

**MEETING OF THE
GREENSBORO PLANNING BOARD
December 16, 2015**

The Greensboro Planning Board meeting was held on Wednesday, December 16, 2015 at 4:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chairman; Day Atkins, Steve Allen, Richard Bryson, John Martin, Celia Parker, Danielle Brame and Homer Wade. City staff present included Steve Galanti, Mike Kirkman, Hanna Cockburn, Beth Benton, Barbra Harris, Ron Fields, Shayna Thiel, and Cyndi Blue. Also present was Terri Jones and Jennifer Schneier, City Attorney's Office.

MEETING MINUTES:

Mr. Martin moved approval of the November 18, 2015 meeting minutes as written, seconded by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Bryson, Brame, Atkins, Parker, Wade, Martin and Allen. Nays: None.)

PUBLIC HEARINGS:

LDO TEXT AMENDMENT: RECOMMENDATION ON A LAND DEVELOPMENT ORDINANCE AMENDMENT REGARDING ARTICLE 5 (ADDING SUBSECTION 30-5-6, FRONT YARD PARKING VIOLATION); SECTION 30-11-11.2(A); AND SECTION 30-22-22, PARKING FOR SINGLE-FAMILY AND DUPLEX DWELLINGS (ADDING SUBSECTION 30-11-11.5) (RECOMMENDED)

Terri Jones stated that front yard parking is currently a zoning violation in the LDO and it is punishable by a \$50 fine for the first offense. There has been difficulty in enforcing this through the normal zoning violation process because a Notice of Violation is issued to the property owner, where the violation occurs, but the vehicle belongs to the tenant. The proposal is to change from a zoning violation, with a Notice of Violation and opportunity to cure within 30 days, to an offense against the vehicle, which would be provided by the issuance of a ticket. This requires an amendment to both the LDO and to the motor vehicles ordinance of the City code. This would provide more effective enforcement of these types of violations because the person who is actually creating the violation and owns the vehicles will be the responsible for paying the ticket. After three unpaid parking tickets within 90 days, the vehicle could be immobilized by wheel locks.

In response to a question from Mr. Atkins, Ms Jones stated that the front yard includes everything between the roadway and the front of the actual dwelling unit. Someone would have to park on an actual parking pad, driveway or other impermeable surface. Similarly, you could not park on a sidewalk. Mr. Atkins pointed out that this would present a problem for residential neighborhoods with narrow streets if a number of cars were park along the street in the grass. Ms. Jones stated that where they are parking on the street, they would continue to be able to park on the street and that this would be a complaint-driven situation so an inspector would have to investigate each situation.

Ronald McIrvn, 605 W. Market Street, Unit 210, stated that he owns rental property near UNCG and has tried for the past several years to gain additional restrictions on front yard parking. There are many rental properties in the area, as well as other areas of the City and there have

been many problems with front yard parking for rental properties. Unfortunately, many landlords do not provide designated parking areas. Most front yard parking is a blight on the neighborhood and makes an undesirable appearance of these properties. Enforcement of the current parking violation is almost impossible and he feels that the new ordinance would be easier to enforce.

Mr. Atkins stated that he was concerned about the temporary situations that may arise due to a party or another gathering and someone being ticketed for illegal parking. He feels that there should be some accommodation for temporary parking in these situations.

Mr. Allen stated that he also has concerns about the proposed ordinance being placed on everyone because there are different circumstances that may arise from time to time.

Barbara Harris, Director of Neighborhood Development, stated that front yard parking is currently enforced by the City's Code of Compliance Division in Neighborhood Development and the violations are complaint-driven. Typically, the front yard parking complaint is due to a vehicle that is parked in front of the front door. The City is not out patrolling for these violations and if it is a special event, the Inspector has the discretion to warn the violator. However, if there is a complaint and a continuing violation, the owner of the vehicle will be ticketed.

Mr. Bryson moved to recommend the text amendment to City Council, seconded by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Bryson, Parker, Brame, Wade, Martin, Atkins and Allen. Nays: None.)

