUM)

a. CP16-01: 3607, 3609, 3613, 3619, 3629 Lewiston Road and 3410 Crimson Wood Dr, from Low Residential (3-5 du/ac) and Mixed Use Corporate Park to Moderate Residential (5-12 du/ac)

Hanna Cockburn summarized the proposed change from Low Residential and Mixed Use Corporate Park to Moderate Residential, which is described as 5-12 dwelling units per acre, accommodating housing types ranging from small lots, single family detached and attached homes, to townhomes and moderate density low rise apartment buildings, and noted the amendment accompanies a rezoning request for residential development on the site. The site lies just northeast of Piedmont Triad International Airport and north of the planned Greensboro Urban Loop now under construction. The proximity to these features has previously led to designations of nearby properties for corporate, industrial and commercial mixed uses. The related rezoning is tentatively scheduled to go to the Zoning Commission April 18th meeting, and involves an RM-12 request with one condition, limiting uses to residential development only. Ms. Cockburn noted the guidance memo provided to help the Planning Board in formulating their comments on the General Future Land Use Plan amendment.

In answer to a question, Mike Kirkman added that, as is standard, written notifications were sent to all property owners within 600 feet of the request. He noted that there has been some feedback in terms of the rezoning but very little conversation in terms of the land use map amendment, and reminded the Board that their role is to look at the policy side, and the longer-term growth and development trends in the area, with any comments on that basis. He also stated that he understood the applicant has put together some illustrations of their concepts, which have not been viewed by staff. The rezoning application is for CD-RM-12 zoning, with a single condition, limiting uses to residential development only; the application had been delayed from the March Zoning Commission meeting for completion of the Traffic Impact Study and its review.

Mr. Kirkman noted that this matter is not before the Planning Board as a public hearing, but if the Board would like to hear comments from speakers, they could certainly do so. He reminded the audience that the Zoning Commission was the appropriate place for comments related to the rezoning request.

The Planning Board agreed to let attendees speak if they chose. In response, Bronnie Vanderworker, Hickory Woods Drive, stated that they have concerns about the impact on their single family property values. He said that while the developer had expressed a desire to meet with the neighborhood so far there has been no meeting.

Derrick Johnson, 4785 Corinthian Way, stated that he was concerned that they have not received any information about the proposed development in the immediate area. They would like more information concerning the proposal. They purchased their property because of the isolation and the privacy in their quiet neighborhood. It was their understanding that there could not be any development because of the wetlands in the area. They feel that the proposed development is too dense and would disturb the wildlife they have become accustomed to.

Justin Wittaniemi-Shaler, 401 Corinthian Way, stated that they are concerned about the safety of their children if there is an increase in traffic on their street. He would like to see their street remain a dead-end to help alleviate vehicular traffic. He also does not feel that the residents have been properly notified of meetings and the opportunity to provide their input.

Kent French, 4818 Hickory Woods Drive, stated that he is concerned that their properties are being backed up by 29 acres of land proposed for development that as he understood it would possibly add as much as 500 vehicles to their road, currently a 2-lane road with traffic lights on either end. He stated that the roads already have traffic back-up during rush hour times; that there is not enough of a buffer on the proposed development plan; and that he felt the proposal was an excessive jump in zoning density for this area.

Board Comments:

Mr. Martin stated that he feels the density comments from residents are meaningful. Mr. Bryson stated that the neighbors should have more information available to them, and provided in a timely way. Mr. Allen said the site makes sense for development but more information to the neighbors who help them be more aware of for what the actual zoning and development proposal entails.

b. 2603 Murrayhill Road, from Low Residential to Mixed Use Residential

Hanna Cockburn stated that the GFLUM amendment is in conjunction with a rezoning request for 2603 Murrayhill Road. The current designation is Low Residential and the proposed designation is Mixed Use Residential. This designation is applied in neighborhoods or districts where the predominant use is residential and where substantial compatible, local-serving, non-residential uses may be introduced. Such uses are typically found in older in-town neighborhoods that accommodate a variety of commercial and low-scale local services, as well as newly developed traditional neighborhood developments.

She noted that the site lies just outside the boundaries of the Central Gateway Corridor Planning Area in a transition point between the commercial uses associated with Gate City Boulevard and the surrounding residential areas that are already developed. She reminded the Board of the Guidance Memo providing the considerations the Board is asked to keep in mind when commenting on a GFLUM amendment. The rezoning request request will be heard at the April 18th Zoning Commission meeting. Staff has heard that the proposal is for a dental office.

Board Comments:

Mr. Allen stated that he thought the request is warranted as it fits a number of criteria that the Board has looked at previously. Mr. Atkins stated that he felt this would be a good transition and a good fit and would probably be an asset to the neighborhood.

4. Housing Request for Proposals:

a. Results of RFP

Mr. Wade asked that he be recused from this item. The Board voted unanimously in favor of Mr. Wade's recusal.

Cynthia Blue introduced herself and summarized the activities to date and the results of the RFP for the Annual HOME Funding program. The HOME Program are federal funds that are allocated to the City and its HOME Consortium Partners which include Guilford County, the City of Burlington and the County of Alamance and specifically for the purpose of production and preservation of affordable housing. The RFP looked for responses under eligible development activities focused around the construction of new rental housing units, rehabilitation of existing rental housing units or conversion of non-residential buildings to rental housing. The RFP was issued on February 11th, with applications due on March 3rd. A public information session was held on February 17th. It was advertised on the website and through the News and Record and Carolina Peacemaker for all interested developers as well as emailed to a developer list that is used regularly. Available funding from the City includes about \$1.3 million dollars and about \$300,000 from Guilford County. Of the City's funding, \$300,000 has been set aside for low income housing tax credit projects and staff will be hearing from the NC Housing Finance Agency in August with the results of their selection process. At that time, applicants for the \$300,000 will be reviewed and a recommendation will be made to the Board. For the remaining funds, 3 proposals were received for the City Competitive funds; 3 proposals for the low income housing tax credit set-aside funds and no proposals were

received for Guilford County funds. One of the City projects was determined not to meet the threshold scoring for strength of application. It is a project that is still very early in the development process and did not yet have site control. Guilford County has indicated that they will apply their available funds to their Homeowner Rehabilitation Program for low income homeowners out in the County who need assistance. The review team consisted of Richard Bryson, Steve Allen, and a number of various staff members. Staff recommends that 2 of the projects be funded for a total of \$980,139.00 including plus a reallocation of \$150K in HOME funds that were targeted to single family development. Sumner Ridge, a 72 unit new construction project by Affordable Housing Management, Inc, would receive \$600,000 and Foxworth Permanent Supportive Housing Development, an 11 unit project by Greensboro Housing Authority would receive \$530,139. The Greensboro Housing Authority has partnered with the Servant Center which has a long track record in the community of serving veterans. The project is also applying to the NC Housing Finance Agency and the Federal Home Loan Bank for additional project funds. Both developers have indicated that at these project award amounts their budgets are feasible.

In May 2016, final applications will be made for the Low Income Housing Tax Credits through the NC Housing Finance Agency and staff will hear back in August, the results of that process. City staff will evaluate those projects for the \$300,000 set aside and will then bring a recommendation to the Planning Board. The requested actions before the Planning Board today are to approve the project recommendations for City HOME Funds and to authorize staff to submit the recommendations to City Council.

Updates of Prior RFP awards: Hope Court was 16 units of permanent supportive housing which was completed in January and is fully leased up; Everett Square is another 16 units of permanent supportive housing and they received their Certificates of Occupancy in January and they are in the leasing process now; Under construction is Berryman Square which is 44 units of a tax rehabilitation project that is 90% complete and plans to fill any vacant units in April; Jonesboro Landing Phase II is 9 units of new construction housing and that is under way now.

Mr. Bryson moved approval of the 2 proposed projects, as submitted by staff, seconded by Mr. Mossman. The Board voted 6-0-1 in favor of the motion. (Ayes: Allen, Bryson, Martin, Mossman, Brame and Atkins. Nays: None. Abstained: Wade.)

5. Easement Release (Final Decision):

a. Proposed release of a 20' easement located at 5529 and 5531 Sapp Road, as recorded in Plat Book 47, Page 42.

Mr. Wade stated that he would need to be recused from this item also. The Board voted unanimously in favor of Mr. Wade's recusal.

Shayna Thiel stated that all utility providers have reviewed the request and have given their approval.

Mr. Bryson moved approval of the easement request for Sapp Road, as presented by staff, seconded by Mr. Mossman. (6-0 - Ayes: Allen, Bryson, Martin, Mossman, Brame and Atkins. Nays: None. Abstained: Wade.)

Mr. Wade returned to the dais for other items on the agenda.

b. Proposed release of a 15' wide access easement to pond, as recorded in Plat Book 172, Book 85, and a 25' access drive and easement to runoff filter areas, as recorded in Plat Book 100, Page 113, both located at 238 NC Hwy 68 South.

Shayna Thiel stated that all utility providers have reviewed the request and have given their approval.

Mr. Martin moved approval of the easement request for the pond located at 238 NC Hwy 68 South, as presented by staff, seconded by Mr. Bryson. (7-0 - Ayes: Allen, Bryson, Martin, Mossman, Wade, Brame and Atkins. Nays: None.

c. Proposed release of part of a 20' wide easement located at 5011 Ellenwood Drive, as recorded in Plat Book 38, Page 34.

Shayna Thiel stated that the utility providers have reviewed the request and have given their approval.

Mr. Martin moved approval of the easement request for Ellenwood Drive, as presented by staff, seconded by Mr. Bryson. (Ayes: Allen, Bryson, Martin, Mossman, Wade, Brame and Atkins. Nays: None.

PLANNING DEPARTMENT

6. Items from Staff

a. Randleman Road Corridor Plan Phase 1 draft

Russ Clegg stated that the Randleman Road Corridor project was requested by City Council, and the official period of public comment on the recommendations for this first phase opened March 16. Mr. Clegg noted that no action by the Planning Board was required; he was providing an initial summary of the project and recommendations to the Planning Board.

Mr. Clegg identified the overall Randleman Road Corridor, extending from where the road starts at Freeman Mill Road and to the City limits on its southern end. Phase 1 involves the northern half. An Existing Conditions Report was completed in June and since that time there has been public input gathered and a set of strategies put together. He noted the outreach for the Plan, including the door-to-door surveys, meetings with the businesses in the area, and the online survey, which were intended to get to what people saw as strengths and challenges for the corridor. Generally speaking, people thought that the sidewalks were a good strength for the area and pedestrian and vehicular connectivity is strong. There are a lot of job opportunities in the area and there are some property maintenance issues that should be addressed. The existing conditions review highlighted that the corridor is already identified as a redevelopment corridor, and that a fairly significant dollar value (over \$26 million) in infrastructure improvements was already planned for the area.

Mr. Clegg noted that we would continue taking responses to the on-line survey, and next steps included a public hearing before the Planning Board next month, before going to City Council for final determination.

7. Items from the Chair

Vice Chair Allen stated that on March 23 there would be an event downtown outlining projects for the downtown area. He provided flyers to those interested.

8. Items from Board Members

Mr. Bryson asked that the family of Ralph Johnson be kept in everyone's thoughts and prayers.

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

None.

10. Approval of Absences

The absences of Mr. Isaacson and Ms. Parker were acknowledged.

11. Adjournment

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

Respectfully submitted,

Sue Schwartz

Planning and Community Development, Director
SS:sm/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
APRIL 20, 2016**

The Greensboro Planning Board meeting was held on Wednesday, April 20, 2016 at 4:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair; Steve Allen; Danielle Brame; Day Atkins; John Martin, Homer Wade; Celia Parker; Richard Bryson; City staff present included Steve Galanti, Mike Kirkman, Hanna Cockburn, Shayna Thiel, Lucas Carter, Russ Clegg, Olivia Byrd and Sheila Stains-Ramp. Also present was Jennifer Schneier, City Attorney's Office.

