

**MEETING OF THE
GREENSBORO PLANNING BOARD
May 20, 2015**

The Greensboro Planning Board meeting was held on Wednesday, May 20, 2015 at 4:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Chuck Truby, Chairman; Celia Parker, Seth Steele, Day Atkins, Richard Bryson, Marc Isaacson, Steve Allen and Richard Mossman. City Planning staff present included Hanna Cockburn, Steve Galanti, Mike Kirkman, Nicole Ward, and Sheila Stains-Ramp. Also present were Jennifer Schneier, City Attorney's Office, and Steven Buter, Budget and Evaluation Department.

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

MEETING MINUTES:

Mr. Allen moved approval of the April 15, 2015 meeting minutes as written, seconded by Mr. Bryson. The Board voted unanimously (7-0) in favor of the motion.

Mr. Allen joined the meeting at 4:06 p.m.

PRESENTATION:

Update Regarding the Capital Improvements Program (CIP)

Steven Buter, Budget and Evaluation Department, presented a brief overview on the 2016 - 2025 CIP. Mr. Buter noted that no Board action is necessary, although if the Board wishes to formally recommend anything to Council related to the CIP they can do so.

Mr. Buter noted that the CIP planning process is a way that the City can plan for the major capital needs of the City, allowing for both their identification and their ranking for funding. He noted that the projects so identified collectively would require just under \$1.5 billion dollars and include transportation and water resources projects, building roof replacements, landfill needs, parks and recreation and library requirements, public safety needs, and so forth. He also noted that funding for these projects includes a mix of enterprise bonds, revenue bonds, grants and other funding when available. Approximately 38% of the project funding is anticipated to be through enterprise or revenue bonds, and approximately 35% of the 'future needs' project costs does not yet have an identified funding source.

Mr. Buter noted that \$228 million dollars worth of projects have been funded through 2006, 2008 and 2009 Bond Referenda, with \$99 million of the bonds not yet having been approved by City Council. There is the ability to issue those bonds to support those projects, which are, by a large majority, transportation-related projects. Mr. Buter stated that with the borrowing represented by issuing the bonds and funding these projects, debt service costs will also increase

Mr. Buter also noted projects that have been completed that have been funded out of the issued bonds.

Mr. Bryson requested that a copy of Mr. Buter's presentation be emailed to the Board members.

GENERALIZED FUTURE LAND USE MAP (GFLUM) AMENDMENT:

CP 15-07: 4006 Lawndale Place and 4111-4113 Lawndale Drive, from Low Residential to Moderate Residential, 2.36 acres (COMMENTS ONLY)

Hanna Cockburn stated that the Board is asked to provide comments on a requested change to the GFLUM for a 2.36 acre site, from Low Residential to Moderate Residential. She noted these are properties accessed from Lawndale Drive in close proximity to the Science Center and Park and that the requested classification, Moderate Residential, allows for densities between 5 and 12 units per acre. The requested change would shift from the low density, predominantly single family designation to a category that accommodates a wider range of housing types, such as small lot single family detached and attached units (townhomes), at a moderate density. She noted the area has a variety of different future land use categories, from Mixed Use Commercial to Moderate Residential and to the north, land use and density changes where the future Urban Loop improvements will intersect with Lawndale Drive.

Chair Truby requested comments from Board members.

Comments:

Mr. Atkins asked about references in some of the staff comments to “pocket neighborhoods”, noting this was a new concept for him.

Mike Kirkman stated that while there is nothing directly applicable in the LDO, the concept involves typically smaller-scale homes around a common green or similar amenity that creates and identifies a small neighborhood. He also noted that this item was not about pocket neighborhoods per se but about the appropriate density for residential development and related support uses, and requested that comments be made with that density question in mind.

Ms. Cockburn noted that the existing density surrounding this site was calculated as being 2.25 to 2.5 units per acre.

Mr. Bryson noted both the current relatively low densities of properties in the area and the potential for infill development given the Loop and the proximity to desirable destinations such as the Science Center, the Parks, and the shopping opportunities relatively close by at Pisgah Church Road.

Mr. Mossman commented that he thought this was not consistent with existing neighborhoods and he did not believe the neighbors would support additional density even in small pockets.

