

**REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION OF GREENSBORO
JANUARY 03, 2024**

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, January 3, 2024, beginning at 5:00 p.m. via Zoom satellite. The following members were present; Chair Doug Heberle, Vice-Chair Patricia Adams, Thomas Sinclair, and Pamela Turner. Also present were Councilwoman Nancy Hoffman (RCG Liaison). Staff present were Hart Crane, Russ Clegg, Cari Hopson, and Kelly Larkins (Planning Department) and Andrea Harrell (Assistant City Attorney).

Absent: Commissioner Greene

Approval of Meeting Minutes

Mr. Sinclair moved to approve the November 1 regular meeting minutes; seconded by Vice Chair Adams.

The Commission voted 3-0 in favor (Ayes: Heberle, Adams, Sinclair; Nays: none)

Ms. Turner arrived following this vote.

Approval of 2024 Meeting Schedule

The Commission reviewed a proposal of its 2024 meetings schedule.

Chair Heberle noted that the meeting scheduled for July 3 may pose an issue due to its proximity to Independence Day. He asked that anyone with potential conflicts notify the Commission beforehand and recommended the meeting remain scheduled as is for the time being. Ms. Turner and Mr. Sinclair acknowledged.

Mr. Sinclair moved to approve the proposed schedule; seconded by Vice Chair Adams.

The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner; Nays: none)

Update on 400 Carolyn Coleman Way

Mr. Crane introduced Kevin Walker of L&K Builders, a developer who came before the Commission during its November 1 meeting and expressed interest in developing properties in Ole Asheboro.

Mr. Crane stated that Mr. Walker had settled on the property at 400 Carolyn Coleman Way (formerly Bragg Street) and that staff had been working towards entering a Sales Development Agreement (SDA) to build two single-family.

Mr. Crane presented illustrative images of two designs developed by Mr. Walker for the proposed homes. He noted that Mr. Walker intended to put the two homes on the corner of the subject property facing Bellevue Street and subdivide them into two separate parcels.

Mr. Walker noted that both designs had garage options if desired by the homeowner. He also spoke on the design's ability to create a sense of community between the two properties and their overall compatibility with the City's dimensional requirements.

Mr. Crane stated that Mr. Walker had had positive discussions with local leadership concerning the proposed development but had not yet met with the wider community. He added that staff would try and facilitate a community meeting prior to the next Commission meeting.

Mr. Crane advised that this was an informational item and invited the Commission's questions or comments.

Chair Heberle noted that Mr. Walker's proposed designs were very attractive and asked if they fit with the style of the surrounding community.

Mr. Crane stated that Mr. Walker's designs primarily relied on the "Craftsman Style" called for in the Ole Asheboro Redevelopment Plan. Concerning the garage option, he noted that there weren't many garages on surrounding properties and that they may be an additional amenity.

Mr. Walker later added that the lack of garages was one of the reasons he included the option in his designs, adding that they were a beneficial amenity and that most custom homes include them. He added that without the garage, the extra square footage could be converted to living space or some other purpose.

Chair Heberle, referring to the garage option, asked if the proposed homes would be built based on predetermined specifications or if they would be built with the homebuyer's desires in mind. Mr. Crane advised that the homes would be built based on what is compatible with the Redevelopment Plan.

Mr. Sinclair asked how deep the subject lot was, noting that the homeowner may want to put a storage shed at the rear of the property. Mr. Walker advised that the proposed designs were about 60 feet deep and that the lot was anywhere from 90-115 feet deep based on two different plats. He added that all of the proposed designs include a maintenance shed at the rear of the property.

Chair Heberle asked if there were any unique landscape requirements for the area. Mr. Crane advised that there were none beyond the standard requirements for the zoning district.

Chair Heberle expressed satisfaction with the proposed development and added that the Commission would likely be in support of it should the surrounding community approve of it as well.

Vice Chair Adams asked what the square footage of the proposed designs was. Mr. Walker stated that one (the green house) was 1,400-1,500 square feet and another (the blue house) was around 1,500 square feet.

Vice Chair Adams asked what the projected price range of the homes would be. Mr. Walker stated that he was looking to sell them for around \$250,000-275,000.

The Commission thanked Mr. Walker for his time.

