

**PARTIAL MINUTES OF THE
MEETING OF THE
GREENSBORO PLANNING BOARD
MARCH 21, 2018**

The Greensboro Planning Board meeting was held on Wednesday, March 21, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Richard Bryson, Steven Allen, Carol Carter, Homer Wade, Danielle Brame, John Martin, Michael Cooke, and Day Atkin. Planning staff present included Steve Galanti, Jeff Sovich, and Sheila Stains-Ramp. Also present were Cynthia Blue, Valerie Moore and Charla Gaskins from Neighborhood Development and Andrew Kelly from the City Attorney's Office.

PUBLIC HEARINGS:

LAND DEVELOPMENT ORDINANCE TEXT AMENDMENT: AMENDING SEVERAL SECTIONS OF THE LDO RELATING TO SWIMMING POOLS: 30-8-7.3(A) TYPICAL USE TYPES, SUBSECTION (2); 30-8-10.1(H) (1) ACTIVE RECREATION FACILITIES, SUBSECTION (I); 30-8-10.3(A) AMUSEMENT OR WATERPARKS, FAIRGROUNDS, SUBSECTION (3); 30-8-10.3 RECREATIONAL USES, SUBSECTION (B); 30-8-10.3, RECREATIONAL USES, SUBSECTION (B); 30-8-10.3(C) GOLF COURSES, DRIVING RANGES, COUNTRY CLUBS, SUBSECTION (1); 30-8-10.3(E) PARKS AND OPEN AREAS, SUBSECTION (2); 30-8-10.3(J) SPORTING AND RECREATIONAL CAMPS, SUBSECTION (2); 30-8-10.3 RECREATIONAL USES, SUBSECTION (K); 30-8-11.1(C) INTERIOR SETBACKS, SUBSECTION 2; 30-8-11.9 SWIMMING POOLS AND INTERACTIVE WATER FEATURES; 30-15-3 TERMS BEGINNING WITH "B" ADDING "BUILDING COVERAGE"; 30-15-10 TERMS BEGINNING WITH "I" ADDING "INTERACTIVE WATER FEATURE"; 30-15-18 TERMS BEGINNING WITH "S". (RECOMMENDED)

Steve Galanti outlined the provisions in the current Land Development Ordinance related to swimming pools and the process to arrive at the changes. He explained that a majority of the amendment does not change the current dimensional standards but rather changes the formatting so that each section reads the same and combines those related to swimming pools into one section for ease of use. He further explained the major changes are for pools in multifamily complexes to eliminate conflicting language and to measure separation from a building containing a residential unit on the abutting property instead of measuring from the residential property line.

Upon questions from Ms. Carter, Mr. Galanti explained that when measuring the separation from the edge of the pool decking the staff would evaluate situations where there is also an abutting patio, and that there are no proposed changes to the dimensional standards for single family pools.

Upon a question from Mr. Isaacson, Mr. Galanti explained that for noncompliant single family pools and nonresidential pools could be resolved using the variance process and noncompliant multifamily pools could be resolved using the modification process.

Upon a question from Mr. Allen, Mr. Galanti stated that the request originated from an applicant and was related to pools in multifamily complexes.

Chuck Truby, 502 Waycross Drive, stated that he was the applicant, that the previous Unified Development Ordinance had a set number for the pool setback, the requirement changed in the new Land Development Ordinance, and that the new setback would work better for all multifamily projects.

Judy Stalder, representing TREBIC as a member of the stakeholder group, stated that she was part of the stakeholder group, supported the change and thanked staff for allowing her to participate in the effort.

After a short discussion, Ms. Carter moved to recommend the text amendment to City Council, seconded by Ms. Brame. The Board voted 9-0 in favor of the motion. (Ayes: Bryson, Brame, Wade, Allen, Atkins, Martin, Carter, Cooke and Isaacson. Nays: None.)

STREET RENAMING: PL(P) 18-02 NAME CHANGE FOR ALL OF SOUTH AND NORTH AYCOCK STREET AND A PORTION OF WESTOVER TERRACE BETWEEN BENJAMIN PARKWAY TO W WENDOVER AVENUE, TO JOSEPHINE BOYD STREET.
(RECOMMENDED)

Mr. Galanti explained how the request began with the submission of a petition from Mr. Brandon, the public comments received through the on-line survey and the open house, the direction received from the City Council Work Session, and presented the opposition received via a petition and letters from those on Westover Terrace. He further explained how the request meets the required reasons for the Planning Board to recommend the name change as they relate to the City's Street Name and Address Assignment Standards and policies, enhancing or maintaining public safety, not adversely affect property values or cause excessive impact to property owners or to the City, and is an appropriate way of recognizing noteworthy person, group, place, historical event, entity or other subject of demonstrated community significance.

