



PLANNING DEPARTMENT

**DRAFT Agenda
Greensboro Planning Board
January 18, 2017
4 pm**

****PLAZA LEVEL CONFERENCE ROOM****

1. Meeting Minutes (Final Decision):

- a. Approval of Minutes of December 21, 2016 Planning Board Meeting ([Attachment 1](#))

2. Annexations: (Recommendation)

- a. **PL (P) 17—01:** [Proposed Annexation](#) of 5805 W Gate City Boulevard, 1.6 acres. (Site is generally south of intersection of West Gate City Boulevard and Suttonwood Drive.) ([Attachment 2A](#). [Staff Resource](#): Lucas Carter)
- b. **PL (P) 17-02:** [Proposed Annexation](#) of 1302 Youngs Mill Rd, 0.98 total acreage, 0.92 outside of Right of Way. (Site is generally south of intersection of Youngs Mill Rd and Perth Place, south of I-40.) ([Attachment 2B](#). [Staff Resource](#): Lucas Carter)

3. Easement Releases (Final Decision):

- a. Proposed release of a portion of a 20' utility easement located at 1401 Red Sail Lane, as recorded in Plat Book 59, Page 117. ([Attachment 3](#). [Staff Resource](#): Shayna Thiel)

4. Items from the Chair

5. Items from Board Members

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

7. Approval of Absences

8. Adjournment

- Any individual who needs auxiliary aids or services for this meeting may contact Olivia Byrd at 336 373-2986 or Sheila Stains-Ramp at 336 373-4576.
- Interpreter services are available at no cost in accordance with Title VI. (Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.)



PLANNING DEPARTMENT

**DRAFT Agenda
Greensboro Planning Board
February 15, 2017
4 pm**

1. Meeting Minutes (Final Decision)

- a. Approval of Minutes of January 18, 2017 Planning Board Meeting ([Attachment 1A](#))

2. Public Hearing

- a. **Land Development Ordinance (LDO) Text Amendment: (Recommendation)**
Amendment to Section 30-11-5, Table 11-1 of the LDO to reduce the parking requirement for townhouses having 400 sf or less ([Attachment 2A](#). Staff Resource: Nicole Smith)

3. Update on Low Income Housing Tax Credit Application Process (For Information Only)

- a. Application Schedule and Process for Affordable Housing Development Projects that Have Applied for LIHTC Funding ([Attachment 3A](#). Staff Resource: Valerie Moore)

4. 2017-2018 Annual Action Plan Briefing (For Information Only)

- a. Briefing on Annual Plan and public review schedule ([Attachment 4A](#). Staff Resource: Cynthia Blue)

5. Generalized Future Land Use Map (GFLUM) Amendment (Board Comments Only)

- a. 2751-2767 Horse Pen Creek Road, from Low Residential and Mixed Use Commercial to Moderate Residential ([Attachment 5A](#). Staff Resource: Hanna Cockburn)

6. Easement Releases (Final Decision)

- a. Proposed release of a portion of a 10' utility easement located at 4228 Studio Lane, as recorded in Plat Book 88, Page 106. ([Attachment 6A](#). Staff Resource: Shayna Thiel)

- b. Proposed release of the western portion of a 20' utility easement along the eastern property line located at 7807 Airport Center Dr, as recorded in PB 73, Page 75. ([Attachment 6B](#). Staff Resource: Shayna Thiel.)

7. Street Closing (Recommendation)

- a. **PL(P) 17-04:** Proposed closure of a portion of Bain St, a 43.47-foot wide right of way, from rail right-of-way eastward a distance of



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approximately 155 feet (0.155 acre/6,764 sf) ([Attachment 7A](#). Staff Resource: Lucas Carter)

8. Annexation (Recommendation)

- a. **PL (P) 17–03:** Proposed Annexation of 518 and 522 Kallamdale Road, approximately 3.75 ac. (Site is south of Elmsley Drive, north of Kallamdale Road and east of Randleman Road) ([Attachment 8A](#). Staff Resource: Lucas Carter)

9. Items from the Department

10. Items from the Chair

11. Items from Board Members

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

13. Approval of Absences

14. Adjournment

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**DRAFT Agenda
Greensboro Planning Board
March 15, 2017
4 pm**

- 1. Meeting Minutes (Final Decision)**
 - a. Approval of Minutes of February 15, 2017 Planning Board Meeting ([Attachment 1A](#))

