

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
MARCH 15, 2017**

The Greensboro Planning Board met Wednesday, March 15, 2017 at 4:01 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Steve Allen, Vice Chair, Richard Bryson, Day Atkins, Homer Wade, John Martin, Celia Parker, and Danielle Brame. City staff present included Mike Kirkman, Hanna Cockburn, Sheila Stains-Ramp, Nicole Smith, Lucas Carter, Valerie Moore, Caitlin Bowers, Cynthia Blue, Jeremy McCall and Andrew Kelly.

Vice Chair Allen welcomed everyone to the meeting and explained the procedures of the Planning Board.

**1. MEETING MINUTES:**

**a. Approval of Minutes of February 15, 2017 Planning Board Meeting (APPROVED)**

Mr. Martin moved to approve minutes of the February 15, 2017 meeting, as submitted, seconded by Mr. Bryson. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Allen, Bryson, Parker, Brame, Wade, Martin. Nays: None.)

Mr. Atkins arrived at 4:04 for the remainder of the meeting.

**2. PUBLIC HEARING :**

**a. Land Development Ordinance (LDO) Text Amendment:**

Amendment to Land Development Ordinance, Article 8, Table 8-1 and Section 30-8-10.1, to allow Assisted Living Facilities within C-M and C-H zoning districts, with Use Standards.

**(RECOMMENDATION OF APPROVAL WITH CHANGES)**

Nicole Smith, Senior Planner, stated that the text amendment would add Assisted Living Facilities as a permissible use, with use standards, to Commercial-Medium and Commercial-High zoning districts. Assisted Living Facilities are presently allowed in most multifamily (RM) and mixed use (MU) districts, as well as Office, Central Business and Public/Institutional districts. The proposed use standards include inter-connectivity (both vehicular and pedestrian) between residential and non-residential components, satisfaction of the minimum dimensional requirements for the district, compliance with buffer planting yard standards, and compatible architectural design and materials.

Ms. Smith noted the proposed amendment would allow for additional redevelopment options in appropriate sites where significant infrastructure already exists, in line with other City efforts to expand housing and job opportunities in areas already served, such as the recent ordinance change to include multifamily uses in certain commercial districts.

Ms. Smith stated that in developing the amendment language staff had consulted with the applicant, TREBIC, the development community, and Neighborhood Congress representatives. Conversations have been on-going, and changes made since the Planning Board agenda mailout were earlier provided to the Board.

Vice Chair Allen opened the public hearing and asked anyone wished to speak on the matter.

Judy Stalder, representing TREBIC, 115 S. Westgate Drive, stated that her organization supported the addition of Assisted Living as a permissible use to the C-M and C-H districts, by right; however, they did not support the requirement for review of architectural design or materials. She stated doing so was appropriately the prerogative of the developer and would limit creative materials use while opening up a conversation about architectural design features more appropriate to a separate conversation. She stated that TREBIC would like to see a recommendation by the Board to adopt a text amendment for Assisted Living in Commercial developments, but with edits to make it more along the lines of the recent change allowing multifamily development in Commercial districts. She also noted that the State also heavily regulates assisted living projects, which provides another layer of community security.

Dick Franks, Vice President of Design and Planning for Koury Corporation, stated that he had served on the Citizens Advisory Committee to develop the LDO, and one of his concerns at that time had been to keep discretionary design choices and aesthetic standards for the developer, not City staff. He stated the 'look', the materials and architectural features chosen for a project should be up to the developer and their design staff. He stated he agreed with the amendment except for the provision requiring City staff to judge aesthetic matters such as the architectural design or color scheme of projects submitted for approval.

Mr. Martin asked if Mr. Franks was looking for all of Section D to be deleted or just the subsection on materials. Mr. Franks indicated any reference to City determination on aesthetics was what he wanted deleted.

Mr. Wade asked why the language was added. Michael Kirkman, Co-Manager, responded that the idea was to allow a new use in these districts while ensuring some community protections and compatibility with existing commercial development in exchange. Mr. Wade stated his fear was that the architectural standards would bleed to other circumstances, and he saw no need for them, particularly as Assisted Living facilities typically are institutional or office-like in appearance.

There being no other speakers on this matter, the public hearing was closed.

### **Board Comments**

Vice Chair Allen stated that staff had recommended the text change and he agreed with allowing this additional use in the noted districts, given that it would allow additional flexibility and development options.

Mr. Bryson suggested the wording in Section G be adjusted to say the proposed architecture and materials should "compliment" or "enhance" the existing commercial.

Mr. Atkins stated the goal of the architectural controls was worthy but it also seemed a bigger idea than the proposed ordinance. He noted he would support use of the language previously used with the recent amendment allowing expanded multifamily in commercial districts.

Mr. Martin asked Ms. Stadler if TREBIC would accept that change; she acknowledged they would.

Mr. Atkins moved to recommend approval of the proposed text Amendment, substituting in the language used in the recently approved multifamily in commercial districts text amendment, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

**3. PUBLIC HEARING (for comments)**

**a. 2017-2018 Annual Action Plan (RESCHEDULED FOR APRIL 19 2017)**

Caitlin Bowers, Grant Compliance Administrator, requested the item be rescheduled for the Planning Board's April 19 2017 meeting, as the federal funding allocation from HUD has not yet been received.