Mr. Steele commented that he had some similar concerns given that the park’s proximity, and was concerned such a change would probably lead to further development not be in keeping with that area.

In general, comments were that completion of the Urban Loop will change development pressures in the area; that the request does not seem consistent with and is too dense for the existing density and surrounding development patterns, and that such a change could trigger additional development pressures in the vicinity.

Hanna Cockburn stated that the Board’s comments will go to City Council with the item at the June meeting.

PUBLIC HEARING:

LDO Text Amendment: Amend Section 30-15-19 Definitions/terms beginning with “T”, re Townhouse Dwelling; Section 30-13-3.8, Subdivision/Lots re Access Requirements; Subsection 1 of Section 30-3-7.5(A) Administration/Board of Adjustment/Voting re Required vote for Approval (RECOMMENDED APPROVAL)

Steve Galanti stated that this technical amendment clarifies various issues that have been pointed out to staff. Mr. Galanti noted that four different items are being carried forward with this amendment:

First, the definition of ‘townhouse’ differs in two sections of the LDO (30-7-2.6 Housing Type: Townhouse; 30-15-19 Terms Beginning with T: Townhouse). The amendment clarifies this so that only one version is in effect. The definition retained reads “A building consisting of single-family residences attached to one another or detached from one another, in which each unit is located on an individually owned parcel, generally within a development containing drives, walks, and open space in common elements.”

Second, the allowable forms of street access for townhouse developments differ amongst 3 sections of the LDO (30-8-10.1.K Townhouses; 30-9-3.4 Townhouse Developments; 30-13-3.8 Access Requirements). The amendment will result in consistency amongst the sections, making it clear that townhouse developments, along with cluster developments, planned unit developments, group developments and integrated multiple use developments, are permitted to use private streets, private driveways and/or private drives within the project.

Third, voting requirements for the Board of Adjustment (Sub-Section 1 of Section 30-3-7.5(A) Required Vote for Approval) are being brought in line with recent changes to the State Statutes, whereby an affirmative vote of 4/5 of the appointed members, not just appoint members present and voting, shall be required to grant a variance.

Fourth, inconsistency in the classification of art, music and photography instruction as a use is being eliminated. The amendment clarifies that the use is classed as a Typical Use under Personal Services.

Mr. Galanti noted that the recommendation of the Planning Board will go to the City Council for a public hearing tentatively scheduled for June 16.

In response to a question, Mike Kirkman clarified that if a member has been appointed to the Board of Adjustment but they are not in attendance, their vote is considered in the affirmative.

There being no other speakers the public hearing was closed.

Mr. Bryson moved to approve the proposed amendments as submitted, seconded by Ms. Parker. The Board voted unanimously, 8-0, in favor of the motion. (Ayes: Truby, Mossman, Steele, Bryson, Isaacson, Allen, Atkins and Parker. Nays: None.)

ANNEXATION PETITIONS:

PL(P) 15-04 – Proposed Contiguous Annexation, 5605 Sapp Road, 1.01 acres, east of the intersection of Sapp Road, Guilford College Road, and McClellan Place. (RECOMMENDED APPROVAL)

Mr. Isaacson was recused by unanimous vote on this matter due to a conflict of interest.

Nicole Ward stated that the contiguous site is currently vacant and proposed to be developed for commercial use. She noted that City water is available by connecting to an existing 12" line located within Sapp Road, and City sanitary Sewer is available by connecting to an existing line within East Wendover. She further noted that for the site to be served by water and sanitary sewer the owner would be responsible for all costs associated with off-site extensions through the site to abutting properties and for connecting to public lines. The Fire Department indicated that the site is currently served by the Pinecroft/Sedgefield Station 23 on MacKay Road, and would be served by Station 52 upon annexation. The Police Department indicated that they can provide service with little difficulty. The provision of other City services will involve a travel distance almost equal to that necessary to provide service to the adjacent properties. The Technical Review (TRC) recommended the approval of the annexation to the Planning Board and to City Council.

Mr. Allen moved to recommend approval of the proposed annexation to City Council, seconded by Mr. Bryson. The Board voted 7-0-1 in favor of the motion. (Ayes: Truby, Mossman, Steele, Bryson, Allen, Atkins and Parker. Nays: None. Recused: Isaacson.)

Mr. Isaacson returned to the meeting.

