

**PARTIAL MINUTES OF THE
MEETING OF THE
GREENSBORO PLANNING BOARD
FEBRUARY 21, 2018**

The Greensboro Planning Board meeting was held on Wednesday, February 21, 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, Steven Allen, Carol Carter, Homer Wade, Danielle Brame, John Martin, and Day Atkin. Planning staff present included Steve Galanti, Michael Kirkman, Russ Clegg, and Sheila Stains-Ramp. Also present was Andrew Kelly from the City Attorney's Office.

TEXT AMENDMENT:

AMENDING SEVERAL SECTIONS WITHIN ARTICLE 6, ZONING DISTRICTS; ARTICLE 7, DISTRICT STANDARDS; ARTICLE 8, DISTRICT USE REQUIREMENTS; ARTICLE 11, OFF-STREET PARKING AND LOADING; ARTICLE 12, NATURAL RESOURCES; ARTICLE 14, SIGN REGULATIONS; AND ARTICLE 15 DEFINITIONS, RELATED TO THE CREATION OF LIGHT INDUSTRIAL MIXED (LIM) AS A NEW ZONING DISTRICT AND ARTISAN MANUFACTURING AS A NEW USE.(RECOMMENDED)

Steve Galanti outlined the provisions in the current Land Development Ordinance that accommodate a mix of residential and commercial uses, and noted the ordinance provision for 'Artisans and Crafts' as a use. The Planning Department became aware of other cities that have expanded this philosophy to include complementary light industrial uses in the mix, including small-scale artisan manufacturing. Staff crafted Light Industrial Mixed as a new zoning district for this concept and evaluated the concept and language with a stakeholder group, including TREBIC, developers and realtors, in two meetings. He further explained the intent of the district as allowing a mix of industrial, commercial, and residential uses in a planned / integrated setting with the objective of adding flexibility in having the mix while creating no adverse impacts on adjoining / residential properties. He identified the areas suitable for the new district as areas already zoned or used as industrial or as designated as appropriate for industrial uses in the Generalized Future Land Use Map. He explained the new use 'Artisan Manufacturing' would allow for the shared or individual use of tools in producing a product and had use standards to limit outdoor storage, loading docks, hours of operation, and noise / vibrations. He summarized the several changes to various sections in the Land Development Ordinance to incorporate the new district and all of its development standards.

Upon a question from Ms. Carter, Mr. Galanti explained that this change was triggered by a citizen request, the district parameters were drawn from similar efforts in other jurisdictions outside the Triad, and that staff had met with the stakeholder group twice.

Upon a question from Mr. Bryson, Mr. Galanti explained that since this concept was different than the zoning districts that are currently in the ordinance that staff decided to create a new district.

Upon a question from Mr. Wade, Mr. Galanti explained that a rezoning to the new district would be required where there is interest, and that the district would probably be used redevelopment of the Sears Building on Lawndale Drive.

Judy Stalder, representing TREBIC as a member of the stakeholder group, noted that the new district was intended for infill development. She also stated that interest in the change arose from conversations held during the Lawndale Drive Study, and that the change would allow a development style favored by millennials, allow live-work units, and was needed to allow for the redevelopment of large, existing industrial buildings.

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

ANNEXATIONS:

PL (P) 18-01: PROPOSED ANNEXATION OF 0.67 ACRES AT 2820 AND 2822 ROLAND ROAD.
(APPROVAL RECOMMENDED)

Mr. Galanti stated that the property owner made a request to connect the site to City water and sewer, given the property is located in Growth Tier 1 of the Growth Strategy Map in the Comprehensive Plan, outside of the City of Greensboro, and the Council-adopted policy requires annexation to provide water and sewer service for such properties. The Planning Board's recommendation is to be based on the City's ability to provide services. City water will be available by connecting to the 6-inch line located in Roland Road. City sewer will be available by connecting to the 8-inch line located in Roland Road. The City's Fire Department notes the site is currently served by Pinecroft Sedgefield Station #23 on Mackay Road, and upon annexation will be served by City Station #10 on West Gate City Boulevard. Service would improve to this location and be within Greensboro's standard of coverage. The Police Department and Solid Waste can provide service with little difficulty. The Technical Review Committee (TRC) has recommended the annexation.

Upon a question from Mr. Bryson, Mr. Galanti explained that the annexation was only for this vacant site and the annexation of the site would have no impact of the other properties located along the street. Utility servicing provided to other lots in the area was provided before the service policy change; those lots remain outside of city limits but pay double rates for utility usage.

Mr. Allen moved to recommend the annexation to City Council, seconded by Mr. Atkins. The Board voted 7-1 in favor of the motion. (Ayes: Brame, Wade, Allen, Atkins, Martin, Carter and Isaacson. Nays: Bryson.)

APPROVAL OF ABSENCES:

The absence of Mr. Cooke was 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