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

1. Meeting Minutes:

a. Minutes of March 16, 2016 Planning Board Meeting (APPROVED)

Mr. Wade moved approval of the March 2016 meeting minutes, as submitted, seconded by Mr. Martin. The Board voted unanimously in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Wade, Brame, Martin, Atkins, Parker. Nays: None.)

2. Public Hearings:

a. Randleman Road Corridor Plan Phase 1 Draft (APPROVAL RECOMMENDED)

Russ Clegg, Planning Department, stated that he was presenting the Phase 1 Randleman Road Corridor Study for public comment and a Planning Board recommendation to take to City Council. Mr. Clegg identified the study area, from where the Randleman Corridor starts at Freeman Mill Road down to the terminus of the city limits on the southern end. The the initial phase of recommendations were focused on the northern half of the area, which includes neighborhoods from Eugene Street on the east side to Freeman Mill Road on the west side. Mr. Clegg noted the Corridor is also a reinvestment corridor as identified in the Comprehensive Plan and there are significant Capital Projects proposed for the area. The Existing Conditions Report indicated that the corridor has a high commercial occupancy of retail and service businesses; however, there are areas of challenging development opportunities because of limited access or obsolete buildings. Mr. Clegg identified the various forms of public outreach used in the study, including door to door surveys of businesses, public meetings, and an on-line survey to gather input and identify both issues and possible improvements for the area. Respondents listed sidewalks, transportation connectivity and low rents that gave rise to a diverse business community as strengths. Challenges identified included gaps in the sidewalk system, vacant buildings and lots, property maintenance and appearance issues.

Mr. Clegg stated that, based on public input, the Plan's recommendations are in three major areas: the public perception of the area; transportation issues that need addressing; and reinvestment. He noted that in terms of reinvestment, the City partners with the Greensboro Community Development Fund to help businesses in the corridor. Other projects include improvements to some of the key intersections in the area, along with changes in street lights, tree plantings and looking at bus shelter locations.

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

Mark Wheelihan, owner of Greensboro Harley Davidson on Faragut Street, stated that he has owned the business since 1998, has had many meetings with City Council members, and members of the Police Department, and he

agrees that investment in the area is very important. However, if there is no plan that actually brings more viable businesses into the area, beautification would not change the area sufficiently to change people's perception of it. He said prospective investors are brought into the City, but they do not see this particular area as one for investment. A better first impression is really needed in this area to make it more appealing to investors. He said the area has a reputation for crime, with a lot of drug dealing and prostitution. He said he has found that some residents of Greensboro are not familiar with his business location because they do not go to that side of town because of its reputation. He said he has patiently waited for many years and has invested time and money in his business and he is disappointed that more improvements have not been made. He said he recently located property that would be more appealing to his clients and would get him out of this area because he cannot wait any longer for the needed improvement to be made. He said he sees a lot of money being spent in areas that are already very nice, but the Randleman Road area is being ignored. He said that until the City does something bigger and more significant than making it prettier, the problems are not going to go away. From his view, he feels a lot of work needs to be done in this area to make it more appealing.

Glen Trent, 2209 Kersey Street, stated that he grew up in the Randleman Road area and has seen many changes take place in this area. He said he is a co-founder of the Randleman Road Business Association and he feels that there is an opportunity for major changes to be made. He said he was impressed with the river walk projects in San Antonio, Texas and Wilmington, NC, and he saw the potential for something similar for the South Buffalo Creek corridor. He said he felt it would be a positive influence and an opportunity for hikers to use the area. He asked that staff look into the possibility, and make some really nice parks in this area. He commented that many years ago the Greensboro Youth Council held their carnival there because it was a good place for the activity, with some nice picnic areas. Now it is full of weeds and trash and undesirable people use the area. He stated that with the help of the City and working with the local businesses around the area, it could again become a nice place to visit. He said he was concerned about the possible loss of some solid, nice business in the particular area.

Michael Smith, 2004 Randleman Road, stated that he had run a barber shop in the area for about 3 years and he would like to give back to the community by providing a cook out and sponsoring kids to go to Carowinds. There are several nice businesses in the area, along with residences and an elementary school. He would like to see more interaction between the City staff, the residents and businesses in the area. He pointed out that there are many people who live in the area that cannot get jobs because they have felonies and it is difficult for them to be hired by anyone. He stated his interest in trying to get a solution to this kind of problem because otherwise the negatives perpetuate themselves. He has suggested using land waiting for development for community gardens to help feed some of the kids in the area.

Tushar Savir, 2437 Randleman Road, said he agreed that the area needs a lot of help to re-establish itself as a healthy and vital community.

Wayne Willard, 2832 Randleman Road, stated that he has worked in this area for over 38 years and has had a business there for over 28 years. He said he had seen a lot of improvement to the area but had also heard some negative comments. He commented that there is a local business association meeting every month and they work closely with the Police Department to help to keep this area safe, and the success of their cooperative efforts can be seen in the monthly police reports they review. He invited everyone to attend these meetings. He said the perception of the area was a very hard situation to work with and felt that what the Planning Department was getting ready to do will help a lot. He said the Association and the Police Department have gotten rid of about 90% of the previous problems in this area, but they also need some more help to get up to speed for the area.

Michael Smith returned to the podium and stated that to add to what Mr. Willard said, Randleman Road is not a bad area, it is just a misconception based on memories of how it used to be. The Police presence has helped a lot to deter crime in the area.

There being no additional speakers, the public hearing was closed.

Mr. Atkins asked about the prospective time-line for the City to start making improvements in the area. Russ Clegg stated that there are times associated with the different projects, some of which have funding sources and some of which do not. Some projects can be done in the next couple of years and other projects will take a longer period of time to accomplish. Staff is trying to work closely with the residents and business owners about some of their ideas to improve the area.

In response to concerns about the Smith Homes area raised by Ms. Parker, Russ Clegg stated that staff has spoken with the Housing Authority; the Housing Authority plans to do a renovation of Smith Homes and staff would be working with them to improve services and opportunities. Planning Manager Hanna Cockburn confirmed that the Housing Authority does have plans for major investment in the Smith Homes community, but that is still several years in the future. The interim step that staff discussed with them is using their Community Center as a site to do some additional creative workforce development activities. This is an opportunity for the City to partner their programs with the programs offered by the Housing Authority. That will take a couple of years for funding to line up because it is coming from the federal government. Staff will continue to work diligently with residents in this effort.

Mr. Bryson wanted to know what can be done now. Russ Clegg stated that they do now have the existing ties with the Community Foundation and other programs in the Economic Development Small Business office that can help businesses, so there are things that are available to help reinvestment for the area. Some of the projects will take time to design and to fund. As small issues arise, they will try to tackle those as soon as possible while maintaining a balance with making sure things look good to make a better impression than it does currently. They also want to look at the business end and try to improve the ability of folks to invest in their property if they can. Mr. Bryson stated that he agrees with one of the speakers that they cannot keep waiting for something to be done, action needs to be taken now. He feels the process needs to be expedited as quickly as possible.

Mr. Allen stated that looking at some of the proposed improvements it is difficult to make everyone happy all at once, but he does believe that the proposal of Phase 1 is a start in the right direction to help that area and that corridor. He feels that some of the ideas presented by the speakers are very good and he is especially encouraged to hear that some of those speakers have already had conversations with City staff about these ideas and how to bring them to fruition. He is in favor of the plan as a start, although he realizes that it may not be as comprehensive as some.

There being no further comments, Mr. Wade moved to recommend the Randleman Road Corridor Plan, Phase 1, as submitted by staff, seconded by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Martin, Wade, Parker, Brame and Atkins. Nays: None.)

3. Amendments to Generalized Future Land Use Plan (GFLUM)

a. CP16-05: 3200-3202 Horse Pen Creek Road, from Low Residential to Mixed Use Residential (APPROVAL RECOMMENDED)

Planning Manager Hanna Cockburn stated that the Board is asked to give their comments on the proposed Generalized Future Land Use Map (GFLUM) amendment, which has been requested in conjunction with a rezoning for the property. She noted the current designation is Low Residential, and the proposed designation is Mixed Residential, which applies to neighborhoods or districts where the predominant use is residential and substantial

compatible local serving non-residential uses may be introduced. She stated there are areas to the south and east that show mixed use and moderate residential designations, and that the Horse Pen Creek corridor has been experiencing transition from rural and low density residential uses to a greater mixture of more intense uses for some time now. The zoning case that is associated with this request is tentatively scheduled for the May 16, 2016 Zoning Commission meeting.

Board Comments:

Mr. Allen stated that the amendment seemed a good fit for the area, and a good location for additional development.

4. Annexation Petitions:

a. PL(P) 16-06 Proposed Annexation of 28.7 acres at 2732-ZZ Pleasant Ridge Road, at the eastern end of Highland Grove Drive (RECOMMENDED)

Lucas Carter, Planning Department, stated that the site is within Growth Tier 3 of the Growth Strategy Map in the Comprehensive Plan. As such, the Future Land Use Plan requires that annexation be discouraged until the full complement of City services can be efficiently provided. The service providers have indicated that they can provide the services. The proposed use would be single family residential. The Technical Review Committee (TRC) recommended approval. The request is scheduled to go to City Council June 7, 2016.

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

b. PL(P) 16-07 Proposed annexation of 0.49 acre being the western portions of 1801 Cude Road and 1199 Pleasant Ridge Road (APPROVAL RECOMMENDED)

Lucas Carter, Planning Department, stated that the site is inside Growth Tier 1 of the Growth Strategy Map, adjacent to property within City limits, and is proposed for annexation because of a request for utility servicing. The proposed annexation area is the rear portion of two residentially used lots that are proposed to remain in residential use. Mr. Carter noted that the site can be served with City water, which runs along the north side of Pleasant Ridge Road and the west side of Cude Road. He also noted the site can be served with City sewer; however gravity sewer service would require a long sewer extension. Service could possibly be provided through use of a pump. Fire protection services are currently provided by City Station 20, which would remain the same after annexation with no change in response time. All other services could be provided on the same basis as presently provided to the portion of the lots already within the City. The Technical Review Committee recommended approval of the annexation, noting the potential cost to the applicant for the sewer servicing. The Zoning Commission is scheduled to hear the initial zoning on the site at their May 16, 2016 meeting, and City Council would tentatively hear the request at their June 21, 2016 City Council meeting.

In response to a question, Mr. Carter stated that the owner is requesting city utility services and in order to get those services they would need the entire properties to be inside the city limits.

Planning Board member Parker asked for an explanation of what was meant by a 'gravity sewer line', and what that meant for the proposed annexation site. Mr. Carter stated that 'gravity' sewer service is the more conventional form of sewer service and relies on a constant downhill gradient along the length of the sewer line to maintain flow without problems. Where gravity service cannot be provided, sewage can be pumped into the system. He noted that the comment arises because the topography of this property will make it difficult to service without pumping, and the developer will be responsible for all costs associated with getting appropriate water and sewer service for the property.

Planning Board member Brame asked about the emergency services response time. Mr. Carter stated that the response time remains the same as currently provided to the site, and the 3 minutes 20 seconds travel time is well within the response time standard.

Planning Board member Wade asked for clarification on the requirement that entire properties be annexed to provide utility servicing. Planning Co-Manager Steve Galanti stated that given the change from the former consolidated water and sewer agreement, the adopted policy is that the entire piece of property must be within city limits for utility servicing to be provided.

There being no further discussion, Planning Board member Martin moved to recommend approval of the proposed annexation, as submitted by staff, seconded by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Martin, Wade, Parker, Brame and Atkins. Nays: None.)

c. PL(P) 18-08 Proposed Annexation of 2.72 acres at 4751-YY McConnell Center Drive Near intersection of I-40 and McConnell Drive (APPROVAL RECOMMENDED)

Lucas Carter, Planning Department, stated that the site is within Growth Tier 1 of the Growth Strategy Map, and the proposed land use was Industrial. The Technical Review Committee recommended approval of the request. The Zoning Commission will hear the initial zoning request on May 16, 2016 and City Council will hear both the rezoning and the annexation requests at their June 21, 2016 meeting.

