



# City of Greensboro

Melvin Municipal Building  
300 W. Washington Street  
Greensboro, NC 27401

## Meeting Minutes - Draft Infrastructure Committee

Tuesday, January 12, 2016

4:30 PM

Council Chamber

### Call to Order

This Infrastructure Committee meeting of the City of Greensboro was called to order at 4:30 p.m. on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present:

Present: 4 - Chairperson Nancy Hoffmann, Vice Chair Justin Outling, Councilmember Marikay Abuzuaiter and Councilmember Jamal T. Fox

### Council Procedure for Conduct of the Meeting

Councilmember Hoffmann explained the Council procedure for conduct of the meeting.

### **CONSENT AGENDA (One Vote)**

Councilmember Hoffmann asked if anyone wished to remove any items from the Consent Agenda. Councilmember Fox requested items #1, #2, and #3 to be pulled for discussion.

**Moved by Councilmember Outling, seconded by Councilmember Abuzuaiter to refer the consent agenda as amended to Council. The motion carried by the following vote:**

**Ayes,** 4 - Nancy Hoffmann, Justin Outling, Marikay Abuzuaiter and Jamal T. Fox

4. [ID 16-0031](#) Resolution Authorizing the Purchase of a Portion of Property Located at 2130 New Garden Road for the Battleground - New Garden Intersection Improvement Project
5. [ID 16-0032](#) Resolution Authorizing the Purchase of a Portion of Property Located at 3202 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project
6. [ID 16-0034](#) Resolution Authorizing Municipal Agreement with the North Carolina Department of Transportation for College Road/New Garden Road Sidewalk Project (C-5555 E)
7. [ID 16-0035](#) Ordinance in the Amount of \$275,000 Amending Street and Sidewalk Capital Project Fund Budget for Project C-5555 E: College Road / New Garden Road Sidewalk Project
8. [ID 16-0039](#) Resolution Authorizing Execution of Contract with Carolina Management Team (CMT) in the Amount of \$224,063 for On-Call Protective Coatings Services
9. [ID 16-0021](#) Motion to Approve the Minutes of the Infrastructure Committee Meeting of December 8, 2015

Motion to approve the Infrastructure Committee meeting minutes of December 8, 2015 was adopted.

1. [ID 16-0017](#) Resolution Establishing Authority for the Historic Preservation Commission to Conduct Public Hearings Regarding Municipal Service District Contracts

Councilmember Fox asked for clarification on the item.

Planning Director Sue Schwartz provided a brief history of the item; and spoke to amending the ordinance for the Historic Preservation Commission to receive comments at public hearings.

Community Planning Manager, Hannah Cockburn spoke to streamlining the contract process; confirmed Council would maintain discretion to approve contracts; and spoke to the requirements for a public hearing.

Councilmember Abuzuaiter asked if there were limits on amounts that would be presented to the Commission.

Ms. Cockburn confirmed there were no limits; and reiterated that Council would have final approval.

**Moved by Councilmember Fox, seconded by Councilmember Abuzuaiter, to refer the resolution to Council. The motion carried on the following roll call vote:**

**Ayes,** 4 - Nancy Hoffmann, Justin Outling, Marikay Abuzuaiter and Jamal T. Fox

2. [ID 16-0009](#) Resolution Authorizing the Sale of Surplus Foreclosure Property Located at 1005 Bellevue Street

Councilmember Fox requested clarification for the sale of the property; asked about other surplus properties; and why the property was being sold at appraisal price.

Assistant City Manager David Parrish stated the property was not located near other City owned parcels; spoke to the process followed as land was acquired; the target policy; stated the appraisal was used as an estimate; spoke to the bid process; and stated staff recommended the item.

City Attorney Tom Carruthers stated the process was accordance with the disposal of surplus property; and to the upset bid period.

**Moved by Councilmember Fox, seconded by Councilmember Abuzuaiter, to refer the resolution to Council. The motion carried on the following roll call vote:**

**Ayes,** 4 - Nancy Hoffmann, Justin Outling, Marikay Abuzuaiter and Jamal T. Fox

3. [ID 16-0010](#) Resolution Authorizing the Sale of the Dorothy Bardolph Human Services Center Property Located at 301 South Church Street

Assistant City Manager Parrish provided a brief history for the item; and spoke to maintaining City assets.