PL(P) 15-05 – Proposed Contiguous Annexation, 400-404 and 407 East Vandalia Road, 11.85 acres. North and south sides of East Vandalia Road, between Bethany Trace and Riverdale Road. (RECOMMENDED APPROVAL)

Nicole Ward stated that the properties are contiguous to primary City limits and are within the Tier 1 growth area, with the current uses to remain, as single family homes and the Vandalia Elementary School. She noted that City water and sewer are available by extending and connecting to the existing lines located within Vandalia Road. She further noted that for the site to be served by water and sewer, the owners would be responsible for all costs associated with off-site extensions through the site to abutting properties and across the frontages of the site, and for connecting to the public lines. The Fire Department indicated the site is currently served by the Pleasant Garden Station 3 on Pleasant Garden Road and would be served by Station 61 on West Vandalia upon annexation. The Police Department indicated that additional personnel and equipment will be necessary to provide service. The provision of the other City services will involve a travel distance almost equal to that necessary to provide service to the adjacent properties. The Technical Review (TRC) recommended the approval of the annexation to the Planning Board and to City Council.

Mr. Allen moved to recommend approval of the proposed annexation to City Council, seconded by Mr. Steele. The Board voted 8-0 in favor of the motion. (Ayes: Truby, Mossman, Steele, Bryson, Isaacson, Allen, Atkins and Parker. Nays: None.)

UNIFIED DEVELOPMENT PLANS

Lofts at New Garden – 1301-1317 New Garden Road, 7.63 acres (APPROVED)

Chair Truby was recused from this matter due to a conflict of interest. Vice Chair Isaacson was seated for this matter.

Nicole Ward stated that the 7.63 acre site is conditioned to be multifamily development through the Zoning Conditions adopted as part of the site's rezoning to Planned Unit Development (PUD). She

noted the Unified Development Plan (UDP) sets the dimensional standards and other development standards that will govern the development of this property. The UDP will be recorded and so will be available through the Register of Deeds for future owners and applicants. TRC has reviewed this UDP and recommended its approval.

In response to a question by Mr. Atkins, Steve Galanti noted that rezoning to a PUD is a 3-step process, requiring a concept plan approved by TRC; rezoning action by the Zoning Commission (and the City Council depending on the vote); and then the UDP. The UDP is the technical document that establishes the development standards. The two findings the Board should be able to make are that the UDP meets the technical standards of the LDO and that it accurately reflects the actions taken in previous decisions. He noted that this plan does that.

Mr. Bryson moved to approve the UDP as submitted, seconded by Mr. Allen. The Board voted 7-0-1 in favor of the motion. (Ayes: Mossman, Steele, Bryson, Isaacson, Allen, Atkins and Parker. Nays: None. (Recused: Truby)

North Elm Associates, LLC – 4108-4114, 4200 Bell Orchard Road, 3607 – Near North Elm, 3619 North Elm, 10.62 acres (APPROVED)

Chair Truby was recused from this matter due to a conflict of interest. Vice Chair Isaacson was seated for this matter.

Nicole Ward stated that the 10.62 acre site is also conditioned to be a multifamily development through the Zoning Conditions adopted as part of the site's rezoning to Planned Unit Development. She noted the UDP specifies the permitted uses, the amount of development in various sections and dimensional standards that govern the development of this property. The TRC reviewed this UDP, found that it met the technical standards of the LDO, and recommended its approval.

Mr. Allen moved to approve the proposed UDP project as submitted, seconded by Mr. Bryson. The Board voted 7-0-1 in favor of the motion. (Ayes: Mossman, Steele, Bryson, Isaacson, Allen, Atkins and Parker. Nays: None. Recused: Truby)

Chair Truby returned to the podium for the remainder of the meeting.

EASEMENT RELEASE

Mr. Isaacson was recused from the first easement release due to a conflict of interest.

Proposed release of a 3'-wide portion of a 15'-wide Drainage Maintenance Utility Easement located on the western edge of 2109 Berkshire Lane, as recorded in PB 188 Page 4. (APPROVED)

Nicole Ward stated that this is a request to release a 3' wide portion of the eastern portion of the 15' drainage maintenance and utility easement located on the western edge of 2109 Berkshire Lane, as recorded in Plat Book 188, Page 4. All of the utility companies involved have indicated their agreement to release of this easement.