Ms. Parker moved to continue the public hearing to the April meeting, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

**4. LOW INCOME HOUSING TAX CREDIT RECOMMENDATION (RESCHEDULED FOR APRIL 19 2017)**

Valerie Moore, Senior Planner, requested the item be rescheduled for the Planning Board's April 19, 2017, meeting, as the RFP for Multifamily Affordable Housing Development had just been released on March 14 and there would be no project recommendations until the RFP receipt period closed, April 3. Applications submitted by then will be reviewed during the week of April 3 and a recommendation will be ready for the April 19 Planning Board meeting. She distributed an updated schedule and scoring criteria worksheet.

Mr. Bryson moved to continue the item to the April 19, 2017 meeting, seconded by Ms. Parker. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

**5. TYPE 4 MODIFICATION: 3235 Horse Pen Creek Rd (APPROVAL RECOMMENDED)**

Jeremy McCall, Water Resources, stated that the Watershed Critical Area regulations applicable to 3235 Horse Pen Creek Rd limit the maximum density to 40% built-upon area. The components of this site plan related to parking and the building are required and cover 49.2% of the site. The site currently has 0.15 acres of built-upon area that is not being treated by a stormwater device. The developer is proposing to treat all new built-upon area, which exceeds the minimum requirements, providing for equal or better performance. Staff asks that the Board recommend approval of the Type 4 Modification to allow additional density for this site.

Mr. Bryson moved to recommend the Type 4 Modification to City Council, seconded by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

**6. GENERALIZED FUTURE LAND USE MAP (GFLUM) AMENDMENT: (COMMENTS)**

**a. 1932 Fleming Road, from Low Residential to Mixed Use Commercial**

Hanna Cockburn stated that the amendment has been requested in conjunction with a rezoning for property located at 1932 Fleming Road, Zoning Case 17-04-03, which will be heard by the Zoning Commission at their April meeting. The current designation is Low Residential; the proposed designation is Mixed Use Commercial. Low Residential is a category that includes the City's predominantly single-family neighborhoods, and other compatible housing types. Mixed Use Commercial is a designation intended to promote a mixture of uses, where commercial uses are predominant but where residential service and other uses can be complimentary. In Mixed Use Commercial, ensuring that buildings are the appropriate scale and intensity is critical, as is ensuring that the sites are designed to operate in a coordinated manner, as opposed to lot-by-lot. New strip-style commercial development is discouraged.

**Board Comments:**

Vice Chair Allen stated that the Mixed Use Commercial designation is a good fit for this area, as it is a growing area. Ms. Parker agreed with Vice Chair Allen's comments. Mr. Bryson stated that it seemed a good proposal and should fit in well.

**7. EASEMENT RELEASE:**

- a. Proposed release of a portion of 20' easement located at 2001 Bundy Drive, as recorded in Plat Book 23, page 67. **(APPROVED)**

Lucas Carter, Planner, stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Bryson moved approval of the easement release, seconded by Ms. Brame. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

**8. ANNEXATION:**

- a. PL-(P) 17-05: Proposed Annexation of 3911 Hickory Tree Lane, approximately 0.47 acres **(APPROVAL RECOMMENDED)**

Lucas Carter stated that the satellite annexation, requested by Jafonda Watkins, is in the Tier 1 Growth Area of the Growth Strategy Map in the Comprehensive Plan. The Technical Review Committee recommended approval of the proposed annexation. The Zoning Commission will hear the associated zoning at their April 17, 2017 meeting, and City Council will hear both requests on May 16, 2017 for a final action. The service providers have reviewed the request and indicated services can be provided with little additional impact on operations.

Mr. Bryson moved to recommend approval of the annexation to City Council, seconded by Ms. Parker. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Martin, Wade. Nays: None.)

- b. PL-(P) 17-06: Proposed Annexation of 4403 and 4405 Pine Vista Lane, approximately 0.98 acres **(APPROVAL RECOMMENDED)**

Lucas Carter stated that the satellite annexation, requested by AFC Rehab Solutions, is in the Tier 1 Growth Area of the Growth Strategy Map in the Comprehensive Plan. The Technical Review Committee recommended approval of the proposed annexation. The Zoning Commission will hear the associated zoning case at their April 17, 2107 meeting, and City Council will hear both requests on May 16, 2017 for final action. The service providers have reviewed the request and indicated services can be provided with little additional impact on operations.

**9. SET PUBLIC HEARING FOR STREET RENAMING:**

Mike Kirkman asked the Planning Board to set a public hearing for the renaming of a portion of Bryan Boulevard to Cornerstone Drive.

Mr. Martin moved to set a public hearing for the April 19, 2017 Planning Board meeting for the purpose of hearing input and making a recommendation on the proposed renaming of a portion of Bryan Boulevard to Cornerstone Drive, seconded by Ms. Brame. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Allen, Bryson, Atkins, Brame, Parker, Wade, Martin. Nays: None.)

**10. ITEMS FROM THE DEPARTMENT:**

None

**11. ITEMS FROM THE CHAIR:**

Vice Chair Allen asked if staff had information regarding the upcoming Incremental Development workshop. Mike Kirkman stated that the workshop was a training opportunity for those interested in learning about development strategies and financing options for small-scale infill sites. Hanna Cockburn added a reminder about a get together and talk by the workshop speakers scheduled for the evening of March 15 at 6.30 p.m.

**12. ITEMS FROM THE BOARD MEMBERS:**

None.

**13. SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY:**

None.

**14. APPROVAL OF ABSENCES**

The absences of Mr. Isaacson and Mr. Mossman were excused.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 5:10 pm.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

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