



PLANNING

## **Greensboro Planning Board WEDNESDAY, AUGUST 15, 2018**

The Greensboro Planning Board meeting was held on Wednesday, August 15, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Day Atkins, Danielle Brame, Richard Bryson, Carol Carter, Mike Cooke, John Martin and Homer Wade. City staff present included Steve Galanti, Sheila Stains-Ramp, Andy Lester and Jeff Sovich. Also present was Andrew Kelly, City Attorney's Office.

Chair Isaacson welcomed everyone to the meeting and explained the procedures of the Planning Board.

### **MEETING MINUTES:**

#### **a. Approval of Minutes of July 18, 2018, Planning Board Meeting**

Mr. Allen moved approval of the July 18, 2018 minutes, seconded by Ms. Brame. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Martin, Brame, Cooke, Atkins, Carter and Wade, Nays: None.)

### **ELECTION OF OFFICERS:**

Mr. Isaacson opened the floor for nominations. Mr. Allen nominated Mr. Isaacson to continue to serve as Chair for the 2019 session, seconded by Mr. Cooke. The Board voted 8-0 in favor of the nomination. (Ayes: Isaacson, Allen, Martin, Brame, Cooke, Atkins, Carter, and Wade. Nays: None)

Mr. Isaacson nominated Mr. Allen to continue to serve as Vice Chair, seconded by Mr. Wade. The Board voted 8-0 in favor of the nomination. (Ayes: Isaacson, Martin, Brame, Cooke, Atkins, Carter, Allen and Wade Nays: None)

Mr. Isaacson asked to recuse himself for items 3A and 4B. Motion by Ms. Brame and seconded by Ms. Carter. The Board voted 7-0-1 in favor of Mr. Isaacson recusing himself. (Ayes: Allen, Martin, Brame, Cooke, Atkins, Carter and Wade Nays: None. Abstained: Isaacson.)

Mr. Bryson arrived at 4:09 p.m. for the remainder of the meeting.

### **AMENDMENTS TO GENERALIZED FUTURE LAND USE MAP (GFLUM): (Comments)**

#### **A) CP 18-06: 50.883 acres at 1080-Z and 1114 NC Highway 68 North, from Interim Corporate/Business Park to Mixed Use Commercial**

Jeff Sovich presented the proposed amendment, noting it was requested in conjunction with annexation and original zoning request that was expected to go to the Zoning Commission in September and Council in October. Mr. Sovich summarized the intent of the present and proposed GFLUM designations, the existing zoning districts and uses surrounding the site, and the broader development patterns seen in recent years for the general area.

Planning Board members then offered comments. Ms. Carter questioned how street access would be provided, noting the incompatibility of connecting to streets through the residential area to the north, as well as to NC 68 North, and the likely increase in traffic with an intensified use.

Mr. Wade asked if Lebourne Road at NC 68 was likely to have signalization, and if that would provide the access into the property. Steve Galanti acknowledged that service details would be addressed as part of site plan design, and a traffic light would be installed if the warrants were met.

Mr. Atkins noted any development would increase the traffic, but if roadway capacity could be sufficiently protected the range of uses anticipated would be of service to area residents, and he was supportive of the change.

Mr. Isaacson returned to the dais.

**B) CP 18-07: 500, 512, 516 and 600 Guilford College Road and 319 S. Swing Road, from Industrial/Corporate Park to Mixed Use Commercial**

Jeff Sovich presented the proposed amendment, noting it was requested in conjunction with annexation and original zoning that was expected to go to the Zoning Commission in September and Council in October. Mr. Sovich summarized the intent of the present and proposed GFLUM designations, the existing zoning districts and uses surrounding the site, and the broader development patterns seen in recent years for the general area.

Planning Board members then offered comments.

Ms. Carter confirmed the uses to the south and to the north. Mr. Allen commented he felt the site was a prime location for appropriate commercial and office development serving the area.

**ANNEXATIONS: (Recommendation)**

**A) PL(P) 18-10 Holts Chapel Road and McConnell Road, portion of 4220 Holts Chapel Road and all of 3321 Old McConnell Loop and 752-754 JFH Dairy Road**

Steve Galanti, Planning Manager, stated the property is located in Tier 1 Growth Area (2013-2019) on the Growth Strategy map in the Comprehensive Plan. City water will be available through connection to the water line in either Holts Chapel Road or JFH Dairy Road. City sanitary sewer service will be available through connection to the outfall located approximately 1,400 feet to the east of the site, the line in Holts Chapel Road, or the outfall that crosses the site. The City's Fire Department noted that the site is currently served by Station #56 located on Franklin Blvd, and would continue to be so served. The Police Department stated they can provide service with an estimated cost of about \$164,000 a year. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to previously annexed property located to the north and west. The Technical Review Committee had reviewed the proposed annexation and recommend its approval.