- 2. Public Hearing (Planning Board Recommendation):**
 - a. **Land Development Ordinance (LDO) Text Amendment: (Recommendation)**
Amendments to Land Development Ordinance, Article 8, Table 8-1 and Section 30-8-10.1, to allow Assisted Living Facilities within C-M and C-H zoning districts, with Use Standards ([Attachment 2A](#), [Attachment 2A.1](#). Staff Resource: Nicole Smith)

- 3. Public Hearing (Comments)**
 - a. **2017-2018 Annual Action Plan** ([Attachment 3A](#). Staff Resource: Caitlin Bowers)

- 4. Low Income Housing Tax Credit Project Funding (Update)**
 - a. Recommendation of Projects to Support for LIHTC Funding (Attachment 4A. Staff Resource: Valerie Moore)

- 5. Type 4 Modification (Recommendation)**
 - a. **3235 Horsepen Creek Road** ([Attachment 5A](#), [Attachment 5A.1](#), [Attachment 5A.2](#). Staff Resource: Virginia Spillman)

- 6. Generalized Future Land Use Map (GFLUM) Amendment (Comments)**
 - a. 1932 Fleming Road, from Low Residential to Mixed Use Commercial ([Attachment 6A](#). Staff Resource: Hanna Cockburn)

- 7. Easement Releases (Final Decision)**
 - a. Proposed release of a portion of 20' easement located at **2001 Bundy Drive**, as recorded in PB 23 Page 67. ([Attachment 7A](#). Staff Resource: Shayna Thiel)

 - b. Proposed release of portion of a 20' utility easement at **3707 Derbyshire Drive**, as recorded in Plat Book 38, Page 59. ([Attachment 7B](#). Staff Resource: Shayna Thiel)



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- c. Proposed release of portions of 5' and 10' utility easements at **1402 Briarcliff Road**, as recorded in Plat Book 18, Page 28. ([Attachment 7C](#). Staff Resource: Shayna Thiel)
- 8. Annexation (Recommendation)**
- a. **PL(P) 17-05:** Proposed Annexation of 3911 Hickory Tree Lane, approximately 0.47 acres ([Attachment 8A.](#), [Attachment 8A.1](#), [Attachment 8A.2](#). Staff Resource: Lucas Carter)
 - b. **PL (P) 17-06:** Proposed Annexation of 4403 and 4405 Pine Vista Lane, approximately 0.98 acres. ([Attachment 8B.](#), [Attachment 8B.1](#), [Attachment 8B.2](#). Staff Resource: Lucas Carter)
- 9. Set the Date for Planning Board hearing to Rename a portion of Bryan Boulevard to Cornerstone Drive** ([Attachment 9A](#). Staff Resource: Steve Galanti)
- 10. Items from the Department**
 - 11. Items from the Chair**
 - 12. Items from Board Members**
 - 13. Speakers from the Floor on Items under Planning Board Authority**
 - 14. Approval of Absences**
 - 15. Adjournment**
- Any individual who needs auxiliary aids or services for this meeting may contact Olivia Byrd at 336 373-2986 or Sheila Stains-Ramp at 336 373-4576.
 - Interpreter services are available at no cost in accordance with Title VI. (Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.)



PLANNING DEPARTMENT

**DRAFT Agenda
Greensboro Planning Board
April 19, 2017
4 pm**

- 1. Meeting Minutes (Final Decision)**
 - a. Approval of Minutes of March 15, 2017 Planning Board Meeting ([Attachment 1A](#))

- 2. Public Hearing (Planning Board Recommendation):**
 - a. **Street Renaming: PL(P) 17-08:** To Rename a Portion of Joseph M Bryan Boulevard to Cornerstone Drive ([Attachment 2A](#)). Staff Resource: Sheila Curry)

- 3. Public Hearing (Take Public Comment)**
 - a. **2017-2018 Annual Action Plan** ([Attachment 3A](#)). Resource Person: Caitlin Bowers)

- 4. Multifamily Affordable Housing Development Funding Applications (formerly known as Low Income Housing Tax Credit Project Funding) (Planning Board Recommendation)**
 - a. Recommendation of Projects to Support for Multifamily Affordable Housing Development Funding (Materials at meeting. Staff Resource: Valerie Moore)