**Moved by Councilmember Fox, seconded by Councilmember Abuzuaiter, to refer the resolution. The motion carried on the following roll call vote:**

**Ayes,** 4 - Nancy Hoffmann, Justin Outling, Marikay Abuzuaiter and Jamal T. Fox

## **II. GENERAL BUSINESS AGENDA**

10. [ID 16-0002](#) Resolution Authorizing Extension #3 to Contract No. 2012-076 in the Amount of \$2,186,000 with Heitkamp, Inc. for the Epoxy Waterline Rehabilitation Project "M"

**Moved by Councilmember Abuzuaiter, seconded by Councilmember Outling, to**

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refer the resolution to Council. The motion carried on the following roll call vote:

**Ayes,** 4 - Nancy Hoffmann, Justin Outling, Marikay Abuzuaiter and Jamal T. Fox

**11. [ID 15-0916](#)** Ordinance Amending Section 30-8-10.1(H), Multifamily Dwellings and 30-11-4, Exemptions and Reductions, of the Land Development Ordinance (LDO) to Allow Expanded Multifamily Options in the C-M, C-H and BP Zoning Districts

Councilmember Hoffmann spoke to the importance of the item; provided a brief history; spoke to receiving a review from staff; and stated there would not be any speakers heard due to the item being a public hearing scheduled for next Tuesday's City Council meeting.

Ms. Schwartz outlined the history of the item; made a PowerPoint Presentation; spoke to the policy framework; current Land Development Ordinance (LDO) provisions; highlighted the ordinance development process; spoke to discussions with the neighborhood congress integration of the residential component; architectural design; outlined proposed changes; the use of the Greenway to create an urban environment; spoke to distances people walk to activities as approximately one quarter mile; and spoke to available recreational activities.

Councilmember Hoffmann stated that a quarter mile would equal approximately five New York City blocks.

Ms. Schwartz spoke to basic standards; referenced the General Statutes; special use permits; spoke to Quasi Judicial public hearings; finding of fact requirements; the appeals process; highlighted changes following a Planning Board meeting on September 16, 2015; provided zoning maps; spoke to the lack of shopping centers in East Greensboro; outlined recommendations by the Planning Board; suggested provisions to be evaluated after two years; and requested the item be placed on the February 2nd meeting of Council.

Discussion took place regarding adjacent properties; transition levels; application of the general guidelines; thoroughfare access; reinvestment corridor; development of properties; and flexibility of the special use permit.

Councilmember Fox requested a larger map of the areas across the City; and for staff to research connecting affordable housing to the item.

Ms. Schwartz explained rezoning and price points; reducing overall costs to households; and confirmed staff would research the inclusion of affordable housing.

Discussion continued regarding support of infill development; the best interest for the City; multiple options; affordable housing; the intent of the ordinance provisions; guiding principals; the thoroughfare concept; and traffic concerns.

Councilmember Outling requested staff provide best practice information based on other municipalities.

Discussion ensued regarding staff modeling the ordinance after Nashville; a City wide recommendation; and appropriateness for all parcels.

Councilmember Hoffmann stated the item was a public hearing item; no Committee action would be needed; and that the item would be on the February 2nd meeting of Council.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 1 which is hereby referred to and made a part of these minutes)

**12. [ID 16-0003](#)** Ordinance Annexing Territory into the Corporate Limits for Portions of Property Located at 4900 and 4908 Summit Avenue - .95-Acres

Assistant City Manager Parrish stated items #12 - #17 were for informational purposes only; and confirmed that no Committee action would be needed.

**13. [ID 16-0042](#) Rezoning and Original Zoning - 4900 and 4908 Summit Avenue**

Councilmember Fox requested staff to be prepared to discuss traffic concerns along the Summit Avenue Corridor.

Councilmember Outling spoke to requests by Council for staff to review the zoning process; voiced traffic studies should be required; requested staff research the cost involved with the inclusion of traffic studies for zoning matters.

Councilmember Hoffmann requested staff review the walkability and access of citizens in the City.

Assistant City Manager Parrish confirmed staff would research information requested by the Committee.