There being no discussion, Planning Board member Allen moved to recommend approval of the proposed annexation, as submitted by staff, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Martin, Wade, Parker, Brame and Atkins. Nays: None.)

d. PL(P) 16-09 Proposed Annexation of 1730 Youngs Mill Road, 1.986 acres, intersection of E. Lee Street and Youngs Mill Road (APPROVAL RECOMMENDED)

Mr. Wade and Mr. Isaacson requested to be recused from the item. The Board voted unanimously in favor of Mr. Wade's and Mr. Isaacson's recusal.

Lucas Carter, Planning Department, stated that the property is within Tier 1 of the Growth Strategy Map and the proposed land use is Commercial. The Technical Review Committee recommended approval of the request. The initial zoning request is scheduled for review by the Zoning Commission on May 16, 2016, with the zoning and annexation requests to be sent to City Council for final decision at the June 21, 2016 Council meeting.

Steve Galanti noted that emergency services are currently provided by Alamance station and after annexation the site would be served by both Alamance and City stations, in accordance with the mutual service agreement with Alamance County.

Planning Board member Martin moved recommendation of approval of the proposed annexation, as submitted by staff, seconded by Mr. Bryson. The Board voted 6-0-2 in favor of the motion. (Ayes: Allen, Bryson, Martin, Parker, Brame and Atkins. Nays: None. Recused: Isaacson, Wade.)

5. Easement Release (Final Decision):

a. Proposed release of a 20' access easement located at 1101 West Gate City Boulevard, as recorded in Plat Book 185, Page 107. (APPROVED)

Shayna Thiel, Planner, stated that all utility providers had reviewed the request and provided their approval.

After some clarification, Mr. Martin moved approval of the easement release, as presented by staff; the second was by Mr. Bryson. (Ayes: Isaacson, Allen, Bryson, Martin, Wade, Parker, Brame and Atkins. Nays: None.)

6. Items from Staff

Steve Galanti stated that a copy of the March 2016 Growth and Development Trends Newsletter had been provided to Board members and requested that staff be advised if there were any questions.

7. Items from the Chair

None.

8. Items from Board Members

Mr. Bryson asked that staff reach out to GTA on bus shelters for the Randleman Road Corridor.

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

None.

10. Approval of Absences

The absence of Mr. Mossman was acknowledged.

11. Adjournment

There being no further business before the Board, the meeting adjourned at 5:14 p.m.

Respectfully submitted,

Sue Schwartz, FAICP, Director

Planning Department
SS:/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
MAY 18, 2016**

The Greensboro Planning Board meeting was held on Wednesday, May 18, 2016 at 4:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair; Steve Allen; Danielle Brame; Day Atkins; John Martin, Homer Wade; Celia Parker; Richard Bryson. City staff present included Steve Galanti, Mike Kirkman, Hanna Cockburn, Sheila Stains-Ramp, Russ Clegg, Lucas Carter. Also present was Jennifer Schneier, City Attorney's Office.

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

1. Meeting Minutes:

a. Approval of Minutes of April 20, 2016 Planning Board Meeting

Mr. Martin moved to approve minutes of the April 2016 meeting, as submitted, seconded by Mr. Bryson. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Isaacson, Bryson, Wade, Brame, Martin, Atkins, Parker. Nays: None.)

b. Approval of Revision to Minutes of March 16, 2016 Minutes

Mr. Wade moved to approve the revision to minutes of March 15, 2016 meeting, seconded by Mr. Bryson. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Isaacson, Bryson, Wade, Brame, Martin, Atkins, Parker. Nays: None.)

Mr. Allen arrived at 4.10.

2. Public Hearings:

a. CP16-03 213 Guerrant Street, Amendment to Heath Community Strategic Plan and Generalized Future Land Use Map (GFLUM), from Low Residential to Mixed Use Residential (Denial Recommended):

Russ Clegg, Senior Planner, presented the Plan amendment request and assessment. Mr. Clegg stated that the amendment was requested in conjunction with the re-zoning of 213 Guerrant Street. The current GFLUM designation for the site is Low Residential; the proposed designation is Mixed Use Residential. The proposed change would also amend the Future Land Use Map of the Heath Community's Strategic Plan. The Planning Board is asked to make a recommendation on the Plan amendment, the Zoning Commission will make a recommendation on the rezoning request, and the City Council will make the final decision on both the land use plan change and the zoning change.

Mr. Clegg noted the current Low Residential designation supports a density of 3 to 5 dwelling units per acre, and includes predominantly single-family neighborhoods and other compatible housing types developable within this density range. He stated the Plan encourages compact developments that include clustered small lots with substantial retained open space.

He noted the proposal is to change the designation to Mixed Use Residential. Mixed Use Residential applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving non-residential uses may be introduced. Such use mixes are typically found in older in-town neighborhoods that accommodate corner stores and other local services, as well as in newly developed traditional neighborhood developments (TNDs). More pertinent to this particular case, this district is also applied to areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of appropriate scale and uses are of appropriate intensity is critical.

Mr. Clegg displayed an aerial view, and pointed out the site and various uses around it. He shared some photographs of the site and area, including one showing a sample 'tiny house' located on the property. He noted that while the photo showed a house on wheels, the proposed houses would be on footings. He indicated the Red-Heath Community planning area, noting the Plan designates almost the entire neighborhood as Low Residential, with an exception being the existing Hahn's Road apartment complex, designated as Moderate Residential (5-12 units per acre.) He stated that the predominant development in the vicinity of the site is detached single family residences, in a stable neighborhood. The amendment site is served by Guerrant Street, which has no direct connection to East Market Street or Franklin Boulevard, and no sidewalks on the local streets that eventually access those main roads. He noted that the Neighborhood Plan calls for focusing any changes to more intense uses along Franklin Boulevard, as was done with a late 2015 change for a parcel on Franklin Boulevard, for use of a house for office purposes.

The Heath Community Neighborhood Association has indicated in writing that they do not support the proposed amendment.

Mr. Clegg summarized staff recommended against the revision to the Heath Community Neighborhood Plan, based on the off-Franklin Boulevard location of the proposed change, the difference between existing and proposed densities, the relative lack of access to transportation options that allow access to supportive services, commercial opportunities and work places, the recent adoption of the Heath Community Plan, and the lack of support from the neighborhood.

Chair Isaacson asked if the Board members had any questions. Mr. Martin clarified with Mr. Clegg that the neighborhood is not in favor of the change and the staff is not in favor.

Chair Isaacson called the section of the Plan relating to the process for amending the Plan to the Board's attention, noting the neighborhood and the East Market Street Development Corporation (EMSDC) were to be requested to review and comment on any proposed amendments. He stated that the Planning Board was about to open its hearing for this purpose, and that the Board was to take into consideration the intent and underlying reasoning of the Plan and the long-term impact of the amendment on other portions of the plan, as well as the reasoning for the requested change. Chair Isaacson asked if there was any other elaboration or comments from staff. Mr. Clegg stated that there was not. Chair Isaacson asked if there were any other questions of Staff. There were no questions.

Chair Isaacson opened the public hearing, stating that the Board would allow for a 20 minute comment period for proponents and a 20 minute comment period for opponents, with a 3-minute limit per speaker, and an opportunity for rebuttal as may be needed.

Chair Isaacson called forward those in favor of the amendment to the Heath Community Strategic Plan and the Generalized Future Land Use Map.

Teri Hammer, 1817 Madison Ave, representing Tiny Houses Greensboro, stated that they are interested in developing 5 units of affordable housing on the site, along with a garden for their residents. She acknowledged the lack of sidewalks but indicated they were willing to help the neighborhood push for sidewalks.

Scott Jones, 1756 NC Hwy. 61, Whitsett, read out the mission statement for Tiny Houses Greensboro, with its focus on reducing homelessness while fostering the skills necessary to run a household and maintain a property. He noted that the project had come out of a conversation at the Interactive Resource Center about what it takes to get people past homelessness.

Planning Board Member Parker asked for elaboration on the vetting process for prospective residents, and how the residents would be monitored once they moved in. Mr. Jones stated they would use something similar to what Habitat for Humanity uses; Ms. Hammer stated that a property manager would be involved, to make sure the rules are followed and the properties are adequately maintained.

Diane Boger, 612 Summit Oaks Drive, stated that as a real estate agent she wanted to address the possible impact on property values. The price per square foot was on the order of \$100 per square foot, while those in the area had run \$45-65 per square foot. She stated the price-per-square foot should be a positive for the neighborhood.

Walter Jamison, 2815 N. Murrow Blvd., stated that those working with the project in no way wanted to disrupt any positive plans for the Heath Community. He stated that the goal of the project was to prove to Greensboro that being homeless does not define who the person is, but what had happened to him or her, and that they were willing to prove to any neighborhood that "we can have the best neighborhood there is in Greensboro."

Chair Isaacson then asked for any opponents to the proposed amendment to come forward, and reminded them of the 20 minute comment period.

Gail Wiley, 303 Guerrant Street, stated that she was not in favor of the plan right now. She stated she wanted to see the property used for other houses like her house, as called for in the Heath Community Plan.

Rose Murphy read a letter on behalf of Patricia S. Brown, president of the Heath Park Neighborhood Association, stating "the intentions of the non-profit organization are good but not a fit for the Heath Park community. At this time, we would like to inform the city of Greensboro that we do not support these efforts and would like to be informed of any progress regarding this matter. We do not support this matter for the following reasons: These types of properties do not fit into our Strategic Plan which we worked with the City of Greensboro to develop. This project could affect the zoning on this street. Homes should not be smaller than the existing ones on this street. This project could affect property values in this area. There have been issues with previous housing on this street as well as crime that affected the neighborhood. There is no history of a housing project of this type in Greensboro. The community would like to have houses in the neighborhood that would focus on improving the existing homes that need restoration and improvement. Respectfully, Patricia Brown, Heath Park Community Organization."

Billy Graham, 301 Guerrant Street, stated that he was in support of anything that supports the community, and everything stated by the previous speakers not in favor of the amendment.

Mac Sims, 601 E. Market Street, Greensboro, NC, East Market Street Development Corporation, stated that the EMSDC had been involved with this and other housing discussions. He stated that addressing housing conditions by dealing with the inventory of existing houses needing rehabilitation and by encouraging home ownership was the path agreed to with the Heath Community plan, and he supported continuing as had been agreed. Mr. Sims stated that the Tiny Houses project was creative and had potential, but a better understanding of both the potential and the impacts was needed. He stated that the neighborhood is not in favor of the amendment, nor is EMSDC.

Pamela Herbin, 521 Pine Street, stated that she had lived on Pine Street for more than 40 years, and recommended that work be done on the stock of apartments in the area, and use those for the homeless people.

Sharon Hightower, District 1 City Councilwoman, stated that she has been working with the Heath Park neighborhood for several years, even before serving on City Council. She stated that there is a neighborhood plan for a reason. She stated the proposal does not fit with the adopted Plan nor with the particular area, which is without sidewalks and has very poor drainage. It does not fit into the scheme of what the neighborhood has been talking about.

Chair Isaacson advised that there would be 5 minutes available to each side for rebuttal of comments made during the presentations. He requested that speakers keep their comments directly related to the proposed Plan amendment. He asked that the proponents speak first.

Scott Jones stated that the residents of Heath Park made compelling arguments, but that the homeless were being shuffled from location to location. Mr. Jones stated that his organization understand mental health issues and they recognize there are addictions and other issues and was working closely with others to address those.

Teri Hammer stated that they have done a lot research into what works in addressing homelessness in organizing the project. What they'd found was that to feel part of a community, there should be a home just like most of us have, that includes a bathroom and a home address and plumbing and a kitchen and a place to sleep. Ms. Hammer stated that housing for the homeless as provided by multiple cities in the U.S. doesn't really seem to engender a second generation of success, and with this project they want to try something different.

Chair Isaacson asked if those in opposition wanted the opportunity to rebut any comments related directly to the proposed Plan amendment.

Sharon Hightower stated that she is here to support her neighborhood and is aware of the conversations that have taken place. She stated that this is not the place for this project, and there has not been adequate conversation with the neighborhood.