Mr. Allen moved to approve the easement release as submitted, seconded by Mr. Steele. The Board voted 7-0-1 in favor of the motion. (Ayes: Truby, Mossman, Steele, Bryson, Allen, Atkins and Parker. Nays: None. Recused: Isaacson.)

Mr. Isaacson returned to the Board.

Proposed release of a 10'-wide portion of a utility easement located at 1710 Three Meadows Road, as recorded in Plat Book 58, page 15. (REMOVED FROM AGENDA)

Proposed release of a 15'-wide sanitary sewer easement, a 25'-wide access easement, a 20'-wide water easement and two 20'-wide drainage easements, located at 3304 and 3306 Isler Street, as recorded in Plat Book 117, Page 14 (APPROVED)

Nicole Ward stated that this is a request to release a 15' wide sanitary sewer easement, 25' access easement, 20' water easement, and two 20' drainage easements, located at 3304 and 3306 Isler Street, as recorded in Plat Book 117, Page 14. All utility companies involved have indicated their agreement to release of this easement.

Mr. Bryson moved to approve the easement release as submitted, seconded by Ms. Parker. The Board voted unanimously (8-0) in favor of the motion. (Ayes: Truby, Mossman, Steele, Bryson, Isaacson, Allen, Atkins and Parker. Nays: None.)

Proposed release of 10' of a 20' wide utility and drainage easement located at 731 Kemp Road, as recorded in Plat Book 62, Page 131 (APPROVED)

Nicole Ward stated that this is a request to release 10' of a 20'-wide utility and drainage easement located at 731 Kemp Road, as recorded in Plat Book 62, Page 131. All utility companies involved have indicated their agreement to release of this easement.

Mr. Bryson moved to approve the easement release as submitted, seconded by Mr. Allen. The Board voted unanimously (8-0) in favor of the motion. (Ayes: Truby, Mossman, Steele, Bryson, Isaacson, Allen, Atkins and Parker. Nays: None.)

ITEMS FROM THE DEPARTMENT:

Sheila Stains-Ramp invited Board members to an upcoming summit titled "Small is Big: Planning for Prosperity", sponsored by the NC Chapter of American Planning Association in partnership with the City and the Greensboro Partnership. The speakers will discuss "best practices for planning for the ever-changing ways things are made in our communities and how innovative strategies can support economic entrepreneurship." The City will cover the registration fee for Planning Board members if they will let staff know of their interest in attending before June 1st, 2015.

Hanna Cockburn noted that staff has been working very closely with the NC Chapter of the APA to bring this event to Greensboro and there will be two outstanding, nationally recognized speakers. Ilana Preuss, who for many years was staff to Smart Growth America and before that the EPA, and has started her own company called ReCast City. She is focused on the changing nature of manufacturing and micro-sized manufacturing and how that type of operation fits into the context of how industrial use and industrial space is thought about and its location in the community. The other speaker is Beth Macy, author of the New York Times Bestseller Factory Man, which will be coming out in paperback in June and which has many parallels to Greensboro's development and current status.

Mr. Isaacson asked that TREBIC be notified of this session also as there are people that would be interested.

Hanna Cockburn also relayed that as an update to the Heritage House redevelopment plan, on April 30th a public meeting was held in 2 sessions; one for property owners of the condo complex and one for the general public to provide feedback on some of the proposed redevelopment strategies for this site. Those will be included in the redevelopment plan as it moves forward. That plan is in process now and it is anticipated that it will be before the Planning Board for comment at the August or September meeting.

ITEMS FROM THE CHAIR:

Chair Truby stated that he asked that Board members respond to e-mails from staff concerning attendance at the meetings. It is important that staff have a good count of how many members will be attending meetings.

ITEMS FROM BOARD MEMBERS:

Richard Bryson asked if the APA summit will be advertised to the public. Hanna Cockburn stated that staff is working with Action Greensboro and the Greensboro Partnership to produce some public materials because this has a lot of cross-over interest.

SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY:

None.

APPROVAL OF ABSENCES:

Chair Truby acknowledged that the absence of Mr. Martin was approved.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 4:56 p.m.

Respectfully submitted,

Sue Schwartz
Planning Department, Director

SS:jd