

**MEETING OF THE
GREENSBORO PLANNING BOARD
AUGUST 21, 2019**

The Greensboro Planning Board meeting was held on Wednesday, August 21, 2019 at 4:00 pm in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair Isaacson, Steve Allen, Carol Carter, Dave Blackman, Homer S. Wade, Richard Bryson, Mike Cooke, and Donald Brandon. Planning staff present included Steve Galanti, Luke Carter, Jason Earliwine, Jeff Sovich, and Russ Clegg. Also present was Andrew Kelly, from the City Attorney's office.

APPROVAL OF MINUTES OF JULY 17, 2019, PLANNING BOARD MEETING (APPROVED)

Mr. Bryson moved to approve the minutes of the July 17, 2019 meeting, second by Mr. Cooke. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Carter, Blackman, Wade, Bryson, Cook, and Brandon. Nays: None.)

ANNEXATIONS:

**PL(P) 19-19: PROPOSED SATELLITE ANNEXATION OF 4314 HICONE ROAD (1.48 ACRES)
(RECOMMENDED APPROVAL)**

Mr. Carter stated this property is located in Growth Tier 1, City water is available within Hicone Road and City sewer is available approximately 1300 feet to the south. City Solid Waste is available to this location. City Fire currently contracts with County Station #55 which will continue to provide service and response time will remain the same. The Police Department can provide service to this site with minimum expense. This request received a favorable recommendation by the Technical Review Committee at their July 25th meeting.

Ms. Carter moved to recommend the annexation to City Council, second by Mr. Wade. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Brandon, Carter, Blackman, Wade, Bryson, and Cooke. Nays: None.)

**PL(P) 19-20: PROPOSED CONTIGUOUS ANNEXATION OF 3617 AND 3635 McCONNELL ROAD
(34.93 ACRES) (RECOMMENDED APPROVAL)**

Chair Isaacson asked to be recused from the item for a potential conflict of interest and was recused by a unanimous vote.

Mr. Carter stated this request is a contiguous annexation and contains approximately 34.93 acres. City water and City sewer is available within McConnell Road. City Solid Waste can provide service. City Fire service is currently provided by City Station #56 and will continue upon annexation. The Police Department can provide service with an estimated cost of \$166,075 which is the equivalent of less than one full time police officer. This request received a favorable recommendation by the Technical Review Committee at their July 25th meeting.

Upon a question from Mr. Cooke, Mr. Galanti stated that the Police Department tracks the impact on their department based on the number of police officers that may be needed in the future.

Ms. Carter moved to recommend the annexation to City Council, second by Mr. Wade. The Board voted 6-0-1 in favor of the motion. (Ayes: Brandon, Carter, Blackman, Wade, Bryson, and Cooke. Nays: None. Abstain: Isaacson.)

Chair Isaacson returned to the dais.

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

PL(P) 19-21: PROPOSED CONTIGUOUS ANNEXATION OF 389 FAIRSTONE DRIVE (18.67 ACRES) (RECOMMENDED APPROVAL)

Mr. Carter stated that this site contains approximately 18.67 acres, City water is available to the property within Humble Road and City sewer is available to the property by the existing sewer running through the property. Solid Waste can provide service to this location. The City Fire Department stated it is currently served by Pleasant Gardens Station #3 and the current travel time is 7 minutes, 35 seconds. Upon annexation City Station #61 will provide service and it would improve travel time to approximately 1 minute, 15 seconds. The Police Department stated they can provide service with a small impact of \$58,526.58. This request received a favorable recommendation by the Technical Review Committee at their July 25th meeting.

Ms. Carter moved to recommend the annexation to City Council, second by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Brandon, Carter, Blackman, Wade, Martin, Bryson, and Cooke. Nays: None.)

STREET CLOSING:**PL(P) 19-22: PROPOSED CLOSING OF A 2,408 SQUARE FOOT PORTION OF O'FERRELL STREET AT ITS INTERSECTION WITH EDISON PARK ROAD (RECOMMENDED APPROVAL)**

Mr. Wade asked to be recused from this item for a potential conflict of interest and was recused by unanimous vote.

Mr. Galanti stated this is a request to close a portion of O'Ferrell Street at the intersection with Edison Park Road and the petition has been signed by 100% of the adjacent property owners. Mr. Galanti stated that for street closings, Planning Board and City Council need to make two findings: First is that the closing of the street to vehicular traffic is not contrary to the public interest and second, that no property owner in the vicinity is deprived of reasonable means of ingress or egress. The Technical Review Committee made a favorable recommendation at their August 6th meeting.

Upon a question from Mr. Bryson, Mr. Galanti stated that in accordance with the State Statutes where there is public right-of-way that is no longer necessary, the street closing process must be followed.

Mr. Blackman moved to recommend the street closing to City Council, second by Mr. Allen. The Board voted 7-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Brandon, Carter, Blackman, Bryson, and Cooke. Nays: None. Abstain: Wade.)

Mr. Wade returned to the dais.