- 5. Generalized Future Land Use Map (GFLUM) Amendment (Comments)**
 - a. **CP-17-03:** 3005, 3008, 3011 Martinsville Road and 3010, 3016 and 3018 Trull Avenue, from Low Residential to Mixed Use Commercial, 2.39 acres ([Attachment 5A](#), [Attachment 5A.1](#)). Staff Resource: Russ Clegg)

- 6. Street Closing (Planning Board Recommendation)**
 - a. **PL(P) 17-07:** Proposed Closure of Terrapin Ridge Road, Terrapin Ridge Court and Brackish Drive ([Attachment 6A](#), [Attachment 6A.1](#)). Staff Resource: Lucas Carter)

- 7. Easement Releases (Final Decision)**
 - a. Proposed release of portions of 5' and 10' utility easements located at **1402 Briarcliff Road**, as recorded in Plat Book 18 Page 28. ([Attachment 7A](#). Staff Resource: Shayna Thiel)

 - b. Proposed release of portion of a temporary construction easement located at **3227 West Gate City Boulevard**, as recorded in Plat Book 97, Page 130 and Deed Book 4523, Page 1432. ([Attachment 7B](#). Staff Resource: Shayna Thiel)



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- c. Proposed release of portion of a drainage maintenance utility easement (DMUE) located at **2717 Pinedale Road**, as recorded in Plat Book 191, Page 130. ([Attachment 7C](#). Staff Resource: Shayna Thiel)
- d. Portion of a 5' easement located at **303 Kimberly Drive**, as recorded in Plat Book 25, Page 2. ([Attachment 7D](#). Staff Resource: Shayna Thiel)
- e. Portion of a 10' easement located at **1302 Knightwood Drive**, as recorded in Plat Book 39, Page 30. ([Attachment 7E](#). Staff Resource: Shayna Thiel)

8. Willow Oaks Draft Plan – Informational Presentation (Attachment 8A. Staff Resource: Russ Clegg)

9. Items from the Department

10. Items from the Chair

11. Items from Board Members

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

13. Approval of Absences

14. Adjournment

- Any individual who needs auxiliary aids or services for this meeting may contact Olivia Byrd at 336 373-2986 or Sheila Stains-Ramp at 336 373-4576.
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**FINAL Agenda
Greensboro Planning Board
May 17, 2017
4 pm**

- 1. Meeting Minutes (Final Decision)**
 - a. Approval of **Minutes of April 19, 2017** Planning Board Meeting ([Attachment 1A](#))

- 2. Annexation: (Recommendation to City Council)**
 - a. **PL(P) 17-09: Proposed Annexation of 5812, 5908-5910 Lake Brandt Road, 2000, 2018 and 2020 Troser Road**, with adjacent right of way, approximately 18.03 acres ([Attachment 2A](#), [Attachment 2A.1](#), [Attachment 2A.2](#). Staff Resource: Lucas Carter)

- 3. Generalized Future Land Use Map (GFLUM) Amendment (Comments from Planning Board)**
 - a. **CP-17-04: 5812, 5908-5910 Lake Brandt Road, 2000, 2018 and 2020 Troser Road**, from Interim Residential to Mixed Use Residential, 18.03 acres ([Attachment 3A](#), [Attachment 3A.1](#). Staff Resource: Hanna Cockburn)

 - b. **CP-17-05: 1632 Ball Street**, from Low Residential to High Residential, 3.43 acres ([Attachment 3B](#), [Attachment 3B.1](#). Staff Resource: Hanna Cockburn)

- 4. Street Closing (Recommendation to City Council)**
 - a. **PL(P) 17-10: Recommendation on a resolution closing a portion of Boston Road**, from its intersection with Norwalk Street northward to the railroad right of way. ([Attachment 4A](#), [Attachment 4A.1](#). Staff Resource Lucas Carter)

- 5. Easement Releases (Final Decision)**
 - a. Proposed release of a portion of a 70' drainage maintenance utility easement (DMUE) located at **5101 West Market Street**, as recorded in Plat Book 71, Page 79. ([Attachment 5A](#). Staff Resource: Shayna Thiel)

 - b. Proposed release of portion of a drainage maintenance utility easement (DMUE) located at **2717 Pinedale Road**, as recorded in Plat Book 191, Page 130. ([Attachment 5B](#). Staff Resource: Shayna Thiel)



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- c. Proposed release of a portion of a 60' drainage maintenance utility easement (DMUE) located at **4 Duck Club Court, 6 Duck Club Court and 2614 Duck Club Road**, as recorded in Plat Book 189, Page 114. ([Attachment 5C](#). Staff Resource: Shayna Thiel)

