

**MEETING OF THE
GREENSBORO PLANNING BOARD
October 15, 2014**

The Greensboro Planning Board meeting was held on Wednesday, October 15, 2014 at 2:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Chuck Truby, Chairman; Marc Isaacson; Steve Allen, John Martin, Richard Mossman, Seth Steele, Day Atkins, Richard Bryson and Celia Parker. City staff present included Steve Galanti, Mike Kirkman, Nicole Ward, and Sheila Stains-Ramp. Also present were Terri Jones and Jennifer Schneier, from the City Attorney's Office, and David Ortega, from the Transportation Department.

Chairman Truby welcomed everyone to the meeting and explained the procedures of the Planning Board.

MEETING MINUTES:

Mr. Allen moved approval of the September, 2014 meeting minutes as written, seconded by Mr. Isaacson. The Board voted 9-0 in favor of the motion.

Mr. Isaacson stated that he had a business involvement with the first item on the business agenda and needed to be recused from sitting on the matter. The Board voted 8-0 to recuse Mr. Isaacson.

PUBLIC HEARINGS:

1. **STREET CLOSING:** Closing of a portion of the 500 Block of Edgeworth Street, south of Spring Garden Street, west of Eugene Court. **(NOT RECOMMENDED)**

Nicole Ward presented the request, involving the closing of a portion of South Edgeworth Street, an active street, from Spring Garden Street southward approximately 230 feet. She stated the Technical Review Committee had evaluated the proposed closing against the required determinations and recommended approval, with conditions to be satisfied before the closing could become effective. The recommended conditions that were part of the TRC recommendation are: 1) the City shall retain a 20 foot utility easement over existing utility lines within the present right of way of South Edgeworth Street until such time as the lines are no longer needed for public use; and 2) improvements required to remove the street from public use, as described, would be installed by the applicant within 60 days of the Technical Review Committee's approval of the site plan for the proposed development. Those improvements were identified as a) a City-approved turnaround should be constructed on Eugene Court; b) the roadway connection of Eugene Court shall be eliminated by removing the existing pavement from the edge of the new City-approved turnaround northward 50 feet; and c) the roadway connection to Spring Garden Street shall be eliminated by installing City-approved curb and gutter along what is now the intersection of Edgeworth and Spring Garden Street and by removing the existing pavement from Spring Garden Street southward into present Edgeworth Street 50 feet.

Chuck Truby asked if a site plan had been filed for the development, or if there were any plans showing what the proposal would look like. Ms. Ward stated that no plans have been formally submitted but a conceptual plan has been offered.

The applicant, Lee Comer, spoke, stating that the closing would allow her to use the property as part of her parking lot. She stated that while the property's zoning, Central Business District, does not require parking provision, she had an operational need for at least 70 parking spaces.

Mr. Truby asked how the parking lot would be accessed. Ms. Comer stated that Eugene Court would provide the primary entry and exit, and that there may be a limited access driveway from the road serving the Greenway on the western end of the property. She stated she did want to make it easy for people using the Greenway for walking or biking to get to her restaurant. She acknowledged that the parking lot design was not in final form so she knew she could not count on that.

Day Atkins asked if the businesses along Eugene Court had been contacted about the closing. Ms. Comer stated that all the business owners have been contacted and so far as she was aware everyone was in favor, except for one business owner.

Richard Bryson asked if the new parking lot could allow access in a different location to Spring Garden Street. Ms. Comer stated that she did not know.

Mr. Truby noted that staff from Greensboro's Department of Transportation were in the room and asked that one of them come to the podium and try to answer the Board's questions.

David Ortega, Greensboro Department of Transportation, stated that one of the City's goals was to encourage access by pedestrians, bikers and modes of transportation beyond cars. Allowing a limited access off of Spring Garden Street/drive back to Greenway was a possibility with this intent in mind, but no designs or site plans had yet been provided and no decisions as yet made. He noted that any design would need to meet City standards for things like driveway spacing from property lines and other drives, among other requirements. He noted that the conceptual drawings should not be taken as having received any approval and the design of the termination of the public roadway, of the parking lot and of the possible access to or from the road leading to the Greenway were all preliminary.

Richard Bryson asked the applicant why the push for a large parking lot if the desire was to promote access for people using the Greenway. Ms. Comer stated that it would be a while before the Greenway would deliver many customers and her experience was that, given the number of seats in the restaurants and related businesses, she needed to accommodate at least 70 parking spaces for the 600 or so vehicles per day she anticipated.

Homer Wade, 621 Eugene Court, stated that he welcomed the proposed businesses but wanted to see a plan showing how access and parking would be handled. He noted his concern about the change in available access since most of the traffic generated by his engineering company used the Edgeworth/Spring Garden intersection. He stated he would like to see the closing continued until those immediately affected can see what will happen. He also stated that he suggested that not just a utility easement but a public access easement be retained by the City.