Rose Murphy stated that it's not that they don't want to help the homeless, and reiterated that they can help the homeless by fixing up houses currently boarded up.

Chair Isaacson closed the public hearing, and stated that he wanted to be clear on a couple things so the Board knows their parameters by which to discuss the proposal and make a recommendation. He reiterated that there are two plans up for amendment, with the Heath Community Plan being the more specific neighborhood plan. To assist the Board with the issue in front of it he had Mr. Clegg go back over the current and proposed Plan designations and what they mean. Mr. Clegg repeated that the Plan calls for Low Residential, which supports

single-family detached housing with three to five units per acre. The request is for Mixed Use Residential which allows a greater mix of housing types, a higher density and neighborhood-scale commercial uses.

Chair Isaacson confirmed that the amendment is requested in connection a rezoning; Planning Manager Michael Kirkman stated there was a rezoning, which for the 5 units on the one-third of an acre required an RM-18 zoning. He noted it is a conditional district request, limiting development to residential use utilizing one-story buildings. He stated that approval of a rezoning requires Plan consistency, which is why the Plan amendment is necessary.

Chair Isaacson asked if there were any questions to the staff before the Board begins its discussion.

Mr. Martin asked if there were any other examples of a housing product along this line in town. Mr. Kirkman answered that he was unaware of any examples, as there is no provision in the ordinance for tiny homes per se, and staff had been working on an amendment for another form of small-detached-unit-footprint, small-lot configuration, but none of that had moved forward.

Mr. Wade asked staff what is seen as the long-range plan for this type of small home development, and where might be appropriate locations for such a use. Planning Manager Hanna Cockburn that the Comprehensive Plan does call for a mixture and range of housing opportunities that meet the needs of the citizens, and at that level there are lots of opportunities for mixed residential sizes. For instance, a 'tiny house' could be used as an accessory dwelling unit. The approach of having a village of units of this type is something that the City has not seen before. Ms. Cockburn noted that while staff has not identified locations where this might be a good fit, a major consideration clearly would be having access to transportation options, and thereby to support services and work places.

Michael Kirkman added that by definition a single-family home is one unit on one lot, although lots may vary in size and neighborhoods in density. The rezoning application proposes multiple units on one lot, which is a multi-family scenario.

Chair Isaacson stated that if there are no other questions for staff, the Board could move into discussion of the proposal followed by a motion recommending a decision to the Council.

Board Discussion

Mr. Bryson stated that the density, and so the designation, is high for the setting. He also stated his perception that the applicants have made the mistake of trying to tell a neighborhood what is good for them, rather than working with the residents to put together a more acceptable program.

Mr. Allen stated that his biggest issue is the fact that what dialogue there has been doesn't seem to be good dialogue. It doesn't seem like the parties sides are in a position to come to any kind of agreement. Also, the neighborhood plan was approved very recently, and he had not heard anything that indicated site or surrounding conditions had changed such that such a change was warranted. He noted the housing concept had validity, but he did not support the Plan amendment because of the density difference, among other reasons.

Chair Isaacson stated that the decision is difficult, because there is the obvious need to address homelessness, while supporting the revitalization efforts of a community with a lot of enthusiasm around a recently adopted Plan. He commented he applauded anyone who offers creative, innovative ways to address homelessness, but the Heath

Community had just gone through an extensive, highly participatory process to identify appropriate densities and uses, with which this conflicts.

Mr. Martin stated that he agreed this was a noble attempt by some well-intentioned people to try and help a troubling situation, and while this particular site did not seem the best-suited, perhaps with a proactive view this could serve as an opportunity. He understood the current ordinance did not address this sort of development, but perhaps the City could look at how other communities handle such a proposal from a bigger-picture perspective.

Chair Isaacson asked if there were any other comments from the Board.

Mr. Allen moved to recommend against amendment of the Heath Community Strategic Plan and Generalized Future Land Use Map, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Martin, Atkins, Wade, Bryson, Brame, Parker, Allen. Nays: None.)

3. Annexation Petition (Recommendation):

- a. PL(P) 16-10: Proposed Annexation of 0.84 acres at 340B Rockingham Rd. N. (Attachment 3A; Staff Resource Lucas Carter.**

Item withdrawn

4. Street Closing (Recommendation):

- a. Proposed closure of a 100 foot section of Hardie Farm Road in the Oakgate Subdivision portion of Villages of Reedy Fork, as recorded in Plat Book 175 Page 121 (Attachment 4A; Staff Resource: Lucas Carter)**

Luke Carter, Planner, stated that the portion of street (Hardie Farm Road) proposed for closure was within the Villages of Reedy Fork, approximately 100 feet in length, and extended to the curb line for Oakgate Drive. He stated that the right of way stub was no longer needed as the lots in the subdivision have been reconfigured, and that 100% of the affected owners had signed the petition. The Technical Review Committee (TRC) had reviewed the request at their May 9, 2016 meeting and recommended its approval, having found that the circumstances allowed the City to make the two required determinations for a street closing: 1) that closing the street to vehicular traffic is not contrary to the public interest; and 2) that no property owner in the vicinity is deprived of a reasonable means of ingress and egress.

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

ITEMS FROM THE PLANNING DEPARTMENT

5. Items from the Staff

Planning Manager Hanna Cockburn thanked the Board for their support of the Southeastern Building's bid to be one of North Carolina's Great Places, as a historic renovation project. It was selected, by popular vote, and will be recognized in the State Legislature in June during Town Hall Day. It will also be recognized with a local presentation sometime later this summer and will be featured as part of the North Carolina's Planning Association's conference in September in Asheville.

Ms. Cockburn updated the Board on the Heritage House Redevelopment Plan, which the Board heard almost a year ago. As of May 18 the City has received accepted offers to purchase 135 of the 177 units. With more than 75 percent of the units having been acquired by the City, good progress has been made. She stated that when the acquisition is complete, the Planning Board will be asked for some additional review of what those future plans look like.

Ms. Cockburn replied to Mr. Martin's question that the units will be acquired and the building will be demolished. The adjoining event center will be made whole. There is a shared wall there and the property around it will be re-used in some way. The plan the Board had reviewed included three different types of reuse scenarios and each of those are still possible.

6. Items from the Chair:

Chair Isaacson had no items from the Chair except to offer thanks to the staff for their efforts.

7. Items from the Board Members

John Martin asked if staff was working on a text amendment or something that would address the tiny house situation. He noted this it looked like they didn't really fit within the current ordinance or development regulations.

Michael Kirkman, Planning Manager, explained that the concept proposed by the parties behind the earlier-considered plan amendment was different from those the City has previously looked into. He stated that staff has looked at several jurisdictions, in North Carolina and elsewhere, and found that the idea of what a tiny house and it is new enough there are few direct comparisons with which to work. He stated that there are a lot of opinions about what sort of regulations were appropriate.

Steve Galanti, Planning Manager, added that there are also questions about to what standards the units are built, and how they are classified and handled under the state building code.

On another note, Homer Wade stated that his business, located downtown, used to leave an outdoor faucet available for the homeless community that lived in the area to use, and in that 5-10 year period had never had a problem. Since the homeless shelter on Spring Garden was moved about two years ago, he has had three break-ins with estimated losses of over \$20,000. He stated that in his experience the homeless are harmless and he misses their presence greatly. They provided a form of eyes on the street.

Chair Isaacson stated that there appears to be an opportunity as a City to be innovative and to look for opportunities and ways to approach this issue, but it is also something the state should be looking at as well. He noted he sympathized with the folks who are trying to do some good work here and it's a tough fit.

8. Speakers from the Floor on Items under Planning Board Authority

None.

9. Approval of Absences

The absence of Mr. Mossman was acknowledged as excused.

10. Adjournment

There being no further business before the Board, the meeting adjourned at 5:33 pm.

Respectfully submitted,

Sue Schwartz

Planning Department, Director
SS:/em-jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
JUNE 15, 2016**

The Greensboro Planning Board meeting was held on Wednesday, June 15, 2016 at 4:07 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair; Steve Allen; Danielle Brame; Day Atkins; and Richard Bryson. City staff present included Steve Galanti, Mike Kirkman, Hanna Cockburn, Sheila Stains-Ramp, Shayne Thiel, and Lucas Carter. Also present was Jennifer Schneier, City Attorney's Office.

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

1. MEETING MINUTES:

a. Approval of Minutes of May 18, 2016 Planning Board Meeting (APPROVED)

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

ANNEXATION PETITIONS:

a. PL(P) 16-13: Proposed Annexation of 1.38 acres at 4902 Woodcroft Circle (APPROVAL RECOMMENDED)

Lucas Carter, Planner, presented the annexation request and staff assessment. Mr. Carter stated that the applicants are Thomas and Janice Ward and the property is identified as 4902 Woodcroft Circle. The property lies within the Growth Tier 1 area of the Growth Strategy Map. The Technical Review Committee (TRC) recommends the annexation.

In response to a question from Mr. Bryson, Mr. Carter stated the residence is in an area that is primarily residential. He stated that the septic system for the dwelling is failing, and connection to City services requires annexation. A few other properties in the area have already been annexed.

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

3. EASEMENT RELEASE:

a. Proposed release of a 20' access easement to a stormwater pond and a portion of an access and drainage maintenance utility easement (DMUE) located at 7800 Boeing Drive, as recorded in Plat Book 155, Page 118. (APPROVED)

Shayna Thiel, Planner, presented the easement release request and staff assessment, stating that the applicant wishes to further develop the site in a manner that conflicts with and so requires relocation of certain easements in place on the lot. Utility providers have reviewed the request and given their approval.

Mr. Bryson moved to approve the proposed easement release, seconded by Mr. Allen. The Board voted 5-0 in favor of the motion. (Ayes: Isaacson, Atkins, Bryson, Brame, Allen. Nays: None.)

ITEMS FROM THE PLANNING DEPARTMENT

5. Items from the Staff

None.

6. Items from the Chair:

None.

7. Items from the Board Members

None.

8. Speakers from the Floor on Items under Planning Board Authority

None.

9. Approval of Absences

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

10. Adjournment

There being no further business before the Board, the meeting adjourned at 4:17 pm.

Respectfully submitted,

Sue Schwartz

Planning Department, Director

SS:/jd

**MINUTES FOR THE MEETING OF THE
GREENSBORO PLANNING BOARD
JULY 20, 2016**

The Greensboro Planning Board meeting was held on Wednesday, July 20, 2016 at 4:07 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair; Steve Allen; Danielle Brame; Day Atkins; Richard Bryson, Homer Wade, John Martin and Celia Parker. City staff present included Steve Galanti, Hanna Cockburn, Sheila Stains-Ramp, Shayne Thiel, and Lucas Carter. Also present were Jennifer Schneier, City Attorney's Office, and Cynthia Blue, Neighborhood Development.

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

1. MEETING MINUTES:

a. Minutes of June 15, 2016 Planning Board Meeting (APPROVED)

Mr. Martin moved to approve minutes of the June 2016 meeting, as submitted, seconded by Mr. Bryson. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Isaacson, Bryson, Brame, Atkins, Wade, Martin, Parker. Nays: None.)

2. STREET CLOSING:

Mr. Allen arrived at 4:05 for the remainder of the meeting.

a. PL(P) 16-15: Recommendation on a resolution closing a 0.199 acre (8,671 sf) portion of Byers Ridge Drive. (RECOMMENDATION IN FAVOR OF CLOSING)

Mr. Wade was recused from this matter by unanimous vote of the Board members.

Lucas Carter, Planner, presented the street closing request and stated that the right-of-way could be abandoned because its width was greater than the City minimum for that street classification. He noted the closed right-of-way would become part of the abutting property. He also stated that Duke Energy, Time Warner Cable and AT&T utilities are within the right-of-way and conditions had been recommended by the Technical Review Committee at their July 8, 2016 meeting to address the situation. The Technical Review Committee recommended approval of the street closing with the following conditions: 1) That the City retain a 20' utility maintenance easement over existing utility lines until such time as the lines are unnecessary; 2) That the street closing become effective upon the completion of both a) Tract 1, which is 0.10 acres or 4,672 sq. ft. as shown on the survey, being dedicated as public right of way; and b) An easement being dedicated over all utility lines located within the portion of right of way to be closed.