6. Items from the Department

7. Items from the Chair

8. Items from Board Members

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

10. Approval of Absences

11. Adjournment

- Any individual who needs auxiliary aids or services for this meeting may contact Olivia Byrd at 336 373-2986 or Sheila Stains-Ramp at 336 373-4576.
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**DRAFT Agenda
Greensboro Planning Board
June 21, 2017
4 pm**

- 1. Meeting Minutes (Final Decision)**
 - a. Approval of **Minutes of May 17, 2017** Planning Board Meeting ([Attachment 1](#))
- 2. Public Hearing: Neighborhood Plan (Recommendation to City Council)**
 - a. **Willow Oaks Neighborhood Plan** ([Attachment 2A](#). Staff Resource: Russ Clegg)
- 3. Public Hearing: Land Development Ordinance Text Amendment (Recommendation)**
 - a. **Amend Section 30-7-8.6 – HDO, Historic District Overlay, Sections A.2.a and B; and References in the Historic District Manual and Design Guidelines.** ([Attachment 3A](#), [Attachment 3A.1](#), [Attachment 3A.2](#). Staff Resource: Hanna Cockburn)
- 4. Type 3 Modification (Final Decision)**
 - a. **6010 Landmark Center Boulevard**, change to Zoning Condition adopted in 1997. ([Attachment 4A](#). Staff Resource: Michael Kirkman)
- 5. Easement Releases (Final Decision)**
 - a. Proposed release of a 15' drainage easement located at **3 Hamden Court**, as recorded in Plat Book 119, Page 42. ([Attachment 5A](#). Staff Resource: Shayna Thiel)
- 6. Street Closing (Recommendation to City Council)**
 - a. **PL(P) 17-11: Closure of Martinsville Court**, between Martinsville Road and Battleground Avenue. ([Attachment 6A](#). Staff Resource Lucas Carter)
- 7. Annexation (Recommendation to City Council)**
 - a. **PL(P) 17-12: Proposed Annexation of 4716 Hicone Road**, approximately 0.89 acres ([Attachment 7A](#), [Attachment 7A.1](#), [Attachment 7A.2](#). Staff Resource: Lucas Carter)
- 8. Items from the Department**
- 9. Items from the Chair**
- 10. Items from Board Members**
- 11. Speakers from the Floor on Items under Planning Board Authority**



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12. Approval of Absences

13. Adjournment

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PLANNING DEPARTMENT

**DRAFT Agenda
Greensboro Planning Board
July 19, 2017
4 pm**

- 1. Meeting Minutes (Final Decision)**
 - a. Approval of **Minutes of June 21, 2017** Planning Board Meeting ([Attachment 1A](#))
 - b. Re-approval of **Minutes of January 18, 2017** Planning Board Meeting ([Attachment 1B](#))
 - c. Re-Approval of **Minutes of May 17, 2017** Planning Board Meeting ([Attachment 1C](#))
- 2. Neighborhood Plan (Review and Recommendation to City Council)**
 - a. **Willow Oaks/Morningside/Lincolngrove Redevelopment Plan Update** ([Attachment 2A](#). The Plan itself is available online at www.greensboro-nc.gov/WillowOaks. Staff Resource: Russ Clegg)
- 3. Amendment to Generalized Future Land Use Map (GFLUM) (Comments Only)**
 - a. **CP-17-06: 5512 W Market St**, change from High Residential to Mixed Use Commercial for 1.9 acres. Site is on north side of West Market Street, between Village Lane and Dolley Madison Road. ([Attachment 3A](#), [Attachment 3A.1](#). Staff Resource: Hanna Cockburn)
- 4. Easement Releases (Final Decision)**
 - a. Proposed release of a portion of a 20' utility easement located at **3603 Gramercy Road**, as recorded in Plat Book 60, Page 32. ([Attachment 4A](#). Staff Resource: Shayna Thiel)
 - b. Proposed release of a portion of a 20' utility easement located at **2612 Duck Club Road**, as recorded in Plat Book 189 Page 114. ([Attachment 4B](#). Staff Recourse: Shayna Thiel)
- 5. Street Closing (Recommendation)**
 - a. **PL(P) 17-13**: Recommendation on a resolution closing the eastern end of **East Meadowview Road** at 311, 405 and 406 E Meadowview Road, from a point approximately 732.8 feet east of its intersection with McArthur Drive eastward approximately 291.5 to its terminus; 0.402 acres (17,518 sf). ([Attachment 5A](#), [Attachment 5A.1](#), [Attachment 5A.2](#). Staff Resource: Lucas Carter)



