PARTIAL MINUTES FOR
MEETING OF THE
GREENSBORO PLANNING BOARD
July 16, 2014

The Greensboro Planning Board meeting was held on Wednesday, July 16, 2014 at 2:02 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Chuck Truby, Chairman; John Martin; Marc Isaacson; Frankie Jones; Seth Steele; Richard Mossman; Donald Blackstock and Celia Parker. City staff present included Terri Jones from the City Attorney's Office; Chris Spencer, Adam Fischer and David Ortega from Transportation, and, from the Planning Department, Mike Kirkman, Jeff Sovich, Nicole Smith, Nicole Ward, and Sheila Stains-Ramp.

LDO Text Amendment: Amend Subsection 2) of Section 30-7-4.3(D) AO, Auto Oriented; Subsection 2 of Section 30-7-4.3(E) UMU, University Mixed Uses; and Subsection 2) of Section 30-7-4.3(F) NS, Neighborhood Support, regarding Window and Door Placement; and Table 8-1, within Section 30-8-1, Permitted Use Table, regarding "Pawnshops" in the Neighborhood Support District. (FAVORABLE RECOMMENDATION)

Mike Kirkman stated that the proposed text amendments are technical adjustments to standards related to the Auto Oriented (AO), University Mixed Use (UMU) and Neighborhood Support (NS) zoning district regulations that were adopted by City Council in January 2014. There are two changes proposed. The first is the addition of 'pawn shop' as a use allowed in the Neighborhood Support (NS) district, inadvertently left out when initially adopted. The second provides clarification regarding which facades would be subject to ground-floor fenestration standards. The current wording could be construed to apply to all sides of the building if the building is within 5 feet of public right-of-way. This was not the intent of the Central Gateway Corridor Partnership or staff. The amendment clarifies that the standards apply only to façades directly facing a public right-of-way or where there is a principal entrance to the building when the building is within 5 feet of a right-of-way.

Mr. Kirkman noted the proposed wording is a little different with the Auto Oriented district because, unlike the other two districts, AO does not include a required build-to line.

Chair Truby asked if there was anyone wishing to speak either in favor of or in opposition to the matter.

Marlene Sanford, representing TREBIC, requested the removal of provision 2(c), requiring larger windows at the street level and smaller windows on upper stories. She stated she understands that the intent of the architectural design regulations in this section is to create a safe, open and inviting pedestrian atmosphere at the ground level. However, she questioned whether it really matters if upper story windows are as large as or larger than the windows that are on the first floor, since it is not unusual to design a building so that there is some solid siding along with the first floor windows, with the stories above that to be full window walls. She suggested that Section 2(a) that covers the 35% fenestration on the first floor was sufficient to accomplish the goals of the City.

There being no other speakers, the public hearing was closed by unanimous vote.

After some discussion Mr. Isaacson moved that the Board recommend approval of the text amendment as submitted, with the added change to delete provision 2(c), seconded by Ms. Parker. The Board voted 7-1 in favor of the motion. (Ayes: Truby, Martin, Parker, Isaacson, Mossman, Blackstock, and Jones. (Nays: Steele.)

APPROVAL OF ABSENCES

The absence of Mr. Atkins was acknowledged and approved.

ADJOURNMENT

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

Respectfully submitted,

Sue Schwartz
Planning and Community Development, Director
SS:jd