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

3. ANNEXATION PETITION:

- a. **PL(P) 16-14 Proposed annexation of 5812, 5908, and 5910 Lake Brandt Road; 2000-2002 and 2020 Trosper Road; and adjacent right of way, totaling approximately 17.2 acres. (ANNEXATION RECOMMENDED)**

Lucas Carter, Planner, presenting the contiguous annexation request stated that it involved approximately 17.2 acres, including the street rights-of-way for Lake Brandt Road and Trosper Road. He stated the site is located within the Growth Tier 1 area of the Growth Strategy Map in the Comprehensive Plan. The TRC recommended approval of the annexation request at the July 11, 2016 meeting.

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

4. AMENDMENT TO GENERALIZED FUTURE LAND USE PLAN (GFLUM):

- a. **CP-16-06 Proposed GFLUM Amendment from Interim Residential to Mixed Use Residential for 5812, 5908, and 5910 Lake Brandt Road and 2000-2002 and 2020 Trosper Road. (COMMENTS ONLY)**

Hanna Cockburn, Planning Manager, presented the request for a change to the GFLUM for the identified properties, from Interim Residential to Mixed Use Residential, in conjunction with annexation and original zoning. Mixed Use Residential applies to neighborhoods and districts where the predominant use is residential and where substantial compatible local serving non-residential uses may be introduced. This district is applied in areas suitable to a diverse mixture of housing types and densities; ensuring that buildings are an appropriate scale and intensity is critical.

In response to questions, Steve Galanti, Planning Manager, stated that the main trigger for the requested annexation is the desire to develop the property and the need to tie onto City utilities. Mr. Galanti stated that per standard practice neighbors will be notified by mail of the Zoning Committee consideration of the application to establish original City zoning on the property, for which any Planning Board comments relating to the amendment to the Comprehensive Plan would be included. When the request is scheduled onto a City Council meeting agenda, it will be advertised.

Board Comments:

Mr. Bryson stated that he wanted to ensure current residents in the area are notified. Mr. Allen stated that he is familiar with the traffic in this area and he is eager to see development in this particular part of the city.

Chair Isaacson returned to the podium.

5. EASEMENT RELEASES:

- a. **Proposed release of a portion of a 20' wall maintenance and utility easement located at 27 Elm Ridge Lane, as recorded in Plat Book 86, Page 54. (APPROVED)**

Shayna Thiel, Planner, stated that the applicant wishes to construct an accessory structure which as proposed to be located would encroach into the noted easements. All utility providers have reviewed the request and given their approval.

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

- b. Proposed release of a drainage maintenance utility easement (DMUE) over and 15' around a dry detention pond, and a 20' access easement to a dry detention pond located at 2414 Battleground Avenue, as recorded in Plat Book 185, Page 40. (APPROVED)**

Shayna Thiel stated that the applicant wishes to construct a cell tower on this site. All utility providers have reviewed the request and given their approval.

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

6. ITEMS FROM STAFF

Hanna Cockburn updated the Board on several issues:

- a. The City has received a draft of the Solar Roadmap and staff anticipates presenting that to the Board at the August meeting. There is a wealth of information about the solar market in Greensboro and things that can be done to help encourage solar development.
- b. The Friendly Avenue Corridor Study and recommendations, which look at the area along Friendly Avenue between Elam Avenue to Holden Road, will be taken to the public in August for comments. The Study will be presented to the Board in the fall.
- c. The Lots of Opportunity workshop was well-received, identifying properties held by the Greensboro Housing Development Partnership and the Redevelopment Commission that are available for development purposes throughout the City, primarily in redevelopment areas. Information will be shared with the Board in August.

Cynthia Blue updated the Board on the status of Housing Programs.

- a. She stated that 76 affordable units have come online in the last several months:
- b. It is anticipated that the NC Housing Finance Agency will make their award announcements around the second week of August, and then the successful Greensboro applicants and staff will determine if there is a way to further improve the affordability of the units in those projects. Recommendations will be brought to the Board in September for review.
- c. City Council has approved a Bond Referendum for \$25 million to be placed on the November ballot. This funding is for projects and activities that Council has approved in concept, but priorities could be changed around, as the Council deems necessary.

Items from the Chair:

Chair Isaacson had no items to report.

Items from the Board Members

Mr. Allen stated that he attended one of the development projects put on by staff at the Greensboro Regional Realtor's Association a few weeks ago and he appreciates staff for that opportunity. He thought it was a very well run seminar to let people know about some of the opportunities available.

Speakers from the Floor on Items under Planning Board Authority

None.

Approval of Absences

The absence of Mr. Mossman was acknowledged as excused.

Adjournment

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

Respectfully submitted,

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

**MEETING OF THE
GREENSBORO PLANNING BOARD
AUGUST 17, 2016**

The Greensboro Planning Board meeting was held on Wednesday, August 17, 2016 at 4:05 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Richard Mossman, Day Atkins, Homer Wade, John Martin and Celia Parker. City staff present included Steve Galanti, Hanna Cockburn, Sheila Stains-Ramp, Shayna Thiel, Lucas Carter and Jeff Sovich. Also present was Jennifer Schneier, City Attorney's Office.

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

1. MEETING MINUTES:

a. Approval of Minutes of July 20, 2016 Planning Board Meeting (APPROVED)

Mr. Allen moved to approve minutes of the July 2016 meeting, as submitted, seconded by Ms. Parker. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Isaacson, Martin, Mossman, Atkins, Wade, Martin, Parker. Nays: None.)

2. ELECTION OF CHAIR/VICE CHAIR:

Mr. Mossman nominated Mr. Isaacson to remain in place as Chair and Mr. Allen to remain in place as Vice Chair, seconded by Mr. Wade. The Board voted unanimously in favor of the nomination. (Ayes: Isaacson, Martin, Mossman, Atkins, Wade, Martin, Parker. Nays: None.)

3. PUBLIC HEARING:

a. AMENDMENT TO FUTURE LAND USE MAP OF THE LINDLEY PARK NEIGHBORHOOD PLAN:

CP-16-04 : Proposed GFLUM Amendment from Multi-Family to Mixed Use Residential for 2201 Spring Garden Street and 911 Scott Avenue (FAVORABLE RECOMMENDATION)

Mr. Wade was recused from this matter by unanimous vote of the Board members.

Hanna Cockburn presented the request, which is associated with a rezoning request for 2201 Spring Garden and 911 Scott Avenue. The Lindley Park Neighborhood Plan presently supports use of the properties for Multi-Family Residential in the 6 to 12 dwelling units per acre range. The proposed Mixed Use Residential zoning applies to areas where the predominant use is residential and where compatible local-serving nonresidential uses may be introduced. The Mixed Use Residential classification accommodates a diverse mix of housing types and densities, while ensuring that buildings are of appropriate scale and intensity, with a higher residential density range.

Amanda Williams, 3929 Tinsley Drive, High Point, NC, representing the property owners, came forward and stated that they are reprogramming their housing offerings, from rental-by-bedroom of 4-bedroom units, primarily for student housing, to 1-, 2- and possibly 3-bedroom units that may operate as more typical market multifamily. She stated that this will not impact the parking required so there will be very little additional impact to the neighborhood as a whole.

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

Board Comments

Mr. Allen and Mr. Mossman stated that they support the request as there will be very little impact to the surrounding areas.

Mr. Allen moved to recommend the proposed zoning change request to the Lindley Park Neighborhood Plan as submitted by staff, seconded by Mr. Mossman. The Board voted 6-0-1 in favor of the motion. (Ayes: Isaacson, Martin, Mossman, Atkins, Martin, Parker. Nays: None. Abstained: Wade.)

Mr. Wade returned to the podium for other matters coming before the Board.

4. SOLAR ROAD MAP PRESENTATION:

Jeff Sovich, Planner, described the Solar RoadMap Initiative, stating that it is an online information hub providing a comprehensive set of online tools and expert resources to help make utilizing solar energy easier, faster, and more cost effective at the local level. Greensboro is one of more than 240 local governments nationwide, and one of only 12 in North Carolina, that participated in the program. Planning Department staff collaborated with representatives of the Solar RoadMap program to identify information about solar energy in Greensboro, which formed the basis of the custom-tailored Greensboro Solar RoadMap. The Solar RoadMap program is funded by the US Department of Energy's SunShot Initiative, a national collaborative effort to make solar energy cost-competitive with other forms of electricity by the end of the decade.

No action by the Board was required on this matter.

5. ANNEXATIONS:

- a. PL(P) 16-16: Proposed satellite annexation of 3436 Randleman Road, approximately 0.97 acres. (APPROVAL RECOMMENDED)**

Lucas Carter stated that the non-contiguous property is located within Growth Tier 1 on the Growth Strategy map in the Comprehensive Plan. The request was sent to the City's services providers for their review and there were no issues raised. The Technical Review Committee (TRC) recommended approval of the annexation.

No Board member had any questions.

Mr. Allen moved to recommend approval of the annexation to City Council, seconded by Mr. Mossman. The Board voted 6-0-1 in favor of the motion. (Ayes: Isaacson, Martin, Mossman, Atkins, Martin, Parker and Allen. Nays: None. Abstained: Wade.)

- b. PL(P) 16-17 Proposed satellite annexation of 5405 Marley Drive, approximately 0.60 acres. (APPROVAL RECOMMENDED)**

Lucas Carter stated that the property is located within Growth Tier 1 on the Growth Strategy map in the Comprehensive Plan, and that it is not contiguous to the City's primary corporate limits. This request was sent to the City's service providers for their review and there were no issues raised. The Technical Review Committee (TRC) recommended approval of the annexation.

Chair Isaacson asked if there were any questions by the Board members.

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

6. EASEMENT RELEASES:

- a. **Proposed release of a portion of a 15' sanitary sewer easement and all of a 60' DMUE located at 3262 Randleman Road, as recorded in Plat Book 130, Page 116. (APPROVED)**

Shayna Thiel stated that the applicant wished to relocate the sewer easement and record it on a new plat. All utility providers have reviewed the request and given their approval; a condition of approval is recommended,

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

- b. **Proposed release of a 15' wide and 25' wide drainage easement located at 201, 301 and 401 East Bragg Street, and 408 Martin Luther King Jr. Drive, as recorded in Plat Book 184, Page 101. (APPROVED)**

Shayna Thiel stated that the applicant wished to relocate a drainage easement on this site. All utility providers have reviewed the request and given their approval.

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

7. ITEMS FROM THE PLANNING STAFF

- a. **Informational update on "Lots of Opportunity" program**

Hanna Cockburn gave an update on the "Lots of Opportunity" program, explaining that this effort was to help people in the development and real estate communities to learn more about properties that are available for sale from the City, the Redevelopment Commission and Greensboro Housing Development Partnership. A website has been created to be a one-stop shop to provide information about properties that are available. This includes properties available to purchase from Engineering and Inspections, the Redevelopment Commission Neighborhood Development and the Greensboro Housing Development Partnership. She provided copies of the handout and encouraged Board members to share the information.

- b. **Request to set a Public Hearing for the September 21st Board meeting on changing the name of West Lee Street between Binford Street and West Gate City Boulevard**

Steve Galanti stated that Council has requested consideration of a street name change for the section of West Lee Street between Binford Street and West Gate City Boulevard, to Binford Street. To change a street name, the process requires that the Board set a public hearing to consider the proposed change. As such, the Board is asked to schedule a public hearing for the September meeting. Mailed notices will be sent to the people that would be

affected by the street name change. At that public hearing, the Board will be asked to make a recommendation for final City Council action on October 18th, 2016.

Ms. Parker moved that a public hearing be scheduled for the September 21, 2016 Planning Board meeting, seconded by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Mossman, Atkins, Wade, Martin, Allen, Parker. Nays: None.)

