

**PARTIAL MINUTES OF THE  
MEETING OF THE  
GREENSBORO PLANNING BOARD  
MAY 16, 2018**

The Greensboro Planning Board meeting was held on Wednesday, May 16, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Richard Bryson, Carol Carter, Homer Wade, Danielle Brame and Day Atkins. Planning staff present included Steve Galanti, Jeff Sovich, Luke Carter and Sheila Stains-Ramp. Also present was Andrew Kelly from the City Attorney's Office.

**ANNEXATIONS:**

**PL(P) 18-05: PROPOSED ANNEXATION OF 1.08 ACRES AT 3917 HICKORY TREE LANE.  
(RECOMMENDED)**

Mr. Carter stated that this property is within the Tier 1 Growth Area on the Growth Strategy Map in the Comprehensive Plan and is considered a satellite annexation. The surrounding property is in the County's jurisdiction and contains single-family dwellings or a place of religious assembly. City water will be available by connecting to the 6-inch line located in Hickory Tree Lane. City sanitary sewer service will be available by connecting to the 8-inch line located in Hickory Tree Lane. The City's Fire Department notes that this site is currently served by and will continue to be served by City Station #56 on Franklin Boulevard upon annexation. The Police Department can provide service with little difficulty. City solid waste can provide collection services to this site. The Technical Review Committee recommended this annexation.

Mr. Bryson moved to recommend the annexation to City Council, seconded by Ms. Brame. The Board voted 6-0 in favor of the motion. (Ayes: Bryson, Brame, Wade, Atkins, Carter and Isaacson. Nays: None.)

**PL(P) 18-06: PROPOSED ANNEXATION OF 26.338 ACRES AT 2335 AND 2351  
CAMPGROUND RD. (RECOMMENDED)**

Mr. Carter stated that this property is within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan and that it is contiguous to the City's primary corporate limits. The property to the east is in the City and contains a water park. The other surrounding property is in the County's jurisdiction and contains a single-family dwelling, furniture distribution center and the highway. City water will be available by connecting to the 24-inch line located in Campground Road to the west of the site. City sewer will be available by connecting to the outfall located to the south of the site. The City's Fire Department notes that this site is currently served by Pincroft Sedgefield Station #24 on Bishop Road and upon annexation will be served by City Station #48 on West Vandalia Road. The Police Department can provide service at an estimated cost of \$8,755 dollars per year for additional personnel and equipment. City solid waste can provide collection services to this site. The Technical Review Committee recommended this annexation.

Ms. Brame moved to recommend the annexation to City Council, seconded by Mr. Bryson. The Board voted 6-0 in favor of the motion. (Ayes: Bryson, Brame, Wade, Atkins, Carter, and Isaacson. Nays: None.)

**PL(P) 18-07: PROPOSED ANNEXATION OF 1.69 ACRES AT 5590 GARDEN VILLAGE WAY, INCLUDING RIGHT OF WAY ALONG FRONTAGE. (RECOMMENDED)**

Mr. Isaacson asked that he be recused from this item for a potential conflict of interest and was recused by unanimous vote.

Mr. Carter stated that this property is within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan and that it is contiguous to the City's primary corporate limits. The property to the south is in the City and contains a vehicle service business. The other surrounding property is in the County's jurisdiction and is either vacant or is the highway. City water will be available by connecting to the 6-inch line located in Garden Village Way. City sewer will be available by connecting to the 8-inch line located in Garden Village Way. The City's Fire Department notes that this site is currently served and upon annexation will continue to be served by City Station #18 on Ballinger Road. The Police Department can provide service with little difficulty. City solid waste can provide collection services to this site. The Technical Review Committee recommended this annexation.

Upon a question from Ms. Carter, Mr. Galanti stated that the airport would be notified in relation to the zoning portion of this request.

Amanda Hodierna, 804 Green Valley Road, Suite 200, representing the applicant, stated that the proposed use was going to be a flooring showroom, distribution center and warehouse.

Mr. Atkins moved to recommend the annexation to City Council, seconded by Ms. Brame. The Board voted 5-0-1 in favor of the motion. (Ayes: Bryson, Brame, Wade, Atkins, and Carter. Nays: None. Recusal: Isaacson)

Mr. Isaacson returned to the dais and participated in the remainder of the meeting.

**PL(P) 18-08: PROPOSED ANNEXATION OF 0.23 ACRES AT 5230 BURLINGTON RD, 0.23 ACRES. (RECOMMENDED)**

Mr. Carter stated that this property is within the Tier 1 Growth Area on the Growth Strategy Map in the Comprehensive Plan and that it is considered a satellite annexation. The surrounding property is in the County's jurisdiction and either contains a single-family dwelling or is vacant. City water will be available by connecting to the 16-inch line located in Burlington Road. City sewer will be available by connecting to the existing outfall located to the south of the site. The City's Fire Department notes that this site is currently served by McLeansville Station #47 on Frieden Church Road and upon annexation will be served by City Station #57 on Mount Hope Church Road. The Police Department can provide service with little difficulty. City solid waste can provide collection services to this site. The Technical Review Committee recommended this annexation.

After a short discussion, Mr. Bryson moved to recommend the annexation to City Council, seconded by Mr. Wade. The Board voted 6-0 in favor of the motion. (Ayes: Bryson, Brame, Wade, Atkins, Carter, and Isaacson. Nays: None.)

**APPROVAL OF ABSENCES:**

The absences of Steven Allen, John Martin, and Michael Cooke were acknowledged as excused.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 4:45 pm.

Respectfully submitted,

Sue Schwartz, FAICP  
Planning Department, Director

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