**14. [ID 16-0004](#) Ordinance Annexing Territory into the Corporate Limits for a Portion of Property Located at 3505 McConnell Road - 5.71-Acres****15. [ID 16-0037](#) Ordinance Establishing Original Zoning for a Portion of Property Located at 3505 McConnell Road****16. [ID 16-0038](#) Ordinance Amending Future Land Use Map of the Adopted Heath Communities Strategic Plan and Corresponding Portions of the Greensboro Connections 2025 Comprehensive Plan****17. [ID 16-0036](#) Ordinance Rezoning Property Located at 625 Franklin Boulevard****18. [ID 16-0026](#) Ordinance Amending the Land Development Ordinance (LDO) - Update Section 30-14-7.3 and 30-7-8.11 - Gate City Boulevard and Pole Mounted Banners**

Assistant City Manager Parrish spoke to the old ordinance language; explained reasons for changes; additions for future reinvestment corridors; potential benefits; and to staff recommendation.

**III. INFORMATIONAL ITEMS****20. [ID 16-0051](#) Water Resources Update**

Assistant City Manager Parrish stated outside guest were in attendance; and requested item #20 to be presented prior to item #19. It was the consensus of the Committee to hear item #20 first.

Water Resources Steve Drew made a PowerPoint Presentation; spoke to a North Carolina State A & T Student Chapter involvement in water and wastewater; the project and partnership with the College of Engineering; Water Environment Technology, Training, and Education Center (WETTEC); water reclamation biological nutrient removal project; decommissioning the North Buffalo plant; highlighted the vision of the facility; creation of a multipurpose facility; and infrastructure department training. Mr. Drew spoke to the promotion of water science professions; stated the project was in the preliminary phase to evaluate feasibility; spoke to potential grants from the Federal government; outlined the architectural and civil engineering design; and recognized Professor Bob Howell to speak to the item.

Professor Howell voiced appreciation for the opportunity to participate in the project; spoke to the student organization; provided explanation of their department; explained the flexibility for students; bringing value to the project; outlined the steps for the upcoming semester; spoke to construction document exposure for the students; and stated he would return at a future meeting with an update.

Assistant City Manager Parrish spoke to a Water Resources overview; and stated the remaining presentation would be presented at a later date.

Discussion ensued regarding engagement of future professionals; higher learning and education; appreciation for Mr. Drew and Professor Howell; and Professor Howell's participation in the Community Sustainability Committee.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 1 which is hereby referred to and made a part of these minutes)

**19. [ID 16-0012](#) Presentation of 2016 Growth and Development Trends Report**

Ms. Schwartz provided a handout of the Growth and Development Trends report to the Committee; made a PowerPoint Presentation; spoke to the January report; stated the unemployment rate was down; highlighted the workers median earnings; households in poverty; population density; made comparisons to Raleigh and Charlotte; spoke to infill; voiced concerns regarding the millennial generation; and stated there would be updates regarding annexations and boundaries.

Councilmember Abuzuaiter asked where citizens would be able to obtain the report.

Ms. Schwartz stated the presentation was on the City and Planning Department's websites; and provided a number for citizens to call for additional assistance.

(A copy of the Handout and PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 1 which is hereby referred to and made a part of these minutes)

**Matters to be discussed by the Committee Members**

Councilmember Outling inquired about policy changes within the City to increase support for businesses and development projects.

Assistant City Manager Parrish stated regular meetings had been held over the past six months; spoke to modifying two positions; project liaisons; staff and customer service impact; the projected benefit for developers; outlined the plan review process; spoke to the involvement of the Communications Department; and stated staff would continue to monitor the issue.

Councilmember Fox requested staff to follow up on transportation, shelters, affordable housing and sidewalk concerns as discussed earlier in the meeting; and that departments submit needs to the Infrastructure Committee in preparation for the next Fiscal Year.

**Matters to be presented by the City Manager**

There were no items for discussion by the City Manager.

**Matters to be presented by the City Attorney**

There were no items for discussion by the City Attorney.

**Adjournment**

Moved by Councilmember Abuzuaiter, seconded by Councilmember Outling, to adjourn the meeting. The motion carried by voice vote.

THE INFRASTRUCTURE COMMITTEE ADJOURNED AT 5:49 P.M.

ANGELA R. LORD  
DEPUTY CITY CLERK

NANCY HOFFMANN  
CHAIRPERSON

