

**MEETING OF THE
GREENSBORO PLANNING BOARD
SEPTEMBER 19, 2018**

The Greensboro Planning Board meeting was held on Wednesday, September 19, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Vice Chair, Steve Allen, Richard Bryson, David Blackman, Homer Wade, John Martin, Carolyn Carter, and Danielle Brame. City staff present included Steve Galanti, Andy Lester, and Russ Clegg. Also present was Andrew Kelly, City Attorney's Office.

MEETING MINUTES:

APPROVAL OF MINUTES OF AUGUST 15, 2018 PLANNING BOARD MEETING (APPROVED)

Ms. Carter moved to approve minutes of the August 15, 2018 meeting, as submitted, seconded by Mr. Wade. The Board voted 6-0 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, Carter. Nays: None.)

ANNEXATION:

PL-(P) 18-13: PROPOSED ANNEXATION OF 4316 BURLINGTON ROAD (1.08 ACRES) (RECOMMENDED)

Mr. Martin arrived and participated in the remainder of the meeting.

Steve Galanti, Planning Manager, stated that this property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. City water will be available by connecting to the 12-inch line within Burlington Road. City sanitary sewer service will be available by connecting to the 72-inch outfall located approximately 3,500 feet to the south. The City's Fire Department noted that this site is currently served by McLeansville Station #47 on Frieden Church Road and City Station #57 on Mount Hope Church Road, upon annexation the will be served by City Station #57, and service will improve to this location if annexed. The Police Department can provide service with little difficulty. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously annexed property located to the east and west. The Technical Review Committee recommended approval of this annexation.

After a short discussion, Mr. Bryson moved to recommend the annexation to City Council, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Martin, Bryson, Brame, Wade, Blackman, and Carter. Nays: None.)

EASEMENT RELEASES:

CONTINUED FROM AUGUST MEETING: 1700 FAIRVIEW STREET – RELEASE OF EXISTING 15' WATERLINE EASEMENT AND 50' X 200' ACCESS AND UTILITY EASEMENT AS RECORDED IN PLAT BOOK 84, PAGE 43 (APPROVED)

The board voted to recuse Mr. Wade from this item due to a conflict of interest.

Andy Lester stated that this request is for the release of a 15' water line easement and 50' x 200' access and utility easement. All utility providers have been contacted and have no objection as long as its approval included a condition that the easement over the new waterline is to be dedicated to the City prior to its release.

After a short discussion, Mr. Martin moved to conditionally approve the easement release upon dedication of the new waterline easement, seconded by Mr. Bryson. The Board voted 6-0-1 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Martin and Carter. Nays: None. Abstained: Wade)

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

3003 GREENBROOK DRIVE - RELEASE OF A PORTION OF A 10' WIDE EASEMENT AND A PORTION OF A 5' WIDE EASEMENT, AS RECORDED IN PLAT BOOK 43, PAGE 63. (APPROVED)

Andy Lester stated that this is a request to release a portion of a 10' wide easement and a portion of a 5' wide easement. All the utility companies have reviewed the request and have no objection to the release.

Mr. Bryson moved to approve the easement release for 3003 Greenbrook Drive, seconded by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, Martin and Carter. Nays: None.)

3033 LAKE FOREST DRIVE – RELEASE OF A 10' WIDE UTILITY EASEMENT LOCATED ALONG THE REAR AND SIDE PROPERTY LINES AS RECORDED IN PLAT BOOK 58, PAGE 57. (APPROVED)

Andy Lester stated that this is a request for release of a portion of a 10' wide utility easement located along the rear and side property lines. All the utility companies have reviewed the request and have no objection to the release.

Upon a question from Ms. Carter, Mr. Galanti confirmed that the minimum building setback required was 5 feet. She also stated that the ordinance should be upheld since there is plenty of buildable area outside of the easement and was unsure if there were existing utilities within the easement.

Upon a question from Mr. Wade, Mr. Lester stated that if there are existing utilities they are located on the abutting lot.

Mr. Martin moved to approve the easement release for 3033 Lake Forest Drive, seconded by Mr. Bryson. The Board voted 6-1 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, and Martin. Nays: Carter.)

305 FRIENDSHIP DRIVE – RELEASE OF 20' UTILITY EASEMENT AT 305 FRIENDSHIP DRIVE AND 304 GALLIMORE DAIRY ROAD, AS RECORDED IN PLAT BOOK 86, PAGE 71. (APPROVED)

Andy Lester stated that this is a request for the release of a 20' utility easement at 305 Friendship Drive and 304 Gallimore Dairy Road. All the utility companies have reviewed the request and have no objection to the release.

Mr. Martin moved to approve the easement releases, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, Martin and Carter. Nays: None.)

ITEMS FROM THE DEPARTMENT:

Russ Clegg presented an update on the PlanIT GSO Comprehensive Plan Update and the New Garden Road Strategic Plan.

ITEMS FROM THE BOARD MEMBERS

Ms. Carter stated that she attended the North Carolina APA Conference last week.

ITEMS FROM THE CHAIR:

None.

SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY

None.

APPROVAL OF ABSENSES

The absence of Mr. Isaacson and Mr. Cook were acknowledged as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 5:04 pm.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director

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