HEATH PARK NEIGHBORHOOD PLAN AMENDMENT, CP-15-12: 625 FRANKLIN BOULEVARD, FROM LOW RESIDENTIAL TO MIXED USE RESIDENTIAL, 0.38 ACRES (RECOMMENDED)

Hanna Cockburn stated that this is a revision to the Future Land Use Map within the Heath Community Strategic Plan located on the corner of Afton and Franklin Boulevard. The request is to change the designation from Low Residential to Mixed Use Residential. The area in question is just under ½ acre. The Low Residential category includes predominantly single-family residences on lots greater than one third of an acre and future residential developments of conventional subdivisions. The Mixed Use Residential category applies to neighborhoods and districts where the predominant use is residential but where compatible local-serving nonresidential uses can be introduced. She also stated that the neighborhood endorses the amendment as submitted.

No one spoke in favor or in opposition to the item.

Mr. Martin moved to recommend the plan amendment to City Council, seconded by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Bryson, Parker, Brame, Wade, Martin, Atkins and Allen. Nays: None.)

LDO TEXT AMENDMENT: AMEND SUBSECTION E OF SECTION 30-14-7.3, FREESTANDING SIGNS AND SUBSECTION (A) OF SECTION 30-7-8.11, - VCO VISUAL CORRIDOR OVERLAY REPLACE "LEE STREET" AND "HIGH POINT ROAD" WITH "GATE CITY BOULEVARD" AND TO EXPAND AREAS WHERE POLE MOUNTED BANNERS ARE ALLOWED. (RECOMMENDED)

Mike Kirkman stated that the proposed amendment includes two components. One is to update the references in the LDO to change High Point Road to Gate City Boulevard. City Council took action to change the road name effective July 1, 2015. The second part of the amendment is to expand and clarify where pole mounted banners can be placed. Currently, the pole mounted banners are limited to specific areas around the Coliseum, Downtown, East Market Street, in front of governmental facilities, as part of national registered districts, adjacent to college and university campuses, and with public improvement projects. This amendment will more accurately reflect the purpose of the pole mounted banners.

No one spoke in favor or in opposition to the item.

Mr. Allen moved to recommend the text amendment to City Council, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Bryson, Parker, Brame, Wade, Martin, Atkins and Allen. Nays: None.)

ITEMS FROM STAFF:

AFFORDABLE HOUSING UPDATE

Cyndi Blue gave an update to the Board members and explained that each year the city goes through a process of selecting funding opportunities for the development of affordable housing. Staff's concern is providing new, quality affordable housing units in a geographic distribution across the city. For this year's process there will be \$1.3 million available but that may change as the process moves along. The city receives federal HOME program dollars from the Department of Housing and Urban Development and those funds are specifically for the production, preservation and maintenance of affordable housing. The city participates in a consortium with Guilford County, the City of Burlington, and Alamance County. Greensboro, as the largest entity, receives the funds and is the lead entity to distribute those funds to the funding partners.

Ms. Blue also asked if there were any Board members that would be interested in serving on the subcommittee to distribute HOME funds. Mr. Bryson, Mr. Allen and Ms. Parker volunteered to serve on the subcommittee. Emails will be sent to these members with information for available dates and times.

Mike Kirkman stated that City Council approved the amendment to add craft distilleries into the ordinance. There is one project in the downtown area that will be moving forward as a result of that approval.

ITEMS FROM THE CHAIR:

Chair Isaacson welcomed the Board's newest member, Danielle Brame.

SPEAKERS FROM THE FLOOR

Russell Barrett, 610 Glover Street, stated that he is trying to reorganize the Arlington Park neighborhood and find out what they need to do to maintain their 501-3C status. He would like someone from the Planning Department to speak to the neighborhood residents and provide information about grant funds to be used in the neighborhood.

APPROVAL OF ABSENCES:

The absence of Mr. Mossman was acknowledged as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 4:53 p.m.

Respectfully submitted,

Sue Schwartz, FAICP

Planning Director
SS/jd