

**REGULAR MEETING OF THE  
REDEVELOPMENT COMMISSION OF GREENSBORO  
AUGUST 07, 2024**

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, August 7, 2024, beginning at 5:00 p.m. via Zoom satellite. The following members were present; Chair Doug Heberle, Vice-Chair Patricia Adams, Thomas Sinclair, Pamela Turner, and Stacey Greene. Also present was Councilwoman Sharon Hightower. Staff present were Hart Crane and Russ Clegg (Planning Department) and Andrea Harrell (Assistant City Attorney).

**Approval of Meeting Minutes**

Mr. Sinclair made a motion to approve the June 5 regular meeting minutes. Vice Chair Adams seconded the motion. The Commission voted 3-0 in favor (Ayes: Heberle, Adams, Sinclair; Nays: none).

Ms. Turner joined the meeting following this vote.

Citing lack of quorum, Mr. Sinclair made a motion to move the approval of the March 6 regular meeting minutes to the September regular meeting. Vice-Chair Adams seconded the motion. The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner; Nays: none).

Mr. Greene joined the meeting following this vote.

**1402 & 1404 Plymouth Street Development Agreement Pre-Closing Items**

Mr. Crane introduced the development project for two lots in the Arlington Park Redevelopment Area, describing the site plans and characteristics, the Sales Development Agreement (SDA) for the properties, pre-closing material provided by the developer, budget for the projects and the anticipated timeline for their completion.

Advanced Wealth Education Corporation (AWEC) plans to build two affordable single-family homes on the subject lots at 1,200 and 1,387 sq. ft respectively. Both homes would be 3 bedroom 2 bath and the finished properties would be sold for \$225,000 and \$230,000. The project would be privately financed and AWEC has offered \$7,000 for each of the subject lots (appraised at \$28,000 and \$30,000).

Chair Heberle asked if the images of the proposed developments in the site plan provided by the developer incorporated recommendations made by the Commission regarding thickness and quality of posts at the front of the properties.

Dorian Carter, CEO of AWEC, stated that the images in the site plans were not entirely indicative of the finished quality of the properties, adding that the finished properties would adhere to the Commission's recommendations regarding the posts.

Councilwoman Hightower asked for clarification on the dimensions of the 3 bedrooms relative to the rest of the property, renderings of what the finished posts would look like and how they would add to the character of the neighborhood, and clarification on driveway access to the properties.

Mr. Carter stated that the size of the bedrooms was more or less fixed, noting that making them larger would alter the price of the properties such that they would no longer be affordable. He added that they are investigating floor plans that adjust the connection between the study and the living room to create more space in the home. Regarding the posts, Mr. Carter stated that they would be encased in a decorative enclosure that would enhance the façade of the property.

Chair Heberle clarified that the Commission would have inspection rights on the development to ensure their recommendations are adhered to, if necessary.

Mr. Carter stated that adjustments had been made to the driveways based on previous comments from the Commission, bringing them closer to the entrance of the property and adding landscaping (grass and hedges).

Chair Heberle asked if there were any questions from the Commission, hearing none he asked for a motion on the item.

Mr. Sinclair moved to certify that the pre-closing obligations outlined in Section 3.14 of the Sales Development Agreement for the development of the two single-family homes located at 1402 and 1404 Plymouth Street have been completed. Ms. Turner seconded the motion. The Commission voted 5-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner, Greene; Nays: none).

The Commission thanked Mr. Cater for their time.

### **Staff Updates**

Ms. Harrell stated that a new SDA with Cagan Properties Management for development of the East Block of the South Elm Redevelopment Site would likely be ready for the Commission to review at the September regular meeting.

### **Additional Business**

N/A

### **Adjournment**

Mr. Sinclair made a motion to adjourn the meeting; seconded by Ms. Turner.

The Commission voted 5-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner, Greene; Nays: none).

There being no further business, the Commission adjourned at 5:40 PM.