8. ITEMS FROM THE CHAIR:

Chair Isaacson had no items to report.

9. ITEMS FROM BOARD MEMBERS:

None.

10. SPEAKERS FROM THE FLOOR:

None.

11. APPROVAL OF ABSENCES:

The absence of Mr. Bryson and Ms. Brame were acknowledged as excused.

ADJOURNMENT:

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

Respectfully submitted,

Sue Schwartz
Planning Department, Director

SS:/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
SEPTEMBER 21, 2016**

The Greensboro Planning Board meeting was held on Wednesday, September 21, 2016 at 4:05 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Richard Mossman, Day Atkins, Richard Bryson, Danielle Brame, John Martin and Celia Parker. City staff present included: Hanna Cockburn, Mike Kirkman, Sheila Curry, Sheila Stains-Ramp, Shayne Thiel, Lucas Carter and Russ Clegg. Also present were Caitlin Bowers from the Neighborhood Development Department, and Jennifer Schneier and Andrew Kelly from the City Attorney's Office.

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

1. MEETING MINUTES:

a. Approval of Minutes of August 17, 2016 Planning Board Meeting (APPROVED)

Mr. Martin moved to approve minutes of the August 17, 2016 meeting, as submitted, seconded by Ms. Brame. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Isaacson, Mossman, Brame, Bryson, Martin, Parker. Nays: None.)

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

PUBLIC HEARINGS:

a. Name Change for a portion of West Lee Street, to Binford Street (FAVORABLE RECOMMENDATION)

Sheila Curry, GIS Analyst, identified the street section for which the name change was requested, and asked the Planning Board to make a recommendation on the proposed name change from West Lee Street to Binford Street. Ms. Curry noted this was a City Council-initiated request, affecting 11 parcels and 17 individual address points. The impacted property owners and tenants have been notified. The Technical Review Committee (TRC) recommended the change, as proposed, as it does not conflict with the street naming and addressing manual. If approved, the Planning Department will notify the Guilford County Tax Department, the Postal service, utility companies and other service agencies to minimize the inconvenience for the owners and tenants. The estimated cost for installation of new street signs will be \$975.

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

Eddie Catalano, 1214 Westridge Road, stated that he owns one of the impacted properties, at 2227 West Lee Street, and he had asked City Council to initiate the request for the name change. He stated that Duke Power sends bills for the 4 units in his building, one addressed from West Lee Street and the other three from W. Gate City Boulevard, which is causing confusion. He stated had spoken with other impacted businesses and they support the street name change.

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

Board Comments

Mr. Bryson stated that he supported the request as there would be a positive impact to the surrounding area.

Ms. Parker moved to recommend the proposed street name change as submitted by staff, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Martin, Mossman, Atkins, Brame, Bryson, Parker. Nays: None.)

b. 2015-2016 Greensboro Consolidated Annual Performance Evaluation Report (CAPER): (No Action)

Caitlin Bowers, Grant Administrator, presented information concerning the 2015-2016 Consolidated Annual Performance Evaluation Report (CAPER). The report is prepared annually for submission to the Department of Housing and Urban Development and measures performance in one fiscal year toward the goals of the Five-year Consolidated Plan, which itself was brought to the Board in 2015. The hearing fulfills the citizen participation requirement set forth by HUD. The HUD funding includes the Community Development Block Grant, the HOME Program, the Housing Opportunity for Persons with AIDS program, and the Emergency Solutions Grant. These funds are used for large and small community development and improvement projects, like Willow Oaks; the South Elm Street Redevelopment Plan; Brownfields; rental and homeowner rehabilitation; rental and new homeowner new construction; home buyer assistance and counseling; fair housing activities; economic development and small business assistance; and homelessness prevention activities. The report also includes programs from the City of Burlington, Alamance County and Guilford County as participating agencies in the HOME program and housing consortium for which Greensboro serves as the lead agency.

Ms. Bowers reported that in the City of Greensboro, three multi-family development projects were completed using federal funds and other local funding to create 76 affordable units. Housing rehabilitation programs assisted 155 households in the form of grants and low interest loans through the rehabilitation and repair of tenant- and owner-occupied housing, home buyer down-payment assistance and code compliance boarding. Additionally, close to 2,000 people were reported to be served through homelessness and special needs programs. This data represents the outcome of the work done in fiscal year 2015 to 2016 through the use of CDBG, HOME, ESG, HOPWA and other local funding. The full CAPER narrative can be found on-line at the City's website.

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

No Board action was required regarding this information.

Chair Isaacson was recused from the following item by unanimous vote. Mr. Martin took the role as Acting Chair by consent of the Board.

TYPE 3 MODIFICATION – KIRKWOOD PLACE (APPROVED)

Mike Kirkman, Planning Manager, presented the proposed modification, stating the Type 3 Modification request was for a change to a previously approved zoning condition for the project known as Kirkwood Place, on Lawndale Drive between Independence Road and Colonial Road. The proposed change is to Condition #3, which capped the maximum number of residential dwelling units at 56. The proposed change is to allow a maximum of 57 dwelling units.

Mr. Kirkman provided the Board with the standards and tests by which they were requested to evaluate the request and vote on the proposal. The modification must result in equal or better performance than the condition being modified; or the size, topography, or existing development of the property or adjoining areas do not allow compliance with the condition, or that a federal, state or local law prevents compliance with the standard or condition. The Board was provided some information to help in evaluating the potential impact of the change on surrounding properties, such as no changes being necessary to the site development as sufficient parking was already provided, that the change was internal to the building and not evident from the outside, and that no changes to design features intended to help the project be compatible from a design perspective were proposed. Mr. Kirkman noted that larger changes, having greater impacts, would trigger a rezoning as they would be considered a significant change. He the Board make two findings; first, that the change is not substantial enough to

trigger the rezoning conversation; and second, that the Type 3 Modification, if approved, meets at least one of those three standards, likely the equal or better performance criteria. He also noted the applicant was present to address the specifics of the request.

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

John Stratton, 101 Wentworth Drive, stated that as the developer of the project he was proud and excited about the plans for the area. They bought nearly 3 acres of property on Lawndale Drive and are demolishing several older and mostly dilapidated structures to redevelop the site as a nearly \$10M mixed use development. The original rezoning request was for 56 units, based on the preliminary design, with retail on the lower level and 3 stories of apartments. As they progressed in their design drawings they found dividing one larger unit into two smaller units made sense for space-planning reasons. That change from 56 to 57 units has no impact on the parking situation at the property, as there is already more than the minimum parking provided – 129 spaces where 127 are required. He noted the ground floor retail does not change at all; nor would the 2nd and 3rd floors be changed. The net effect of the change does not increase the size of the building or change the exterior elevations. If the request is not granted, they would have one larger two-bedroom unit instead of the two one-bedroom units they require on the 3rd floor. Mr. Stratton noted there has been no opposition to the proposed development of the property and in fact there was neighborhood support given at the rezoning hearing, and they have met with neighborhood representatives on several occasions.

Acting Chair Martin asked if any of the Board members had any questions.

After a short discussion, Mr. Atkins moved to approve the Type 3 Modification as presented by staff and the applicant, seconded by Mr. Mossman. The Board voted 6-0 in favor of the motion. (Ayes: Martin, Mossman, Atkins, Bryson, Brame, Parker. Nays: None. Abstained: Isaacson.)

Mr. Isaacson returned to the podium as Chair.

GENERALIZED FUTURE LAND USE PLAN AMENDMENT - CP 16-07: Proposed amendment for 200 W. Cornwallis Drive from Low Residential to Moderate Residential (BOARD COMMENTS ONLY)

Hanna Cockburn, Planning Manager, presented the proposed amendment to the Generalized Future Land Use Map for 200 West Cornwallis Drive. She stated the current designation was Low Residential, with a proposed change to Moderate Residential. The Moderate Residential designation accommodates housing types ranging from small lot single family detached and attached single family dwellings such as town homes, to moderate density low-rise apartment dwellings. Comments from the Board were requested and would be included in the zoning staff report provided to the Zoning Commission when they hear the related rezoning case, scheduled for October 17.

Chair Isaacson asked if there were any comments by the Board members.

Mr. Martin stated that he feels the request is in keeping with the surrounding area and so would not be an intrusion in the neighborhood.. Mr. Mossman stated that he agreed with Mr. Martin although he has concerns about how the roadways will go through. Mr. Atkins stated that he felt it would tie in with the area and he could support it.

ANNEXATION PETITIONS:

- a. **PL(P) 16-19: Proposed annexation of 5604 West Gate City Boulevard and a portion of 5698 West Gate City Boulevard, along with adjacent portions of the right of way of West Gate City Boulevard and High Point Road, approximately 15.3 acres (FAVORABLE RECOMMENDATION)**

Lucas Carter, Planner, stated that the proposed contiguous annexation was within Growth Tier 1 of the Growth Strategy Map in the Comprehensive Plan. The proposed use was commercial development and the related rezoning case would go to the Zoning Commission on October 17; both the annexation and the rezoning would go to City Council on November 15 for final action on both items. All service providers indicated they could serve the area proposed for annexation. There is an impact on the Police Department but they feel the impact is not significant at this time.

After a short discussion Mr. Bryson moved to recommend approval of the annexation petition as presented by staff, seconded by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Mossman, Atkins, Brame, Martin, Bryson, Parker. Nays: None.)

- b. **PL(P) 16-20: Proposed Annexation of 1309 Guilford College Road, 190-198 Hasselwood Drive and 103-107 Amberwood Drive, approximately 4.5 acres (FAVORABLE RECOMMENDATION)**

Lucas Carter stated that the proposed satellite annexation involved a lot with an existing house and additional properties owned by the same owners. The owners of the house, at 1309 Guilford College Road, are having trouble with the well on the property and would like to connect to City water and sewer. The site is within Growth Tier 1 of the Growth Strategy Map of the Comprehensive Land Use Plan, and the land use is proposed to remain residential. The TRC recommends approval of the request. The request will go to the Zoning Commission on October 17th and then to City Council on November 15th.

Mr. Martin moved to recommend the annexation petition as presented by staff, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Mossman, Atkins, Brame, Martin, Bryson, Parker. Nays: None.)

EASEMENT RELEASES:

- a. **Proposed release of a portion of a 20' utility easement located at 1203 N. Holden Road, as recorded in Plat Book 63, Page 25. (APPROVED)**

Shayna Thiel presented the easement release requests and stated that all utility companies have viewed the proposed release and support the request.

Mr. Bryson moved to approve the easement release as presented by staff, seconded by Mr. Mossman. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Mossman, Atkins, Brame, Martin, Bryson, Parker. Nays: None.)

- b. **Proposed release of a 30' drainage maintenance and utility easement located at 2802 Immanuel Road, as recorded in Plat Book 112, Page 27. (APPROVED)**

Mr. Bryson moved to approve the easement release as presented by staff, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Mossman, Atkins, Brame, Martin, Bryson, Parker. Nays: None.)

- c. **Proposed release of a portion of a 20' utility easement located at 1402 McDowell Drive, as recorded in Plat Book 37, Page 54. (APPROVED)**

Mr. Bryson moved to approve the easement release as presented by staff, seconded by Ms. Parker. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Mossman, Atkins, Brame, Martin, Bryson, Parker. Nays: None.)

ITEMS FROM THE PLANNING DEPARTMENT

Items from the Staff

Informational update on release of Draft Friendly Avenue Activity Center Plan

Russ Clegg, Planner, gave an update on the Friendly Avenue Activity Center Plan, noting he would come to the Planning Board in October for a public hearing and Board recommendation to take to City Council.

