

**PARTIAL MINUTES OF THE MEETING OF THE
GREENSBORO PLANNING BOARD
September 16, 2015**

The Greensboro Planning Board meeting was held on Wednesday, September 16, 2015 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; Day Atkins, Steve Allen, Richard Bryson, Richard Mossman, and Chuck Truby. City staff present included Steve Galanti, Mike Kirkman and Sheila Stains-Ramp. Also present was Jennifer Schneier, City Attorney's Office.

LDO TEXT AMENDMENT: RECOMMENDATION ON A LAND DEVELOPMENT ORDINANCE TEXT AMENDMENT REGARDING SECTION 30-15-4 TO DEFINE WHAT CONSTITUTES A "CONVENIENCE STORE (WITH FUEL PUMPS) FOR THE USE SPECIFICALLY IDENTIFIED IN THE PERMITTED USE TABLE. (RECOMMENDED)

Steve Galanti stated that this is a proposed text amendment to define what constitutes a "Convenience Store (with Fuel Pumps) for the use specifically identified in the Permitted Use Table. At the August Planning Board meeting staff presented a text amendment to define "Truck Stops" and the Planning Board continued that matter to today's meeting. Staff has met with the applicant and had conversations with the Neighborhood Congress to propose a different method to address this situation. Staff is instead proposing to create a definition for "convenience store with fuel pumps" and that definition will be located in 30-15-4 in the Land Development Ordinance. Convenience stores with fuel pumps are permitted in the Retail Sales and Service group and found in the Permitted Use Table. They are allowed in the Commercial districts except for the C-N district, all the Mixed Use districts except for MU-L, the Business Park district, the LI district and the HI district. In several of those districts, there are additional development standards that would incorporate architectural and site design features that aid in compatibility with nearby residential uses. He read the definition for convenience store with fuel pumps, a copy of which was made available to the Board members. This is a public hearing before the Planning Board and the next step is a public hearing before City Council.

In response to a question from Mr. Allen, Mr. Galanti stated that under the current regulations the applicant adding fueling stations for heavy trucks would trigger it being a truck stop. Instead of defining what is not a truck stop it would be better to allow the business to add a limited number of fueling stations for heavy trucks to remain classified as a convenience store with fuel pumps.

Frankie Jones, attorney representing Sheetz, presented documentation and stated that they are in support of the text amendment drafted by staff.

There being no other speakers, Mr. Allen moved to recommend the text amendment to City Council, seconded by Mr. Truby. The Board voted 6-0 in favor of the motion. (Ayes: Isaacson, Truby, Bryson, Mossman, Atkins and Allen. Nays: None.)

APPROVAL OF ABSENCES:

Chair Isaacson acknowledged the absence of Mr. Martin, Ms. Parker and Mr. Steele as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 6:03 p.m.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Director