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- 6. Items from the Department**
- 7. Items from the Chair**
- 8. Items from Board Members**
- 9. Speakers from the Floor on Items under Planning Board Authority**
- 10. Approval of Absences**
- 11. Adjournment**

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**FINAL Agenda
Greensboro Planning Board
August 16, 2017
4 pm**

1. Meeting Minutes (Final Decision)

- a. Approval of **Minutes of July 19, 2017** Planning Board Meeting ([Attachment 1A](#))

2. Easement Releases (Final Decision)

- a. Proposed release of a portion of a 30' water easement located at 2906 Hamden Drive, as recorded in Plat Book 119, Page 42. ([Attachment 2A](#). Staff Resource: Shayna Thiel)

3. Annexation (Recommendation)

- a. **PL(P) 17-14:** Proposed annexation of **5746 Ruffin Road**, approximately 0.47 acres ([Attachment 3A](#), [Attachment 3A.1](#), [Attachment 3A.2](#). Staff Resource: Lucas Carter)
- b. **PL(P) 17-15:** Proposed satellite annexation of **5740 ZZ Ruffin Road**, approximately 0.62 acres ([Attachment 3B](#). [Attachment 3B.1](#), [Attachment 3B.2](#). Staff Resource: Lucas Carter)
- c. **PL(P) 17-16:** Proposed satellite annexation of **4401 Pine Vista Lane**, approximately 0.79 acres ([Attachment 3C](#), [Attachment 3C.1](#), [Attachment 3C.2](#). Staff Resource: Lucas Carter)

4. Items from the Department

5. Items from the Chair

6. Items from Board Members

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

8. Approval of Absences

9. Adjournment

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PLANNING DEPARTMENT

**DRAFT Agenda
Greensboro Planning Board
September 20, 2017
4 pm**

- 1. Election of Chair and Vice-Chair for 2017/18**
- 2. Meeting Minutes (Final Decision)**
 - a. Approval of **Minutes of August 16, 2017** Planning Board Meeting ([Attachment 2A](#))
- 3. Public Hearing: (Comments)**
 - a. **2016-2017 Consolidated Annual Performance Evaluation Report (CAPER)**. ([Attachment 3A](#). Staff Resource: Caitlin Bowers)
- 4. Street Closing: (Recommendation)**
 - a. **PL(P) 17-17**: Closing of a Portion of East February One Place ([Attachment 4A](#), [Attachment 4A.1](#), [Attachment 4A.2](#). Staff Resource: Shayna Thiel)
- 5. Annexation (Recommendation)**
 - a. **PL(P) 17-18**: Proposed annexation of 4622 McKnight Mill Road, approximately 65 acres ([Attachment 5A](#), [Attachment 5A.1](#), [Attachment 5A.2](#). Staff Resource: Lucas Carter)
- 6. Amendment to Generalized Future Land Use Plan (GFLUM) (Comments)**
 - a. **CP-17-07**: 2200 through 2206 Pisgah Church Rd, 3004 through 3008 Trull Avenue, and 3005 Martinsville Road, from Low Residential to Mixed Use Commercial, 3.13 acres ([Attachment 6A](#), [Attachment 6A.1](#); Staff Resource: Hanna Cockburn)
 - b. **CP-17-08**: 3900 through 3908 Baylor Street, 504 through 510 Greenbriar Road and 3501 North Elm Street, from Moderate Residential to Mixed Use Commercial, 7.3 acres ([Attachment 6B](#), [Attachment 6B.1](#). Staff Resource: Hanna Cockburn)
 - c. **CP-17-09**: 4622 McKnight Mill Rd, from Mixed Use Commercial and Moderate Residential to Low Residential, 65 acres ([Attachment 6C](#), [Attachment 6C.1](#). Staff Resource: Hanna Cockburn)
 - d. **CP-17-10**: 3522 and 3524 Lawndale Drive, from Low Residential to Mixed Use Commercial, 1.33 acres ([Attachment 6D](#), [Attachment 6D.1](#). Staff Resource: Hanna Cockburn)



