

**MEETING OF THE
GREENSBORO PLANNING BOARD
February 17, 2016**

The Greensboro Planning Board meeting was held on Wednesday, February 17 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; Danielle Brame; Day Atkins; Homer Wade; Steve Allen; Richard Mossman; John Martin; Richard Bryson; and Celia Parker. City staff present included Steve Galanti, Mike Kirkman, Hanna Cockburn and Luke Carter. Also present was Jennifer Schneier, City Attorney's Office.

Meeting Minutes:

Mr. Atkins moved approval of the January 20, 2016 meeting minutes as written, seconded by Mr. Martin. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Martin, Bryson, Mossman, Brame, Atkins and Parker. Nays: None.)

ANNEXATION PETITIONS:

(A) PL(P) 1111 AND 1111-NEAR STRICKLAND COURT, 1.52 ACRES NEAR GUILFORD COLLEGE ROAD, SOUTH OF WENDOVER AVENUE AND I-73 EXIT. (RECOMMENDED)

Luke Carter stated that this property is within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan and Plan and is considered a satellite annexation. He also provided the service provider notes which stated that City water is available by extending and connecting to the existing 12-inch waterline and 8-inch sewer line located to the southeast and that this site will be developed with the property to the east and water and sewer will be through that connection. The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield, upon annexation will be served by City Station #52, and service to this location would improve upon annexation. The Police Department can provide service with little difficulty. The TRC recommended this annexation to the Planning Board.

In response to questions, Mr. Carter stated that this is the same applicant as the 1603 Ruffin Road development.

Mr. Martin moved to recommend the annexation to City Council, seconded by Mr. Martin. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Brame, Allen, Wade, Martin, Bryson, Mossman, Atkins and Parker. Nays: None.)

(B) PL(P) 16-03: 5742 RUFFIN ROAD, 2.0 ACRES NORTH OF RUFFIN ROAD, EAST OF STRICKLAND COURT. (RECOMMENDED)

Luke Carter stated that this property is within the Tier 1 Growth Area and is considered a satellite annexation. He also provided the service provider notes which stated that City water is available by extending and connecting to the existing 12-inch waterline and 8-inch sewer

line located within Ruffin Road or with water and sewer connections when developed with the property to the east. The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield, upon annexation will be served by City Station #52, and service to this location would improve upon annexation. The Police Department can provide service with little difficulty. The TRC recommended this annexation to the Planning Board.

Mr. Allen moved to recommend the annexation to City Council, seconded by Ms. Parker. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Allen, Martin, Wade, Brame, Bryson, Mossman, Atkins and Parker: None.)

Mr. Wade asked to be recused from this item due to a conflict of interest. The Board voted unanimously to recuse Mr. Wade from this item.

(C) PL(P) 16-04: CHARIOT DRIVE R/W, 0.42 ACRES, SOUTH OF CASTLETON ROAD, WEST OF NELSON FARM ROAD. (RECOMMENDED)

Luke Carter stated that this property is within the Tier 1 Growth Area, is considered a satellite annexation, and is being requested so that the City can accept maintenance responsibilities for this portion of the road. He also provided the service provider notes which stated that City water and sewer is currently located in the street. The City's Fire Department notes that this site is currently served by Alamance Station #54, upon annexation it will be served by City Station #53 and Alamance Station #54; and that for a single unit response, service will remain the same. For multi-unit incidents, service should improve. The Police Department can provide service with little difficulty. The TRC recommended this annexation to the Planning Board.

