

**PARTIAL MINUTES OF THE MEETING OF THE
GREENSBORO PLANNING BOARD
November 18, 2015**

The Greensboro Planning Board meeting was held on Wednesday, November 18, 2015 at 4:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chairman; Day Atkins, Steve Allen, John Martin, Richard Bryson, Celia Parker, and Homer Wade. City staff present included Steve Galanti, Mike Kirkman, Luke Carter, Shayna Thiel, Nicole Smith and Sheila Stains-Ramp. Also present was Jennifer Schneier, City Attorney's Office.

ANNEXATION PETITIONS:

PROPOSED ANNEXATION PL(P) 15-12: REMAINING PORTIONS OF 4900 AND 4908 SUMMIT AVENUE: 0.9516 ACRE, BETWEEN EXISTING CITY LIMITS, PARALLELING PINE NEEDLE DRIVE, AND LOT LINE NEAR BULLARD LOOP. (RECOMMENDED)

Mr. Isaacson recused himself from the following item.

Luke Carter, Planner, stated that this annexation is located at 4900 and 4908 Summit Avenue and contains approximately 0.9516 acre. This property is within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan and is considered contiguous since it abuts the City's primary corporate limits along its western boundary. The site is currently vacant and it is proposed to be developed for commercial use. City water is available by connecting to the existing 36-inch line located within Summit Avenue. There is an existing 8-inch City sanitary sewer line located to the west of the site along Summit Avenue. Since the site slopes away from Summit Avenue, development of the site will determine whether it can be served by the existing sewer line or if the extension of an outfall from the site eastward approximately 4,000 feet to the existing manhole on the east side of US 29 North will be necessary for service. The City's Fire Department noted that this site is currently served, and will continue to be served upon annexation, by City Station #14 on Summit Avenue. Upon full build-out, and if developed as a commercial property, the Police Department estimated it 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 west. The Technical Review Committee recommended the annexation.

After a short discussion, Ms. Parker moved to recommend the annexation to City Council, seconded by Mr. Bryson. The Board voted 6-0-1 in favor of the motion. (Ayes: Wade, Bryson, Martin, Atkins, Parker and Allen. Nays: None. Abstained: Isaacson.)

PROPOSED ANNEXATION PL(P) 15-13: CREEKSIDE PHASE 3, PORTION OF 3505 MCCONNELL RD: 5.71 AC, NORTH OF MCCONNELL RD, WEST OF WATERLYN DRIVE. (RECOMMENDED)

Luke Carter, Planner, stated that this annexation is for a portion of 3505 McConnell Road and contains approximately 5.71 acres. This property is within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan. The site is currently vacant and it is proposed to be developed for residential use. City water is available by connecting to the existing 16-inch line located along the south side of McConnell Road.

City sanitary sewer is available by connecting to the existing 24-inch outfall that runs along the west side of the site. The City's Fire Department noted that the site is currently served, and will continue to be served upon annexation, by City Station #56 on Franklin Boulevard. The Police Department estimated it 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 west and north. The Technical Review Committee recommended the annexation to the Planning Board.

Mr. Bryson moved to recommend the annexation to City Council, seconded by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Bryson, Wade, Martin, Atkins, Parker and Isaacson. Nays: None.)

APPROVAL OF ABSENCES:

Chair Isaacson acknowledged the absences of Mr. Mossman as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 4:27 p.m.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Director