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7. Unified Development Plan (Final Decision)

- a. **UDP for Spartan Crossings** – 606 Granite Street, 0.796 Acres
([Attachment 7A](#). Staff Resource: Lucas Carter)

8. Items from the Department

9. Items from the Chair

10. Items from Board Members

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

12. Approval of Absences

13. Adjournment

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PLANNING DEPARTMENT

**DRAFT Agenda
Greensboro Planning Board
October 18, 2017
4 pm**

- 1. Meeting Minutes (Final Decision)**
 - a. Approval of **Minutes of September 20, 2017** Planning Board Meeting ([Attachment 1A](#))

- 2. Type 4 Modification (Recommendation)**
 - a. **Modification requested under 30-12-3.4.C.1)** re Watershed Critical Areas – Spill Risk Reduction of Prohibited Uses (Section 30-12-4.3A), **3930 Battleground Avenue** ([Attachment 2A](#), [Attachment 2A.1](#), [Attachment 2A.2](#), [Attachment 2A.3](#), [Attachment 2A.4](#), [Attachment 2A.5](#); Staff Resource: Jeremy McCall)

- 3. Amendment to Generalized Future Land Use Plan (GFLUM) (Comments)**
 - a. **CP-17-11:** 1806 Merritt Drive, from Low Residential to Mixed Use Residential, 14.34 acres ([Attachment 3A](#), [Attachment 3A.1](#), [Attachment 3A.2](#); Staff Resource: Hanna Cockburn)

- 4. [Annexation](#) (Recommendation)**
 - a. **PL(P) 17-19:** Proposed annexation of 2921 W Vandalia Road, approximately 0.95 acres ([Attachment 4A](#), [Attachment 4A.1](#), [Attachment 4A.2](#), [Attachment 4A.3](#); Staff Resource: Lucas Carter; Steve Galanti will be presenting)

 - b. **PL(P) 17-20:** Proposed annexation of portions of 2900, 2910, 2924 and 3136 McConnell Road, approximately 110 acres ([Attachment 4B](#), [Attachment 4B.1](#), [Attachment 4B.2](#). Staff Resource: Lucas Carter; Steve Galanti will be presenting)

- 5. Easement Releases (Final Decision)**
 - a. **4605 Highberry Road:** Proposed release of portions of a 20' utility easement and a 15' utility easement, as recorded in Plat Book 49, Page 66 ([Attachment 5A](#). Staff Resource: Shayna Thiel)

 - b. **1607 Biscayne Drive:** Proposed release of a portion of a 20' utility easement as recorded in Plat Book 42, Page 86. ([Attachment 5B](#). Staff Resource: Shayna Thiel)

- 6. Items from the Department**
- 7. Items from the Chair**



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8. Items from Board Members

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

10. Approval of Absences

11. Adjournment

- Any individual who needs auxiliary aids or services for this meeting may contact Olivia Byrd at 336 373-2986.
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PLANNING DEPARTMENT

**FINAL Agenda
Greensboro Planning Board
November 15, 2017
4 pm**

- 1. Meeting Minutes (Final Decision)**
 - a. Approval of **Minutes of October 18, 2017** Planning Board Meeting ([Attachment 1A](#))

- 2. Public Hearing: Land Development Ordinance (LDO) Text Amendment (Recommendation)**
 - a. Amend Section 30-7-1.4(C), Encroachments into Required Setbacks, 30-15-7, Terms Beginning with "F," 30-15-16, Terms Beginning with "P," and 30-15-18, Terms Beginning with "S," related to Open Air / Covered Porches Encroaching into the Front Setback. ([Attachment 2A](#), [Attachment 2A.1](#). Staff Resource: Steve Galanti)

- 3. Unified Development Plan Revision (Final Decision)**
 - a. Revision to previously approved UDP for 4301 & 4307 Lake Jeanette Road ([Attachment 3A](#); [Attachment 3A.1](#). Staff Resource: Lucas Carter)

 - b. UDP for 4493 Old Battleground Road ([Attachment 3B](#), [Attachment 3B.1](#), [Attachment 3B.2](#), [Attachment 3B.3](#). Staff Resource: Sheila Stains-Ramp)

- 4. Easement Releases (Final Decision)**
 - a. **1607 Biscayne Drive:** Proposed release of a portion of a 20' utility easement as recorded in Plat Book 42, Page 86. ([Attachment 4A](#). Staff Resource: Sheila Stains-Ramp)