EASEMENT RELEASES:**1218 MOSELY ROAD – RELEASE OF A 7-FOOT BY 56-FOOT (398 SF) PORTION OF A 60-FOOT WIDE DRAINAGE MAINTENANCE AND UTILITY EASEMENT (DMUE), AS RECORDED IN PLAT BOOK 171, PAGE 1 (APPROVED)**

Mr. Galanti stated this is a request for an easement release of 398 square feet to eliminate an existing encroachment into the 60-foot drainage maintenance and utility easement. The encroachment consists of a retaining wall, concrete pad, porch, and steps. All utility companies have responded that the easement can be released.

Ms. Carter moved to approve the easement release, second by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Carter, Blackman, Wade, Bryson, Cooke, and Brandon. Nays: None.)

AMENDMENT TO GENERALIZED FUTURE LAND USE MAP (GFLUM):

CP 19-05: 20.60 ACRES AT 389 FAIRSTONE DRIVE, FROM MODERATE RESIDENTIAL AND INDUSTRIAL/CORPORATE PARK TO LOW RESIDENTIAL (COMMENTS)

Mr. Sovich stated that the current designation on the site is Moderate Residential and Industrial/Corporate Park, the proposed amendment is to Low Residential, and he presented the definition for both designations.

COMMENTS BY THE BOARD

The consensus of the Board was that this was a great opportunity for growth in the southeast section of the City and does appear to be consistent with the low residential located in the north. A concern was expressed regarding the need for corporate park to be in the area. Board members were in favor of the amendment.

Mr. Isaacson asked to be recused from this item for a potential conflict of interest and was recused by unanimous vote.

CP 19-06: 34.93 ACRES AT 3617 AND 3635 MCCONNELL ROAD, FROM MIXED USE-CORPORATE PARK TO LOW RESIDENTIAL (COMMENTS)

Mr. Sovich stated that the current designation on the site is Mixed Use Corporate Park, the proposed amendment is to Low Residential, and presented the definition for both designations.

COMMENTS BY THE BOARD:

Ms. Carter stated with I-840 now open in that area, the frontage properties will probably develop as an industrial or corporate park, but there will also be need for more single-family housing in this area.

Mr. Bryson feels the placement of the items on the agenda needs to be different. If this GFLUM amendment had been included with the annexation case, he does not think he would have been in favor of approving the annexation because this item is not consistent with other development in the area, which is currently mixed-use corporate park and high residential. Mr. Bryson feels the Board needs to consider how this area is developing with I-840 going through it and make sure the Board's recommendations build for the future, not for right now.

Ms. Carter stated there is existing moderate residential that is in the Mixed-Use Corporate Park area. Mr. Wade commented that he feels this area is ripe for additional development, as indicated by other recent development activity just south of this site.

Mr. Blackman inquired how staff feels about the suggestions that have been made and asked if it was part of the Comprehensive Plan. Mr. Galanti stated as part of the process to annex and set up an original zoning for a property, there are several aspects of the request. The Planning Board comments will be added into the report that the Zoning Commission will see, followed by City Council. Inside the Zoning staff report, there will also be a staff recommendation. Mr. Blackman feels the process does not use a strategic approach. Ms. Carter stated that the process that comes out of the new GFLUM update will probably be more clearly defined.

Mr. Wade stated from an annexation standpoint, he had no reservations about annexing anything that has potential for water and sewer development, regardless of what it will be used for at a later date. Mr. Wade stated it is not the Board's purview to make comments regarding what the zoning is going to be. It is up to the Zoning Commission that is also appointed by City Council. From that perspective, the GFLUM amendment is for the Board to comment on whether they feel the strategy in this area is consistent with low-density residential right here. City Council and Zoning will make the ultimate decision on whether it is the right use for the property.

Chair Isaacson returned to the dais.

ITEMS FROM THE DEPARTMENT:

Mr. Clegg stated that the New Garden Road Strategic Plan is going to City Council on September 17th.

Mr. Clegg provided an update on the Comprehensive Plan on what is being done moving forward. They are working on the Comprehensive Plan in developing the strategies and goals and are working on the next iteration of the Future Land Use Map. He stated he paid close attention to the comments and staff will work on making sure to connect the policies and strategies in the plan in a clear way so the map is an expression of that and easy to trace back on why the recommendations are being made. They are also looking at what state law requires of them and working on processes to provide good meaningful input on the cases.

Upon a question from Mr. Bryson, Mr. Clegg stated the Board has seen what has been written so far and they are in a very early draft stage of putting together the text. The maps will look at what areas to focus on for future growth, reinvestment, redevelopment areas and those pieces. As they are developed, staff will be happy to share them with the Board.

Mr. Bryson requested to be on record that he would like to be present when it is done and hopes to be able to give input regarding Districts 1 and 2. Mr. Clegg stated staff would welcome his input and hopefully will have that before they go out to public for input. Ms. Carter would like to make sure the Board receives those maps before the public.

ITEMS FROM BOARD MEMBERS:

Upon a question from Mr. Blackman, Mr. Galanti stated that the Board's recommendation in annexations is to be based on the City's ability to provide service.

Chair Isaacson stated there were 10 or 12 points to be considered/reviewed by the Board for Comp Plan amendments, and Mr. Galanti stated he will email them to the Board members.

APPROVAL OF ABSENCES:

The absence of Mr. Martin was acknowledged as approved.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 5:02 p.m.

Respectfully submitted,

Sue Schwartz, FAICP

Planning Department, Director

PD/cgs