

**MEETING OF THE
GREENSBORO PLANNING BOARD
APRIL 20, 2016**

The Greensboro Planning Board meeting was held on Wednesday, April 20, 2016 at 4:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair; Steve Allen; Danielle Brame; Day Atkins; John Martin, Homer Wade; Celia Parker; Richard Bryson; City staff present included Steve Galanti, Mike Kirkman, and Hanna Cockburn. Also present was Jennifer Schneier, City Attorney's Office.

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

1. Meeting Minutes:

a. Approval of Minutes of March 16, 2016 Planning Board Meeting

Mr. Wade moved approval of the March 2016 meeting minutes, as submitted, seconded by Mr. Martin. The Board voted unanimously in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Wade, Brame, Martin, Atkins, Parker. Nays: None.)

2. Public Hearings:

a. Randleman Road Corridor Plan Phase 1 Draft (RECOMMENDED)

Russ Clegg stated that this is a presentation of the Phase 1 Randleman Road Corridor Study and a public hearing. Staff is looking for a recommendation by the Board to take to City Council. Maps were presented showing the Randleman Road corridor from where it starts at Freeman Mill Road down to the terminus of the city limits on the southern end. They have talked to neighborhoods from Eugene Street on the east side over to Freeman Mill Road on the west side. For the initial phase of recommendations they focused on the northern half of the area. This is a reinvestment corridor identified in the Comprehensive Plan and there are a lot of Capital Projects proposed for the area, as shown on the maps presented. Generally speaking, there are several high commercial occupancy for retail and service businesses, however there are some areas of challenging development opportunities because of limited access or obsolete buildings. There has been canvassing of the public as well as an on-line survey to gather input and issues and possible improvements to the area. The information gathered indicated that the public like the idea of sidewalks and the connectivity in the area and the low rents that gave rise to a good diverse business community in the area, however there were some issues with gaps in the sidewalks, vacant buildings and lots, property maintenance and some other appearance issues in the corridor. Staff makes recommendations are for perception of the area; transportation issues that need improving; and reinvestment issues and how to use existing tools to spur reinvestment in the area. A public meeting was held on February 4th and staff has met with several business owners in the area to get a sense of what their priorities were. In terms of reinvestment, staff continues to work with the Greensboro Community Development Fund as a way of helping businesses in the corridor is a high priority. Staff also hopes to improve some of the key intersections in the area, with changes in street lights, tree plantings and looking at bus shelter locations.

Chair Isaacson asked if there was anyone wishing to speak on this matter.

Mark Wheelihan, owner of Greensboro Harley Davidson located on Faragut Street, stated that he has owned this business since 1998 and he has had many meetings with City Council members, members of the Police Department and he feels that investment in the area is very important. Beautifying the area is important but if there is no plan that actually brings more viable businesses into the area, that would not change the area and people's perception of the area as a whole. The reality is prospective investors are brought into the City, but they do not see this particular area as an investment area. A better first impression is really needed in this area to make it more appealing to investors. There needs to be changes in the crime in this area related to drugs and prostitution. He has patiently waited for many years and has invested time and money in his business and he is disappointed that more improvements have not been made. He has recently located property that would be more appealing to his clients and would get him out of this area because he cannot wait any longer for the needed improvement to be made. He has found that some residents of Greensboro are not familiar with his business location because they do not go to that side of town because of the reputation of that particular area. A lot of money is being spent in areas that are already very nice, but the Randleman Road area is being ignored. Until the City does something bigger and more extravagant in this area, the problems are not going to go away. From his view, he feels a lot of work needs to be done in this area to make it more appealing.

Glen Trent, 2209 Kersey Street, stated that he grew up in the Randleman Road area and has seen many changes take place in this area. He is a co-founder of the Randleman Road Business Association and he feels that there is an opportunity for major changes to be made in the near future. He addressed his view of San Antonio, Texas and stated that they have constructed a river walk and Wilmington, NC also has a river walk and he would like to see something similar to that for the South Buffalo Creek area. He feels that would be a positive influence and an opportunity for hikers to use in this area. He asked that staff look into this possibility, and make some really nice parks in this area. Many, many years ago the Greensboro Youth Council held their carnival there because it was a really nice place. There used to also be nice picnic areas there. Now it is full of weeds and trash and undesirable people in the area. With the help of the City and some planning, possible planning with the local businesses around there, it could become a nice place to visit. He is concerned about the possible loss of some really nice business in this particular area.

Michael Smith, 2004 Randleman Road, stated that he has run a barber shop in this area for about 3 years and he would like to give back to this community by providing a cook out and sponsoring kids to go to Carowinds. There are several really nice businesses in the area, along with residential and an elementary school. He would like to see more interaction with the City staff, the residents and businesses in the area. He pointed out that there are many people in this area that cannot get jobs because they have felonies and it is difficult for them to be hired by anyone. He is trying to get a solution to this kind of problem. He has also helped with some of the community gardens to help feed some of the kids in the area.

Tushar Savir, 2437 Randleman Road, the former South Gate, which was torn down several years ago. He agrees with what some of the other speakers have said, basically, this area need a lot of help to re-establish this area as a redevelopment area.

