

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
JULY 15, 2020**

The Greensboro Planning Board meeting was held on Wednesday, July 15, 2020, at 4:03 pm virtually via Zoom. Board members present were: Chair Steve Allen, Mike Cooke, Dave Blackman, Homer Wade, Richard Bryson, Donald Brandon, John Martin, and Emanuel Clark. Planning staff present included Steve Galanti and Luke Carter. Also present was Terri Jones, from the City Attorney's Office.

**APPROVAL OF MINUTES OF JUNE 17, 2020 PLANNING BOARD MEETING (APPROVED)**

Mr. Bryson moved to approve the minutes of the June 17, 2020, meeting, seconded by Mr. Brandon. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Brandon, Martin, Wade, Cooke, and Blackman. Nays: None).

**ANNEXATION:**

**PL(P) 20-15 PROPOSED CONTIGUOUS ANNEXATION OF 107 (PART OF) AND 120 MARSHALL SMITH ROAD, (37.329 ACRES) (RECOMMENDED APPROVAL)**

Mr. Galanti stated that for this annexation of 107 and 120 Marshall Smith Road, City water is available by connecting to and extending the 12-inch line located within West Market Street, and City sewer is available by connection to and extending the 8-inch line on the west side of Francis Bailey Court. The City's Fire Department noted this site is currently serviced by Colfax Fire Station #16 on West Market Street, upon annexation the property will be served by City Station #20 and that the response time will improve. The Police Department can provide service to this site with little impact. The abutting property to the north is in county's jurisdiction and contains undeveloped property and single-family dwellings; to the east is in the city's jurisdiction and contains a place of religious assembly and undeveloped property; to the south of the site is within the county's jurisdiction and contains a single-family dwelling; and to the west of the site is in the county's jurisdiction and contains single-family dwellings and agricultural land uses. The property is located within Growth Tier 1 on the Growth Tiers map in the Comprehensive Plan and is considered contiguous to the City's primary corporate limits. The Technical Review Committee reviewed this request at their July 9, 2020, meeting and recommended approval.

In response to a question from Mr. Wade, Mr. Galanti stated that the middle portion of the site which is not being annexed is a flag lot with a single-family dwelling.

Mr. Clark joined the meeting and was recused from this item due to a potential conflict of interest.

Tom Terrell, stated that this property is in a high growth area near the airport where there are industrial uses nearby, and that this development will be an opportunity for people to live near places of employment.

Mr. Blackman moved to recommend the annexation to City Council, seconded by Mr. Bryson. The Board voted 7-0-1 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Martin, Brandon, Wade, and Cooke. Nays; None. Recusal: Clark.)

**ITEMS FROM BOARD MEMBERS:**

Mr. Blackman stated that since he will not be at the next meeting, he want to express his appreciation for the opportunity to be a part of the Planning Board and thanked Council Member Thurm for the opportunity. He has met a lot of nice people and the Planning staff is excellent. He felt that a board, like this one, should be reappointed to work with City Council to evaluate the City's departmental plans, and to give people an opportunity for input so Council could hear the issues that others feel are important.

In response to a question from Mr. Martin, Mr. Galanti stated that if Council adopts the text amendment at their July 21<sup>st</sup> meeting, August would be the last meeting for this Planning Board.

**APPROVAL OF ABSENCES:**

The absence of Ms. Carter was acknowledged as an approved absence.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 4:17 p.m.

Respectfully submitted,

Sue Schwartz, FAICP  
Planning Department, Director