City staff was directed by City Council to study a section of Friendly Avenue from N. Elam Avenue to Holden Road. Besides the Friendly Shopping Center, the study area also includes Wesley Long Hospital, several City parks, the Bog Garden and the Bicentennial Gardens, churches, and schools, and touches Green Valley Office Park. There is a lot of activity in the area. An existing conditions report was completed in December and released to the public, and input has been requested and collected with a survey on-line, publicized through social media including Next Door. Input from the public was considered for the report. This is an area with uses that are a city-wide draw and there are several economic impacts for this area. There is excellent road access to the area and people really value the shopping center and see it as an important asset to the whole area. There is interest in better access for cyclists and pedestrians. There are some concerns about commercial growth impacting the integrity of the surrounding residential neighborhoods. GDOT is working with NCDOT to fund some projects that will make improvements to Friendly Avenue as well as Benjamin Parkway, including better pedestrian and cycling access and better connections of the trails and gardens within the area..

Items from Staff:

Mike Kirkman stated that there will be a reception for the Boards and Commission members on Tuesday, October 4th, from 4:00 – 5:30 p.m. This launches National Community Planning Month here in Greensboro.

Items from the Chair:

Chair Isaacson had no items to report.

Items from the Board Members

None.

Speakers from the Floor on Items under Planning Board Authority

None.

APPROVAL OF ABSENCES

The absence of Mr. Wade and Mr. Allen were acknowledged as excused.

ADJOURNMENT:

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

Respectfully submitted,

Sue Schwartz
Planning Department, Director

SS:/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
OCTOBER 19, 2016**

The Greensboro Planning Board meeting was held on Wednesday, October 19, 2016 at 4:05 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Steve Allen, Day Atkins, Richard Bryson, Richard Mossman, Celia Parker and Homer Wade. City staff present included: Hanna Cockburn, Michael Kirkman, Shayna Thiel, and Russ Clegg. Also present was Andrew Kelly, City Attorney's Office.

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

1. MEETING MINUTES:

Approval of Minutes of September 21, 2016 Planning Board Meeting (APPROVED)

Mr. Bryson moved to approve minutes of the September 21, 2016 meeting, as submitted, seconded by Ms. Parker. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Isaacson, Mossman, Bryson, Wade, Atkins, and Parker. Nays: None.)

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

2. PUBLIC HEARING:

Draft Friendly Avenue Activity Center Plan (RECOMMENDATION TO APPROVE)

Russ Clegg, Planner, presented a summary of the Draft Friendly Avenue Activity Center Plan, noting that City staff was directed by City Council to study a section of Friendly Avenue between North Elam Avenue to Holden Road, an area that includes several uses with city-wide drawing power, such as the Friendly Center, Wesley Long Hospital, several City parks, churches, schools, and the Green Valley Office. An existing conditions report was completed in December and released to the public, and input has been collected with a survey on-line, publicized through social media including Next Door. Responders noted the excellent road access to the area, and that the value of, in particular, the Friendly Center as an important asset to the whole area. Mr. Clegg noted there was also interest expressed for better access for cyclist and pedestrians, and concerns about commercial growth affecting the integrity of the surrounding residential neighborhoods.

Mr. Clegg stated that GDOT is working with NCDOT to fund some projects that will make improvements to Friendly Avenue as well as Benjamin Parkway, including better pedestrian and cycling access and better connections of the trails and gardens within the area.

This item will go to City Council on November 15th for their final decision.

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

April Harris, 215 Homewood, stated she is in favor of the Plan and commends the Planning staff for their work and diligence in this study. She stated she is very supportive of the work, especially as related to her own neighborhood, and that there had been great neighborhood response and participation. She thanked the Planning Board for reviewing this request for the Plan and urged a favorable recommendation.

Judy Stalder, representing TREBIC, 115 S. Westgate Drive, stated that she would like echo what Ms. Harris had to say, that city staff had been easy to work with and the emphasis on infrastructure is very important in this area. Her organization had concerns about any potential lengthening of the zoning process for this area, and that the

properties south of Friendly Avenue that are residential are shown as remaining residential, while TREBIC members considered that unlikely and would prefer to see the potential for change to nonresidential indicated so neighbors would not be surprised when requests for zoning changes were put forward in that area.

Chair Isaacson stated that a letter has been received from the General Manager of the Friendly Center, Brad Rodgers, which he read into the record. Mr. Rodgers expressed his gratitude for the work in developing the Area Plan, noting the Planning staff had been easy to work with and his group would continue to work with staff going forward.

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

Board Comments

Mr. Bryson stated that he supports the Activity Center Plan, as it is a well thought out and detailed plan that was likely to have a positive impact on the surrounding area. He noted his concern regarding the possibility of commercial zoning spilling over into the residentially zoned properties, and reiterated the need to keep the public up-to-date on any potential changes in the future.

Mr. Atkins stated that this is a good opportunity to protect the bike lanes for this area, particularly those that could intersect with the trails in the area.

Mr. Bryson moved to recommend approval of the Friendly Avenue Activity Center Plan, as submitted by staff, seconded by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Mossman, Atkins, Wade, Allen, Bryson, Parker. Nays: None.)

3. AMENDMENTS TO GENERALIZED FUTURE LAND USE PLAN (GFLUM) (Comments Only)

a. CP 16-08: Proposed amendment for 2700 and 2706 Liberty Road (11.82 acres), from High Residential and Low Residential to Industrial/Corporate Park

Hanna Cockburn, Planning Manager, described the area involved in the proposed change from High Residential and Low Residential to Industrial/Corporate Park, noting the request was in conjunction with a rezoning case, Z16-11-01. An area north of the rezoning site is also included to clean up the edges of the district by including the right of way for US 421.

Ms. Cockburn described Industrial/Corporate Park as a designation for areas where present or anticipated uses include Heavy and Light Industrial uses like manufacturing and assembly, fabrication, wholesaling and distribution. Other uses that could be found in this district include corporate offices and technology parks, while new residential is discouraged. The rezoning request will expand the current non-residential use of the property in question.

Board Comments:

In general, the Planning Board commented that the proposed change was not detrimental and reflected the existing uses of the area, while expressing concern about the location and adequacy of egress from the site.

b. CP 16-09: Proposed amendment for a portion of 2571 Sixteenth Street, 2101 and 2103 East Cone Boulevard and a portion of 2005 E. Cone Boulevard (16.12 acres), from Moderate Residential to Mixed Use Commercial

Hanna Cockburn described the area involved in the proposed change from Moderate Residential to Mixed Use Commercial, noting the request was in conjunction with rezoning request Z-16-11-04. An area beyond the rezoning-related request is included to align with existing and stable uses in the vicinity.

Ms. Cockburn described Mixed Use Commercial as a designation intended to promote a mixture of uses, with commercial uses predominant but where residential, service and other uses are complementary.

Board Comments:

The Planning Board commented that the proposed change made sense based on changes to the surrounding road in keeping with the expansion of supportive infrastructure in the vicinity of this activity center.

c. CP 16-10: Proposed amendment for 703 Muirs Chapel Road (2.0 acres), from Low Residential to Moderate Residential

Hanna Cockburn described the area involved in the proposed change from Low Residential to Moderate Residential, noting the request is in conjunction with rezoning request Z-16-11-005.

Ms. Cockburn described Moderate Residential as a designation that accommodates housing types ranging from small lot single family detached and attached dwellings, such as townhomes, to moderate density low-rise apartment dwellings. She noted other similar requests in the area in recent months.

Board Comments:

The Planning Board commented that the proposed change makes sense in relationship to the surrounding uses in the area, particularly as a transition between higher and lower intensity uses.

4. ITEMS FROM STAFF

Mike Kirkman noted the January 18 2017 Planning Board meeting would be held in the Plaza Level Conference Room, instead of Council Chambers.

5. ITEMS FROM THE CHAIR

Chair Isaacson recognized the new legal representative, Andrew Kelly, and welcomed him to the Board meeting.

6. ITEMS FROM BOARD MEMBERS

Mr. Allen reminded Board members that the Bond Referendums related to Economic Development and Housing Bonds were on the ballot, and noted he had information available on this for any Board member that would like it.

7. SPEAKERS FROM THE FLOOR

None.

8. APPROVAL OF ABSENCES

The absences of Mr. Martin and Ms. Brame were acknowledged as excused.

9. ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 5:01 pm.

Respectfully submitted,

Sue Schwartz
Planning Department, Director

SS:/jd



PLANNING

MEETING OF THE GREENSBORO PLANNING BOARD NOVEMBER 16, 2016

The Greensboro Planning Board meeting was held Wednesday, November 16, 2016 at 4:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair; Steve Allen, Danielle Brame, Richard Bryson, Day Atkins, Homer Wade, John Martin and Celia Parker. City staff present were Steve Galanti, Hanna Cockburn, Sheila Stains-Ramp, Shayna Thiel, and Lucas Carter. Also present were Jeremy McCall from Water Resources and Andrew Kelly, City Attorney's Office.

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

1. MEETING MINUTES:

Approval of Minutes of October 19, 2016 Planning Board Meeting (Approved)

Mr. Bryson moved to approve minutes of the October 19, 2016 meeting, as submitted, seconded by Mr. Allen. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Isaacson, Bryson, Allen, Brame, Atkins, Wade, Parker. Nays: None.)

2. PUBLIC HEARING:

Amendment regarding Subsection (A) of Section 30-12-3.9, Subsection (b) of Section 30-12-3.9(G) (4), Subsection (a) of Section 30-12-3.4(C)(2), and Table 12-4 in Section 30-12-3.9(F) of the Land Development Ordinance related to watershed stream buffers. (Approval Recommended)

Jeremy McCall, representing the Water Resources Department, stated that the text amendments were related to Session Law 2015-246 of the North Carolina General Assembly, which requires that local jurisdiction's stream buffers equal the State's

minimum requirements. The revisions would exempt ponds used for agricultural purposes from having stream buffers, and the additional footnote would only require stream buffers in the Greensboro, Lake Mackintosh, Polecat Creek and Other Watershed Districts along mapped streams.

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

Mr. Martin arrived at 4:05 p.m. for the remainder of the meeting.

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

Mr. Wade was recused from the next item by unanimous vote.

3. UNIFIED DEVELOPMENT PLAN REVISION:

Revision of Unified Development Plan (UDP) for Hayleigh Village (Approved)

Luke Carter, Planner, presented the proposed revision to the Hayleigh Village Unified Development Plan, noting the change was for Lot #2 at the intersection of Horse Pen Creek Road and Jessup Grove Road. In the original Unified Development Plan Lot #2 was designated for self-storage and retail uses. The revision would change that designation to office uses. The zoning condition on the site limits office uses to a total of 110,000 square feet, and the revision does not change that limitation. As a result, office use of the lot would contribute toward, not be in addition to, that development-wide maximum of office space.

In response to questions by Board members, Mr. Carter stated that it was not necessary for this request to go to TRC, but when the site plan comes through, it will be reviewed by TRC.

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

Mr. Wade returned to the Board.

4. EASEMENT RELEASES:

- a. Proposed release of a portion of a 10' service easement located at 803 Westbourne Court, as recorded in Plat Book 31, Page 84. **(APPROVED)**

Shayna Thiel, Planner, presented the requested release and confirmed that support for the release had been received from all utility companies. She noted the release was requested because of an existing structure within the easement the applicant wanted to leave in place.

Mr. Bryson moved to approve the requested easement release, which was seconded by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Martin, Atkins, Brame, Bryson, Wade, Parker and Allen. Nays: None.)

- b. Proposed release of a portion of a 20' easement located at 4010 Rehobeth Church Road, as recorded in Plat Book 31, Page 31. **(APPROVED)**

Shayna Thiel presented the requested release and confirmed that support for it had been received from all utility companies. She noted the release was requested because of an existing structure within the easement the applicant wants to leave in place.

Mr. Bryson moved to approve the easement release, which was seconded by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Brame, Bryson, Atkins, Wade, Martin, Allen, Parker. Nays: None.)

- c. Proposed release of portions of a 10' sanitary sewer easement located at 1200 N. Elm Street, as recorded in Deed Book 1290, Page 31. **(APPROVED)**

Shayna Thiel presented the requested release and confirmed that utility providers had given their approval so long as they can approve the location of the relocated easement as part of the development process.

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

- d. Proposed release of a portion of a 10' utility easement located at 1402 Westridge Road, as recorded in Plat Book 50, Page 33. **(APPROVED)**

Shayna Thiel presented the requested release and confirmed that utility providers had given their approval. She noted that a portion of a tennis court was located on the easement and the owner wanted to leave it in place.