David Michaels, 621 Eugene Court, stated that he is not opposed to the closing, however, as a developer he would like to know there was a plan in place for how the traffic accessing existing businesses and the proposed businesses would be managed. He also noted he preferred to retain some sort of access from both Spring Garden Street and Eugene Court.

Chuck Truby asked how much longer the site plan development was likely to take. Ms. Comer stated that she is not sure. She noted that the businesses on Eugene Court and Edgeworth Street are not higher volume uses and she saw very little traffic on Edgeworth, especially with the intersection of

Eugene Court and Spring Garden Street roughly 800 feet away. She also noted that she did not believe allowing for traffic to cut through her parking lot was a safe or feasible idea.

There being no other speakers, the public hearing was closed by 8-0 vote of the Board.

Chuck Truby stated that he would like to see the matter continued until a site plan is available.

Richard Mossman asked Ms. Comer if she believed the matter could be worked out before the next meeting. Ms. Comer stated that she did not think it could be resolved in that time frame.

Celia Parker asked Ms. Comer if there were any other options for her that could make the project work. Ms. Comer stated that the closing represented the only approach she was aware of. She stated that she did not want a continuance but preferred that the Board vote the matter up or down so she could continue to the City Council for a timely decision.

Richard Bryson moved to not recommend the closing of a portion of South Edgeworth Street, seconded by Steve Allen. The Board voted 6-2 in favor of the motion. (Ayes: Truby, Allen, Steele, Bryson, Atkins, Parker. Nays: Martin, Mossman. Recused: Isaacson.)

ANNEXATION PETITIONS

PL (P) 14-09: 5209 – R1 & R2 Liberty Road, 5101-5103 Foxworth Drive, 33.746 acres, between Field Horney Road and Forest Oaks Drive. (Recommend APPROVAL)

Nicole Ward presented the details of the proposed satellite annexation along with the comments from service providers, noting that the undeveloped site is within the Tier 3 Growth Area and proposed to be developed for single-family use. She stated that City water and sewer are available by extension, Police service could be provided with little difficulty, and Fire service could be provided with a slightly slower than standard response time. The Technical Review Committee recommended approval of the annexation request.

The applicant, David Michaels, 621 Eugene Court, spoke in favor of the annexation.

The public hearing was closed by a 9-0.

Steve Allen moved to recommend approval of the annexation, seconded by Marc Isaacson. The Board voted 9-0 in favor of the motion. (Ayes: Truby, Martin, Parker, Isaacson, Mossman, Bryson, Allen, Steele and Atkins. Nays: None)

PL (P) 14-10: 5672-5696 Millstream Road, 12.547 acres, west of Village Road. (Recommend APPROVAL)

Nicole Ward presented the details of the proposed satellite annexation along with the comments from service providers, noting that the undeveloped site is within the Tier 2 Growth Area and proposed to be developed for RV sales, service and related retail. She stated that City water and sewer are available by connection, and that Police and Fire services could be provided with little difficulty. The Technical Review Committee recommended approval of the annexation request.

The agent, Homer Wade, 621 Eugene Court, spoke in favor of the annexation on behalf of the applicant, Zoke Inc.

The public hearing was closed by a 9-0 vote.

John Martin moved to recommend approval of the annexation, seconded by Steve Allen. The Board voted 9-0 in favor of the motion. (Ayes: Truby, Martin, Parker, Isaacson, Mossman, Bryson, Allen, Steele and Atkins. Nays: None)

ITEMS FROM THE DEPARTMENT

a. Consideration of alternate meeting time

After a short discussion, Richard Bryson moved to change the Planning Board meeting time to 4:00 p.m., seconded by Celia Parker, to be effective with the January 2015 meeting pending amendment of the Board's By-Laws as needed. The Board voted 9-0 in favor of the motion. (Ayes: Truby, Martin, Parker, Isaacson, Mossman, Bryson, Allen, Steele and Atkins. Nays: None)

b. Update on 2014 Affordable Housing Development Applications

Shelia Stains-Ramp reminded the Board of the materials provided as an update as described. She noted that if the Board had questions staff would take them to the appropriate Housing staff and report back the answers.

ITEMS FROM THE BOARD MEMBERS

Mike Kirkman stated that the College Hill Neighborhood plan was still in its additional public input stage, as requested by the Board. The Plan would return to the Board's agenda once this was complete, probably around the first of the year.

SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY:

None.

APPROVAL OF ABSENCES:

There were no Board members absent.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 3:07 p.m.

Respectfully submitted,

Sue Schwartz
Planning and Community Development, Director
SS:jd