Mr. Allen moved recommend the annexation to City Council, seconded by Mr. Bryson. The Board voted 8-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Martin, Brame, Bryson, Mossman, Atkins and Parker. Nays: None. Abstained: Wade)

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

STREET CLOSING PETITION:

(A) PL (P) 16-05 CLOSING OF UNOPENED RANKIN AVENUE (ALSO KNOWN AS HERN AVENUE), BETWEEN HUFFINE MILL ROAD AND EAST WENDOVER AVENUE. (RECOMMENDED)

Luke Carter stated that this portion of right-of-way was dedicated as right-of-way, is currently unopened, and that the petition was signed by the property owners of 63% of the street frontage. The TRC recommended this closing with two (2) conditions; 1) That the lots currently located adjacent to this portion of Rankin Avenue would be combined with the lots that have frontage on an existing public street prior to the street closing becoming effective; 2) that the City shall retain a 20-foot utility easement over existing utility lines until such time as the lines are no longer needed for public use.

In response to questions, Steve Galanti stated that the existing lots with frontage only on this portion of Rankin Avenue would need to be combined with others so as to not create land-locked parcels.

In response to a question by Mr. Bryson, Luke Carter stated that the deeds and tax parcels reflect that the owners of the lots along Rankin Avenue also own property with public street frontage. By being under the same ownership a plat can be recorded to show the combination.

After a short discussion, Mr. Wade moved to recommend the street closing to City Council with the two conditions as stated, seconded by Ms. Brame. The Board voted 8-1 in favor of the motion. (Ayes: Isaacson, Allen, Martin, Wade, Brame, Mossman, Atkins and Parker. Nays: Bryson.)

UNIFIED DEVELOPMENT PLANS:

(A) WEST FRIENDLY AVENUE AND HOBBS ROAD PUD (APPROVED)

Luke Carter described the request and stated that the applicants for this item were Halpern Enterprises, Inc. The total acreage of the property is approximately 6.61 acres and the proposed land use types would be a mix of single family dwellings and commercial. The property is zoned PUD and the UDP establishes the uses permitted, the dimensional standards for development and restates the approved zoning conditions. This item is not a site plan and does not give them permission to start construction. The TRC has recommended approval of this request.

Mr. Steve Marks' who lives in the nearby neighborhood, stated that if the UDP reflected the setbacks approved by the Zoning Commission that he would not have any objections to its approval and that he would like a copy.

Mr. Bryson moved approval of the UDP, seconded by Mr. Mossman. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Martin, Bryson, Mossman, Atkins, Brame and Parker. Nays: None.)

(B) 4301 AND 4307 LAKE JEANETTE ROAD PUD (APPROVED)

Luke Carter described the request and stated that the applicants for this item were Granville Homes, LLC. The total acreage of the property is approximately 7.68 acres and the proposed use types would be single family detached dwellings and townhouse dwellings. The Zoning Commission approved the rezoning in October 2015 and the TRC recommends approval of the UDP.

In response to a question by Mr. Allen, Luke Carter stated the UDP would not subdivide the property at this time and that in the future it would be subdivided in order to build multifamily dwellings.

Mr. Bryson moved approval of the UDP, seconded by Mr. Allen. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Martin, Bryson, Mossman, Atkins, Brame and Parker. Nays: None.)

ITEMS FROM STAFF:

(A) REMINDER HOUSING SUMMIT – FEBRUARY 24

Steve Galanti reminded the Board of the 2016 Housing Summit to be held on February 24th.

(B) REPORT ON SOLAR POLICY WORKSHOP

Hanna Cockburn stated that after conducting the Solar Policy Workshop, staff was approached by a consultant working under an ICMA and the Department of Energy grant to produce a solar roadmap, at no cost to the City. This logical next step will help to implement some of the potential policy changes. The consultant has begun and will be looking at the zoning code, the permitting process and any other policies that influence solar uses. Upon completion they will make recommendations which will be shared with the Planning Board.

Mike Kirkman reported that City Council recently approved the text amendment for expanding multifamily options in commercial zoning as recommended by the Planning Board.

ITEMS FROM BOARD MEMBERS

Upon a question from Mr. Allen and Mr. Bryson, Hanna Cockburn stated that she would ask Cyndi Blue to contact them concerning the status and next steps for sub-committee working on the affordable housing projects.

ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 4:39 p.m.

Respectfully submitted,

Sue Schwartz, FAICP

Planning Director