Upon a question from Mr. Isaacson, Mr. Galanti stated that the impacts to the city would be approximately \$15,000 to change the signs and that the impacts on the people along the corridor would be that involved in changing their addresses.

Upon questions from Mr. Cooke and Ms. Carter, Mr. Galanti explained that the staff recommended that the street name change stop at West Wendover Avenue since that was the initial request and since the manual only allows the street name for streets in continuous alignment to change at a major thoroughfare.

Mr. Lewis Brandon stated that he made the request and asked for Planning Board support. There were several people in the audience who stood in support the request. It is a long overdue way to recognize a person who contributed to the community by being the lone student attending Senior High School in 1957, graduating at the top of her class, earning her PhD and teaching at Emory University.

Rick Haase, 1412 DeSoto Place, stated that he has lived in the area for 63 years, was a Grimsley High School graduate and teaching assistant. Since the name, Westover Terrace, is synonymous with the area it should remain. There are other ways to honor Ms. Boyd without the financial impact on residents and the City as a whole. There is currently a display honoring Josephine Boyd in the hallway and a display honoring veterans of World War II.

Susan Farr, 2918 Liberty Road, stated that she assisted Mr. Brandon with getting the petition signed. She has talked with many people in the neighborhood, on Westover Terrace and with those at UNCG who supported the name change and asked for Planning Board support.

John Johnson, representing Shady Lawn and Westover Terrace Apartments, stated that his family has lived in area, owned the apartments since 1948, and feels that the name of Westover Terrace should remain the same. He feels a statue or plaque would be appropriate to honor Ms. Boyd. The people that he has talked with do not support the name change request and he has obtained a petition with signatures of 35 people who do not want the street name change.

Mr. William Allen, 822 Lancelot Drive - Pleasant Garden and pastor of Shiloh Baptist Church - located in Greensboro, stated that he hoped the Board would vote in favor of the street name change to honor Josephine Boyd. The proposed recommendation meets all the requirements of the ordinance to change the name, enhance the public safety, not adversely impact the property values or cause excessive impact to property owners in this area.

Ms. Annie Hight from Westover Terrace Apartments, stated that she lives and works in the area and that the elderly in the apartment complex will have problems changing their addresses. There is already a plaque in the school and there are other ways to honors the very brave thing that Ms. Boyd did instead of changing the name of Westover Terrace. Fannie Boyd Thompson, Josephine Boyd's sister, stated that she is asking that the street name be changed to honor her sister. The street name change is so that her name and the deeds that she did for this City, for this county, state and nation can be recognized and asked for Planning Board support

Board Comments:

Mr. Bryson and Mr. Allen stated that this was the proper way to honor Ms. Boyd and the historical significance of her actions, and that the street should be renamed.

It was a consensus of the Board that the street name change should include the portion of Westover Terrace located to the north of West Wendover Avenue.

Mr. Allen moved to recommend the street name change to City Council, seconded by Mr. Bryson. The Board voted 6-3 in favor of the motion. (Ayes: Bryson, Brame, Wade, Allen, Atkins, Martin, Carter, Cooke and Isaacson. Nays: Atkins, Carter and Cooke.)

By unanimous consent, the Board voted to excuse Mr. Martin from the remainder of the meeting.

ANNEXATION: PL (P) 18-03: PROPOSED ANNEXATION OF 0.06 AC AT 4207-REAR CRANE AVE. (RECOMMENDED)

Mr. Galanti stated that the property is located in Growth Tier 1 of the Growth Strategy Map in the Comprehensive Plan and is contiguous to the City's primary corporate limits. The Planning Board's recommendation is to be based on the City's ability to provide services. If water and/or sewer service is needed, service is available by extending and connecting to the existing utilities within the townhouse development. The City's Fire Department notes that this site is currently served and upon annexation will continue to be served by Pinecroft-Sedgefield Station #24. Service to this location will remain the same or slightly improve, based on multi-unit responses. 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, south and west. The Technical Review Committee recommended approval of this annexation.

After a short discussion, Mr. Atkin moved to recommend the annexation to City Council, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Bryson, Brame, Wade, Allen, Atkins, Carter, Cooke and Isaacson. Nays: None.)

APPROVAL OF ABSENCES:

None.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 5:59 pm.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director