- 5. 2018 Meeting Schedule – Note Dates of Meetings for January and November 2018** ([Attachment 5](#). Staff Resource: Steve Galanti)

- 6. Agenda Material Survey Results** (Staff Resource: Steve Galanti)

- 7. Items from the Department**
- 8. Items from the Chair**
- 9. Items from Board Members**
- 10. Speakers from the Floor on Items under Planning Board Authority**
- 11. Approval of Absences**
- 12. Adjournment**



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PLANNING DEPARTMENT

**DRAFT Agenda
Greensboro Planning Board
December 20, 2017
4 pm**

- 1. Meeting Minutes (Final Decision)**
 - a. Approval of **Minutes of November 15, 2017** Planning Board Meeting ([Attachment 1A](#))

- 2. Public Hearing: Land Development Ordinance (LDO) Text Amendment (Recommendation)**
 - a. Amending **Section 30-7-1.4(D)** Encroachments into Required Setbacks, **Section 30-15-5** Terms Beginning with "D" and **Section 30-15-10** Terms Beginning with "T" related to open air/uncovered terraces encroaching into the front setback. Amending the **Entirety of Chapter 30** and **Section 30-15-16** Terms Beginning with "P" related to the name of the Planning Department and Planning Director. Amending **Section 30-8-10.4(F)(1)** Bars, Nightclubs, and Brewpubs Separations, related to subsection formatting ([Attachment 2A](#), [Attachment 2A.1](#). Staff Resource Steve Galanti)

- 3. Street Closing (Recommendation)**
 - a. **PL(P) 17-23:** Proposed closing of a portion of East Terrell Street, from a point approximately 200 feet east of its intersection with South Elm-Eugene Street eastward a distance of approximately 235 feet to its terminus. ([Attachment 3A](#), [Attachment 3A.1](#), [Attachment 3A.2](#), [Attachment 3A.3](#), [Attachment 3A.4](#). Staff Resource: Steve Galanti)

- 4. Information regarding Housing RFP Cycle**
 - a. Information to be provided by later mailing

- 5. Annexation (Recommendation)**
 - a. **PL(P) 17-21:** Proposed annexation of 3.87 acres at 2924-2930 Liberty Road ([Attachment 5A](#), [Attachment 5A.1](#), [Attachment 5A.2](#). Staff Resource: Lucas Carter)

 - b. **PL(P) 17-22:** Proposed annexation of 4209 Burlington Road and 109-115 Flemingfield Road, approximately 3.4 acres ([Attachment 5B](#), [Attachment 5B.1](#), [Attachment 5B.2](#). Staff Resource: Lucas Carter)

- 6. Amendment to Generalized Future Land Use Plan (GFLUM) (Comments)**
 - a. **CP-17-12:** 2924 Liberty Road and 2935 Pleasant Garden Road, from High Residential to Mixed Use Commercial, 17.36 acres ([Attachment](#)



PLANNING DEPARTMENT

[6A](#), [Attachment 6A.1](#), [Attachment 6A.2](#); Staff Resource: Hanna Cockburn)

7. Easement Releases (Final Decision)

- a. **5101 W Market Street:** Proposed release of a portion of a 70'-wide Drainage Maintenance Utility Easement across the eastern end of 5010 WW Market St, as recorded in Plat Book 71 Page 79. (*Note: There was a May 2017 release of a 15' by 15' area, a copy of which is included in the agenda item. This request deepens the release by 5' for a total release of 15' along the street frontage by 20' into the lot.*) ([Attachment 7A](#). Staff Resource: Sheila Stains-Ramp)
- b. **1802 Griffins Knoll Court:** Proposed release of a portion of a 15' Drainage Easement across the northern end of 1802 Griffins Knoll Court, as recorded in plat Book 185 Page 127. ([Attachment 7B](#). Staff Resource: Sheila Stains-Ramp)

8. Items from the Department:

- a. Plans and the Generalized Future Land Use Map ([Attachment 8A](#). Staff Resource: Hanna Cockburn)
- b. Reminder re January 2018 Meeting on Thursday January 18

9. Items from the Chair

10. Items from Board Members

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

12. Approval of Absences

13. Adjournment

- Any individual who needs auxiliary aids or services for this meeting may contact Olivia Byrd at 336 373-2986.
- Interpreter services are available at no cost in accordance with Title VI. (Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.)