Update on 1402 & 1402 Plymouth Street

Mr. Crane introduced Dorian Carter of Advanced Wealth Education Corporation, a developer who came before the Commission during its October 4 meeting and expressed interest in two single-family dwellings at 1401-1402 Plymouth Street in Arlington Park. Illustrative images of properties built by Mr. Carter were presented to the Commission during its November 1 meeting for their consideration and their comments were shared with Mr. Carter.

Mr. Crane noted that the Arlington Park neighborhood is aware of the proposed developments and are generally supportive but they have not met with Mr. Carter yet. He added that they will be meeting him during their next neighborhood meeting on January 8.

Mr. Crane presented updated site plans and elevations of the proposed developments that had been updated based on the Commission's feedback.

Mr. Carter, referring to one of the proposed designs, noted that an encasement would be built around the columns to make them thicker.

Mr. Crane advised that there were no specific architectural guidelines for the Arlington Park Redevelopment Area, although maintaining neighborhood compatibility remained an important

consideration. He added that Mr. Carter's proposed design was not uncommon when compared to surrounding properties.

Chair Heberle asked what the projected price range for the homes would be. Mr. Carter stated that he was looking to sell them for around \$240,000.

Chair Heberle noted that Mr. Carter had made a good effort in addressing the Commission's concerns.

Councilwoman Hightower, referring to the presented images, asked what kind of maintenance would be required for the interior wood columns and what they would be encased with. Mr. Carter advised that the columns would likely be encased in additional wood, adding that after they were encased the interior columns would not need any maintenance.

Councilwoman Hightower asked if the homes would be built on slabs, noting that slab developments were not common in surrounding properties. Mr. Carter noted that they would be built on slabs.

Councilwoman Hightower asked if Mr. Carter was willing to accommodate neighborhood desires around window design (e.g. double paned windows). Mr. Carter stated that he would be open to such changes.

Councilwoman Hightower reiterated the Commission's comments on the importance of neighborhood support for the development.

The Commission thanked Mr. Carter for his time.

Update on 1209 & 1211 Lombardy Street

Mr. Larkins provided a brief overview of the redevelopment project at Phillips Lombardy. He presented site plans of the two single-family homes that are being built on the two lots and noted that the development is now approaching completion.

Mr. Larkins turned the floor to Narayanan Bakthisaran of Lombardy Twins LLC, the developer of the site. Mr. Bakthisaran gave updates on the status of construction and presented images of completed sections of both properties. He gave a brief timeline of the remaining construction and provided an outline of anticipated steps for the closing of the property.

Chair Heberle commended Mr. Bakthisaran for the quality and speed of his work and thanked him for his time.

Staff Updates

Mr. Clegg updated the Commission on the status of the cell tower removal at the South Elm Redevelopment Site. He stated that the current schedule has the establishment of a new coverage site atop the water tower near the corner of Gorrell Street and Murrow Boulevard slated for the end of January. Following this, the existing tower can be decommissioned and removed. Mr. Clegg affirmed that Verizon and ATC will be the ones taking down the tower.

Mr. Clegg stated that the City is still working with the Cagan's towards fulfilling the closing requirements for their development on the site. He added that there have been discussions with the Cagan's attorneys regarding a name change and the possibility of removing the covenants, conditions, and restrictions (CCRs) from the property.

Mr. Clegg provided an overview of the CCRs, highlighting their incongruity between the anticipated development on the site during their creation and the current state of development. He noted that they had been set up in anticipation of the subject lot being a mixed-used area controlled by multiple developers that

would be organized into an assembly to oversee common administration of the area. This is as opposed to the current state of the development where two large entities control their own properties on the site.

Mr. Harrell affirmed that there would be no loss if the current developer were allowed to purchase the property without the CCRs in place, adding that the rationale for their creation is no longer relevant to the current development of the site. She noted that the owners of the Union Square campus would also need to agree to dissolve the CCRs and that staff would be meeting with them within the week.

Chair Heberle asked what other properties in the South Elm area were subject to the CCRs. Ms. Harrell stated that only the subject property and the adjoining Union Square campus were subject to the CCRs.

Mr. Clegg noted that there is a developer interested in the adjacent block.

Ms. Hopson notified the Commission that there would be an update on the redevelopment project on South English Street in Willow Oaks.

Additional Business

N/A

Adjournment

Mr. Sinclair made a motion to adjourn the meeting; seconded by Vice Chair Adams.

The Commission voted 4-0. (Ayes: Heberle, Adams, Sinclair, Turner; Nays none).

There being no further business, the Commission adjourned at 5:50 pm.