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

5. AMENDMENT TO WESTERN AREA PLAN GENERALIZED FUTURE LAND USE PLAN (GFLUM)

CP-16-11: Proposed amendment for 690 and 606 Brigham Road (20.26 acres), from Employment Area to Mixed Residential)

Hanna Cockburn, Planning Manager, presented the requested change to the Western Area Plan GFLUM, noting the change had been filed in conjunction with a rezoning for the two properties on Brigham Road, to be heard by the Zoning Commission in December. She noted that due to its size, amendments to the Western Area Plan are being treated and processed in the same way as a typical GFLUM amendment.

Ms. Cockburn stated the current designation for the site is Employment Area, and the proposed change is to Mixed Residential. 'Employment Area' is described as a significant area designated for employment uses; the market analysis done for the Western Area Plan projected the majority of demand for industrial and office land was projected to be absorbed within this area. While the Western Area is a preferred residential destination, it is also an employment location of choice due to its access to existing and planned highway infrastructure, rail and air access and proximity to the work force. Preservation and preparation of land contiguous to existing industrial areas is critical to ensure that the Western Area can continue to grow as an employment center.

Ms. Cockburn noted that 'Mixed Residential' is a designation applied to neighborhoods or districts where the predominant use is residential and more substantial compatible local-serving, non-residential uses can be introduced. Such uses are found in older in-town neighborhoods that accommodate corner stores and other local-serving stores and services, as well as newly developed traditional neighborhood developments. The

designation also applies to areas suited for a diverse mixture of uses and housing types and densities.

Board Comments:

In general, Board members did not support the proposed change, commenting that the Employment Area designation was in support of the airport, its future development and the community at large, and that residential development for the site would make that effort a challenge. There was also a recommendation that the Airport be made aware of the proposal so they can comment relative to their long-range plans.

6. ITEMS FROM STAFF

a. 2017 Meeting Dates

Steve Galanti pointed out the 2017 Meeting Calendar included in the meeting package.

7. ITEMS FROM THE CHAIR: None

8. ITEMS FROM BOARD MEMBERS:

Mr. Allen noted that the Bonds did pass in the recent election, and that he was looking forward to new projects as they come about.

9. SPEAKERS FROM THE FLOOR: None.

10. APPROVAL OF ABSENCES:

The absence of Mr. Mossman was acknowledged as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 4:29 pm.

Respectfully submitted,

Sue Schwartz, FAICP, Director
Planning Department

SS:/jd

**MEETING OF THE
GREENSBORO PLANNING BOARD
DECEMBER 21, 2016**

The Greensboro Planning Board meeting was held on Wednesday, December 21, 2016 at 4:05 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Danielle Brame, Richard Bryson, Day Atkins, Homer Wade, John Martin and Celia Parker. City staff present included Chris Spencer from Greensboro Department of Transportation; Mike Kirkman, Hanna Cockburn, Sheila Stains-Ramp, and Shayna Thiel from Planning, and Cyndi Blue from Neighborhood Development. Also present was Andrew Kelly, City Attorney's Office.

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

1. MEETING MINUTES:

a. Approval of Minutes of November 16, 2016 Planning Board Meeting (APPROVED)

Mr. Bryson moved to approve minutes of the November 16, 2016 meeting, as submitted, seconded by Ms. Parker. The Board voted unanimously (5-0) in favor of the motion. (Ayes: Isaacson, Bryson, Atkins, Wade, Parker. Nays: None.)

2. PUBLIC HEARING:

a. Land Development Ordinance amendment regarding Subsection (F) of Section 30-9-10.2. Required Locations, and Section 30-15-10, Terms Beginning with "I", related to sidewalks in Industrial Parks. (APPROVAL RECOMMENDED)

Chris Spencer, Greensboro Department of Transportation Engineering Division Manager, presented the proposed text amendment, noting sidewalks are required in conjunction with subdivision and site development of a scale to warrant TRC site plan review. The provisions were established in 2002 in support of the City's adopted Walkability Policy. The ordinance was amended in 2005 to allow for qualifying exemptions in Industrial Parks. The intention was to allow for flexibility in requiring sidewalks where the proposed and surrounding development was primarily large-lot industrial land uses, with little else that might generate pedestrian traffic in the vicinity.

Mr. Spencer stated that in administering the ordinance, staff has found that the term "Industrial Parks" as the defining criteria for the exemption causes unnecessary confusion.

Mr. Spencer also stated that the revision would clarify the ordinance by eliminating the reference to Industrial Parks. The conditions for an exemption would remain unchanged, and there would continue to be a limited number of areas that could qualify. Since the Industrial Park language is only referenced by this section of the ordinance, eliminating the definition does not affect any other provision in the LDO. Mr. Spencer noted it is not anticipated that this will change how GDOT interprets and applies the ordinance. Staff will continue to evaluate the surrounding area to determine if it is primarily industrial and if all of the other conditions of the exemption exist.

Mr. Martin arrived at 4:10 p.m. for the remainder of the meeting.

Ms. Brame arrived at 4:12 p.m. for the remainder of the meeting.

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

Chair Isaacson asked if inserting 'uses' after Industrial would help clarify the text, and suggested substituting 'primarily' or 'predominantly' for 'mostly'. Mr. Spencer responded that he had no objection to the language change. In response to a question by Mr. Bryson concerning the definition of 'area', Mr. Spencer stated that generally they are talking about the walkable area which is usually ¼ to ½ mile. Mr. Bryson also suggested that "predominantly" or "primarily" be used, to clarify the intent of the text.

Board Comments

Mr. Bryson moved to recommend the text amendment to the LDO, as presented by staff with the suggested revisions, seconded by Mr. Wade. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Atkins, Bryson, Brame, Martin, Wade, Parker. Nays: None.)

3. TYPE 3 MODIFICATION:

a. Modification of Zoning Condition adopted relative to 3113 Henry Street and 3504 Flint Street (APPROVED)

Mr. Wade and Chair Isaacson were recused from this item by unanimous vote.

Mr. Bryson agreed to serve as Acting Chair for this item.

Mike Kirkman presented the request for modifying a zoning condition that as adopted called for the construction of a 7 foot tall fence along the southern boundary of the property where it abuts single family development. Once the fence-line was staked in the field, the neighbors contacted the developer and requested that the fence be located further back inside the developer's property. The developer is amenable to accommodating the request, if the zoning condition can be amended to so allow. The revised condition would read: "As amended, in conjunction with the initial phase of any new construction, a new 6' tall continuous fence shall be installed from the existing metal fence on Elm Street and generally follow it back of a new cottages to be built on the applicant's campus and continue along the remainder of the Henry Street Park and the north side of the Abbottswood campus, as generally depicted on Exhibit A, where permitted. The fence will be continuous with no breaks and comprised of iron."

Mr. Kirkman advised that the Planning Board would need to evaluate the request, determine if the intent of the condition is maintained, and if one or more of the three tests is met. He reiterated the tests for the Board, i.e., that the modification results in equal or better performance to the standard that is being modified; that there is some type of site constraint that causes a problem in the complying with the zoning condition; or that there is a conflict with federal, state or local law.

Mr. Kirkman noted the applicant's counsel was in attendance and might wish to speak.

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

Henry Isaacson, representing the applicant, Kisco Senior Living, stated that they are the owner and operator of the Abbottswood Senior Living facility just off N. Elm Street. He stated that Mr. Kirkman's statements were correct and he concurred. The neighbors have reviewed the plans for this fence and agree the proposed location is best to address their concerns.

There were no other speakers.

Mr. Martin moved to approve the Type 3 Modification as presented by staff, seconded by Ms. Parker. The Board voted 5-0-2 in favor of the request. (Ayes: Bryson, Martin, Day, Brame, and Parker. Nays: None. Recused: Isaacson and Wade.)

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

4. AMENDMENT TO GENERALIZED FUTURE LAND USE MAP

a. CP-16-13: Proposed amendment for 3231 – 3235 Horse Pen Creek Road (2.15 acres), from Low Residential to Mixed Use Residential. (COMMENTS ONLY)

Hanna Cockburn stated that this is associated with a rezoning request that will be heard in January. The request is from Low Residential, a category that includes the City's predominantly single family neighborhoods as well as other compatible housing types, to Mixed Use Residential, a designation applied to neighborhoods or districts where the predominant use is residential and where substantial compatible local serving non-residential uses may be introduced. She noted the Horse Pen Creek corridor has been experiencing considerable development pressure and growth over the past several years. Any comments by the Board members will be provided in the zoning staff report that will be given to the Zoning Commission and City Council.

Board Comments:

Mr. Wade commented that the amendment seemed to be in character with the neighborhood, to general agreement from the other Board members.

5. EASEMENT RELEASES:

a. Proposed release of a portion of a drainage maintenance and utility easement located at 3902 West Wendover Avenue, as recorded in Plat Book 130, Page 4. (APPROVED)

Shayna Thiel stated that the applicant requests the release of a portion of the drainage maintenance and utility easement. All utility providers have reviewed the request and given their approval.

Chair Isaacson asked if the Board members had any questions.

Mr. Wade moved to recommend the easement release related to 3902 West Wendover Avenue, as presented by staff, seconded by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Martin, Atkins, Brame, Bryson, Wade, and Parker. Nays: None.)

b. Proposed release of western portions of 20' and 30' utility easements along eastern property line; 20' drainage easement along lot lime of old lots 9 and 9B; and 20' drainage easement on old lot 9B adjoining existing pond located at 7807 Airport Center Drive, as recorded in Plat Book 73, Page 85. (APPROVED)

Shayna Thiel stated that the proposed release of western portions of 20' and 30' utility easements along eastern property line; 20' drainage easement along lot lime of old lots 9 and 9B; and 20' drainage easement on old lot 9B adjoining existing pond located at 7807 Airport Center Drive, as recorded in Plat Book 73, Page 85. All utility providers have reviewed the request and given their approval.

Mr. Bryson moved to approve the easement release as identified and presented by staff, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Martin, Atkins, Brame, Bryson, Wade, and Parker. Nays: None.)

6. ITEMS FROM STAFF**a. January Planning Board meeting will be in Plaza Level Conference Room**

Sheila Stains-Ramp noted that the January meeting will be held in the Plaza Level Conference Room. The Zoning Commission will be using the Council Chamber.

b. Update on Housing Bonds programs

Cyndi Blue updated the Planning Board on housing program status, noting that the planning process for next year's RFPs and the Housing Bond process has begun. She noted the voters' approval of a \$25 million Housing Bond, and that staff is working on a roll-out plan to make best use of the funding. The Chair asked how long the City has to spend the bonds and Ms. Blue answered that Finance is planning to issue and spend the bonds in stages over a 7 year period. The current housing focus is to maximize the Low Income Housing Tax Credits through the North Carolina Housing Finance Agency's allocation process. There are some changes in the NCHFA process that are good for Guilford County. Guilford is now back to being classified as a High Income County which means that local projects will again be targeting some units affordable at the 30% of median income level. There are bonus points for one-bedroom units, which was a shortage identified in the Housing our Community process. There are also bonus points for counties targeted by Department of Health and Human Services for additional units for the disabled, which includes Guilford. The housing bonds will allow the City to commit funds to multiple LIHTC project applications in an effort to increase in the number of awards that get approved through the state process and under construction in Greensboro.

Additionally, the City has recently received a large loan payoff in multi-family energy efficiency funds and will be able to issue an RFP for that activity.

Ms. Blue noted she will be making another update in January 2017 and the RFP process will start shortly.

7. ITEMS FROM CHAIR

Chair Isaacson had no items to report. He wished Happy Holidays to everyone and looks forward to seeing everyone in 2017.

8. ITEMS FROM BOARD MEMBERS

None.

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

None.

10. APPROVAL OF ABSENCES

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

11. ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 4:50 pm.

Respectfully submitted,

Sue Schwartz
Planning Department, Director

SS:/jd