Wayne Willard, 2832 Randleman Road, stated that he has worked in this area for over 38 years and has had a business there for over 28 years and before that he was with Big Star grocery store for 10 years on Randleman Road. He has seen a lot of improvement to the area and has heard some negative comments. There is a meeting every month with a Police report and they work closely with the Police Department to help to keep this area safe. He invited everyone to attend these meetings and hear the reports. The perception of the area is a very hard situation to work with and feel that what the Planning Department is getting ready to do will help a lot. They have gotten rid of about 90% of the previous problems in this area, but they also need some more help to get up to speed for the area.

Michael Smith returned to the podium and stated that to add to what Mr. Willard said, Randleman Road is not a bad area, it is just a preconception by other people that remember how it used to be. The Police presence has helped a lot to deter crime in the area.

There being no additional speakers, the public hearing was closed.

Mr. Atkins asked what the planned time-line is for the City to start making improvements in the area? Russ Clegg stated that there are times associated with the different projects. There are some funding sources for transportation issues, some for reinvestment and business incentives and those kinds of things. Some projects can be done in the next couple of years and other projects will take a longer period of time to accomplish. Staff is trying to work closely with the residents and business owners in the area about some of their ideas to improve the area.

In response to concerns about the Smith Homes area raised by Ms. Parker, Russ Clegg stated that staff has spoken with people with the Housing Authority and they plan to do a renovation of that area and staff looks forward to working with them to improve services and opportunities. Hanna Cockburn added that the Housing Authority does have plans for major investment in the Smith Homes community, but that is still several years in the future. The interim step that staff discussed with them is using their Community Center as a site to do some additional creative work force development activities. This is an opportunity for the City to partner their programs with the programs offered by the Housing Authority. That will take a couple of years to line up the funding because it is coming from the federal government. Staff will continue to work diligently with residents in this effort.

Mr. Bryson wanted to know what can be done now? The plan is good, but he feels more can be done to address these issues sooner rather than later. Russ Clegg stated that they do now have the existing ties with the Community Foundation and other programs in the Economic Development Small Business office that can help businesses right now, so there are things that are available to help reinvestment for the area. Some of the projects will take time to design and to fund. As small issues arise, they will try to tackle those as soon as possible and they need to make a balance between making sure things look good to make a better impression than it does currently. They also want to look at the business end and try to improve the ability of folks to invest in their property if they can. Mr. Bryson stated that he agrees with one of the speakers that they cannot keep waiting for something to be done, action needs to be taken now. He feels the process needs to be expedited as quickly as possible.

Mr. Allen stated that looking at some of the proposed improvements it is difficult to make everyone happy all at once, but he does believe that the proposal of Phase 1 is a start in the right direction to help that area and that corridor. He feels that some of the ideas presented by the speakers are very good and should be valued and he is especially encouraged to hear that some of those speakers have already had conversations with City staff about these ideas and how to bring them to fruition. He is in favor of the plan as a start, although he realizes that it may not be as comprehensive as some.

There being no further comments, Mr. Wade moved to recommend the Randleman Road Corridor Plan, Phase 1, as submitted by staff, seconded by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Martin, Wade, Parker, Brame and Atkins. Nays: None.)

3. Amendments to Generalized Future Land Use Plan (GFLUM)

a. CP16-05: 3200-3202 Horse Pen Creek Road, from Low Residential to Mixed Use Residential (RECOMMENDED)

Hanna Cockburn stated that the Board is asked to give their comments on this GFLUM. This is to revise the Generalized Future Land Use Map in the location shown on the map before the Board. This is being requested in conjunction with a rezoning for this property. The current designation is Low Residential and the proposed amendment is to Mixed Residential. The Mixed Residential designation applies to neighborhoods or districts where the predominant use is residential and where substantial compatible local serving non-residential uses may be introduced. There are areas to the south and east that show mixed use and moderate residential designations. The Horse Pen Creek corridor has been an area experiencing transition from rural and low density residential uses to a greater mixture of more intense uses for some time now. Photographs of the current conditions in the area were shown. The zoning case that is associated with this request is tentatively scheduled for the May 16, 2016 Zoning Commission meeting.

Board Comments:

Mr. Allen stated that this seems to be a good location for Mixed Residential development in the area.

4. Annexation Petitions:**a. PL(P) 16-06 Proposed Annexation of 28.7 acres at 2732-ZZ Pleasant Ridge Road, at the eastern end of Highland Grove Drive (RECOMMENDED)**

Lucas Carter, Planning Department, stated that the owners of this property have signed the petition for annexation. This property was previously known as 2732-Rear Pleasant Ridge Road. The property is in Growth Tier 3 portion of the Annexation Policy map. That is significant because the Future Land Use Plan says that annexation will be discouraged until the full complement of City services can be efficiently provided, however, in speaking with the service providers they are confident that they can provide the full services required. The proposed use would be single family residential, the Technical Review Committee (TRC) met and recommends approval. The City services that would be provided to the site were addressed by the TRC. The Zoning Commission has already met on this request and also recommended approval. The request will go to City Council on June 7, 2016.