After a brief discussion, Mr. Atkins moved to recommend that the City Council annex the property, seconded by Richard Bryson. The Board voted 9-0 in favor of the motion. (Ayes: Carter, Wade, Martin, Atkins, Isaacson, Allen, Bryson, Brame, and Cooke. Nays: None)

Mr. Isaacson was recused from the following item.

**4B) PL(P) 18-11 1080-z and 1114 NC Highway 68 North, between NC 68 North and I-73**

Steve Galanti, Planning Manager, stated the property is located in Tier 1 Growth Area (2013-2019) on the Growth Strategy map in the Comprehensive Plan. City water will be available through connection to the water line located in NC Highway 68. City sanitary sewer service will be available through connection to the outfall located on the west side of NC Highway 68. The City's Fire Department noted that the site is currently served by Oak Ridge Station #51 on Northwest School Road, that upon annexation it will be served by City Station #17 on Old Oak Ridge Road, and that although travel time would increase for single unit responses, for multi-unit responses both service and response times should improve. The Police Department can provide service with an estimated cost of about \$51,480 dollars per year for personnel and equipment upon full build-out. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to previously annexed property located to the south and east. The Technical Review Committee reviewed the proposed annexation and recommended its approval.

After a brief discussion, Richard Bryson moved to recommend approval of the annexation to the City Council; Mr. Atkins seconded. The Board voted 8-0-1 in favor of the motion. (Ayes: Allen, Martin, Cooke, Bryson, Brame, Wade, Atkins and Carter. Nays: None. Recusal: Isaacson)

Mr. Isaacson returned to the dais for the remainder of the meeting.

**4C) PL(P) 18-12 3819 and 3825 McConnell Road and 4802 Clover Road**

Steve Galanti stated the property is located in Tier 1 Growth Area (2013-2019) on the the Growth Strategy Map of the Comprehensive Plan. City water will be available through connection to the water line in McConnell Road. City sanitary sewer will be available through connection to the manhole located at the property line between 3819 and 3825 McConnell Road. The City's Fire Department noted that the site is currently served, and upon annexation would continue to be served, by City Station #57 on Mount Hope Church Road. The Police Department noted it can provide service with an estimated cost of \$13,000 per year for police personnel and equipment upon full build-out. 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 north, west and east. This Technical Review Committee recommended approval of the annexation.

Ms. Brame asked if the other residents in the area should know about the annexation. Mr. Galanti said not the annexation, but when they start talking about zoning then the adjacent property owners will be notified and have a chance to attend the public hearings. Ms. Carter asked what the statute says about annexation. Mr. Galanti said that the State Statute 160-A.39 calls for any annexation process, first City Council has to set up a Public Hearing Date at a City Council Meeting then it gets advertised in the newspaper. Mr. Isaacson said that it works its way through the process. We make the recommendation for the annexation. The Zoning Commission makes a decision about what it ought to be zoned if it was annexed into the City. The City Council acts on both of those recommendations at one time.

After a brief discussion, Steve Allen moved to recommend approval of the annexation to Council, seconded by John Martin. The Board voted 9-0 in favor of the motion.. (Ayes: Isaacson, Carter, Wade, Martin, Atkins, Allen, Bryson, Brame, and Cooke. Nays: None)

**Items from the Department:**

**A) NCAPA CONFERENCE**

Mr. Galanti shared the invitation to attend the NCAPA Conference in Winston-Salem on September 11-14. The City of Greensboro will pay for the registration, but travel and accommodations are up to each member.

Mr. Galanti also noted that a presentation on the status of the Updates to the Comprehensive Plan and the New Garden Corridor Plan would be made at the September meeting.

**Items from the Chair:**

Chair Isaacson thanked fellow Board members for the vote of confidence.

**Items from Board Members:**

Ms. Carter said that last month she voted against two encroachments. She wanted to explain her vote, citing her preference that builders redesign if necessary to avoid encroaching into easements.

**Speakers from the Floor on Items under Planning Board Authority:**

None.

**Approval of Absences:**

None.

**Adjournment**

There being no further business before the Board, the meeting adjourned at 4:49 p.m.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

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