

**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 ABSENSES

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

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