Mr. Martin moved approval of the proposed annexation, as submitted by staff, seconded by Ms. Parker. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Martin, Wade, Parker, Brame and Atkins. Nays: None.)

b. PL(P) 16-07 Proposed annexation of 0.49 acre being the western portions of 1801 Cude Road and 1199 Pleasant Ridge Road (RECOMMENDED)

Lucas Carter stated that a portion of the property is currently inside the city limits, there are two manufactured homes on each site. The owner/applicant is requesting city services and in order to get those services they would need the entire properties to be inside the city limits. The property is within the Growth Tier 1 portion of the map. The proposed use, at this time, is single family residential. The TRC met and recommends approval of the annexation. The Zoning Commission is scheduled to hear the zoning portion of the request at the May 16, 2016 meeting, which would tentatively go to the June 21, 2016 City Council meeting.

Ms. Parker asked what a gravity sewer line is? Mr. Carter responded that is a special and unique way of moving water and sewer downhill and is the preferred method of providing sewer to locations. The applicants will have to

work closely with their neighbors across the street and the Water Resources Department to get sewer to this site. The gravity sewer line would allow their sewage to run downhill and the topography of this property will make it difficult, but they will have to work to get the proper sewage treatment on the property. The developer will be responsible for all costs associated with the proper water and sewer lines on the property. Ms. Brame stated that she has a concern about the amount of time the emergency services would take to get to the site. Mr. Carter stated that the residential dwellings are already receiving those services because they are currently inside the city limits and they have no problem with that current time-line. Mr. Wade stated that the City and Guilford County no longer have the consolidated water and sewer agreement, does the City now require that the entire properties be annexed? Steve Galanti stated that according to the adopted policy from City Council the entire piece of property must be within the city limits.

There being no further discussion, Mr. Martin moved approval of the proposed annexation, as submitted by staff, seconded by Mr. Allen. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Martin, Wade, Parker, Brame and Atkins. Nays: None.)

c. PL(P) 18-08 Proposed Annexation of 2.72 acres at 4751-YY McConnell Center Drive Near intersection of I-40 and McConnell Drive (RECOMMENDED)

Lucas Carter stated that similarly with this request, the County GIS recognized the property as 3800-R1 McConnell Road and the City GIS has since changed the address to 4751-YY McConnell Center Drive. The property is also in the Growth Tier 1 area and the proposed land use would be Industrial. The TRC met and recommends approval of the request. The Zoning Commission will hear this request on May 16, 2016 and City Council will hear the request on June 21, 2016.

There being no discussion, Mr. Allen moved approval of the proposed annexation, as submitted by staff, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Martin, Wade, Parker, Brame and Atkins. Nays: None.)

d. PL(P) 16-09 Proposed Annexation of 1730 Youngs Mill Road, 1.986 acres, intersection of E. Lee Street and Youngs Mill Road (RECOMMENDED)

Mr. Wade and Mr. Isaacson were recused from this matter. The Board voted unanimously in favor of Mr. Wade's and Mr. Isaacson's recusal.

Lucas Carter stated that this property is also within Tier 1 of the Growth Strategy Map and the proposed land use is Commercial. The TRC met and reviewed the request and recommends approval of the request. This is also scheduled for review of the Zoning Commission on May 16, 2016 to be sent to City Council for final decision on June 21, 2016.

Steve Galanti stated that the staff report indicates emergency services are currently being provided by Alamance station and would be serviced by both Alamance and City stations. There is a mutual service agreement with Alamance and they will continue to provide services.

Mr. Martin moved approval of the proposed annexation, as submitted by staff, seconded by Mr. Bryson. The Board voted 6-0-2 in favor of the motion. (Ayes: Allen, Bryson, Martin, Parker, Brame and Atkins. Nays: None. Abstained: Isaacson and Wade.)

5. Easement Release (Final Decision):

a. Proposed release of a 20' access easement located at 1101 West Gate City Boulevard, as recorded in Plat Book 185, Page 107. (APPROVED)

Shayna Thiel stated that all utility providers have reviewed the request and have given their approval.

After some clarification, Mr. Martin moved approval of the easement request for West Gate City Boulevard, as presented by staff, seconded by Mr. Bryson. (Ayes: Isaacson, Allen, Bryson, Martin, Wade, Parker, Brame and Atkins. Nays: None.)

ITEMS FROM THE PLANNING DEPARTMENT

6. Items from Staff

Steve Galanti stated that a copy of the most recent newsletter has been provided to Board members. If there are any questions, please let staff know.

ITEM FROM THE CHAIR

None.

8. Items from Board Members

Mr. Bryson asked that staff reach out and work with GTA on some of the transportation concerns that have been mentioned concerning the Randleman Road Corridor for bus shelters in that area.

9. Speakers from the Floor on Items under Planning Board Authority

None.

10. Approval of Absences

The absence of Mr. Mossman was acknowledged.

11. Adjournment

There being no further business before the Board, the meeting adjourned at 5:14 p.m.

Respectfully submitted,

Sue Schwartz

Planning and Community Development, Director
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