

GREENSBORO PLANNING BOARD

MARCH 16, 2016

(Revised 5/2/16)

The Greensboro Planning Board meeting was held on Wednesday, March 16, 2016 at 4:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Steve Allen, Vice Chairman; Danielle Brame; Day Atkins; Homer Wade; Richard Mossman; John Martin; Richard Bryson. City staff present included Steve Galanti, Mike Kirkman, Hanna Cockburn, Caitlin Bowers, Cynthia Blue, Shayna Thiel, and Sheila Stains-Ramp. Also present was Jennifer Schneier, City Attorney's Office.

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

1. Meeting Minutes:

a. Approval of Minutes of February 17, 2016 Planning Board Meeting

Mr. Bryson moved approval of the February 2016 meeting minutes, as submitted, seconded by Mr. Mossman. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Allen, Bryson, Wade, Brame, Atkins, Mossman. Nays: None.)

Mr. Martin arrived at 4:04 p.m. for the remainder of the meeting.

2. Public Hearings:

a. Public input on FY 2016-2017 Annual Plan for HUD-funded projects and programs

Caitlin Bowers stated that the Annual Action Plan is the funding application to the US Department of Housing and Urban Development in order to receive annual federal grant funds. The present hearing begins the process to fund new projects and continue to honor long-term commitments. Federal funds received in the 2016-17 grant year total \$3,307,286.00. The Neighborhood Development Department allocates these fund sources to various eligible activities that includes goals to increase the supply of affordable housing, to rehabilitate and repair existing housing, support community efforts to combat homelessness, and work to complete redevelopment projects in target neighborhoods. The purpose of the public hearing is to allow community input and provide a public forum to comment on the anticipated use of HUD funds in the 2016-17 fiscal year. The Neighborhood Development Department will publish a summary of the planned expenditures in April and a second public hearing will be held at the City Council meeting on Tuesday, April 19th. The Annual Action Plan will be submitted to HUD on or before May 15, 2016.

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

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

a. CP16-01: 3607, 3609, 3613, 3619, 3629 Lewiston Road and 3410 Crimson Wood Dr, from Low Residential (3-5 du/ac) and Mixed Use Corporate Park to Moderate Residential (5-12 du/ac)

Hanna Cockburn summarized the proposed change from Low Residential and Mixed Use Corporate Park to Moderate Residential, which is described as 5-12 dwelling units per acre, accommodating housing types ranging from small lots, single family detached and attached homes, to townhomes and moderate density low rise apartment buildings, and noted the amendment accompanies a rezoning request for residential development on the site. The site lies just northeast of Piedmont Triad International Airport and north of the planned Greensboro Urban Loop now under construction. The proximity to these features has previously led to designations of nearby properties for corporate, industrial and commercial mixed uses. The related rezoning is tentatively scheduled to go to the Zoning Commission April 18th meeting, and involves an RM-12 request with one condition, limiting uses to residential development only. Ms. Cockburn noted the guidance memo provided to help the Planning Board in formulating their comments on the General Future Land Use Plan amendment.

In answer to a question, Mike Kirkman added that, as is standard, written notifications were sent to all property owners within 600 feet of the request. He noted that there has been some feedback in terms of the rezoning but very little conversation in terms of the land use map amendment, and reminded the Board that their role is to look at the policy side, and the longer-term growth and development trends in the area, with any comments on that basis. He also stated that he understood the applicant has put together some illustrations of their concepts, which have not been viewed by staff. The rezoning application is for CD-RM-12 zoning, with a single condition, limiting uses to residential development only; the application had been delayed from the March Zoning Commission meeting for completion of the Traffic Impact Study and its review.

Mr. Kirkman noted that this matter is not before the Planning Board as a public hearing, but if the Board would like to hear comments from speakers, they could certainly do so. He reminded the audience that the Zoning Commission was the appropriate place for comments related to the rezoning request.

The Planning Board agreed to let attendees speak if they chose. In response, Bronnie Vanderworker, Hickory Woods Drive, stated that they have concerns about the impact on their single family property values. He said that while the developer had expressed a desire to meet with the neighborhood so far there has been no meeting.

Derrick Johnson, 4785 Corinthian Way, stated that he was concerned that they have not received any information about the proposed development in the immediate area. They would like more information concerning the proposal. They purchased their property because of the isolation and the privacy in their quiet neighborhood. It was their understanding that there could not be any development because of the wetlands in the area. They feel that the proposed development is too dense and would disturb the wildlife they have become accustomed to.

Justin Wittaniemi-Shaler, 401 Corinthian Way, stated that they are concerned about the safety of their children if there is an increase in traffic on their street. He would like to see their street remain a dead-end to help alleviate vehicular traffic. He also does not feel that the residents have been properly notified of meetings and the opportunity to provide their input.

Kent French, 4818 Hickory Woods Drive, stated that he is concerned that their properties are being backed up by 29 acres of land proposed for development that as he understood it would possibly add as much as 500 vehicles to their road, currently a 2-lane road with traffic lights on either end. He stated that the roads already have traffic back-up during rush hour times; that there is not enough of a buffer on the proposed development plan; and that he felt the proposal was an excessive jump in zoning density for this area.

Board Comments:

Mr. Martin stated that he feels the density comments from residents are meaningful. Mr. Bryson stated that the neighbors should have more information available to them, and provided in a timely way. Mr. Allen said the site makes sense for development but more information to the neighbors who help them be more aware of for what the actual zoning and development proposal entails.

b. 2603 Murrayhill Road, from Low Residential to Mixed Use Residential

Hanna Cockburn stated that the GFLUM amendment is in conjunction with a rezoning request for 2603 Murrayhill Road. The current designation is Low Residential and the proposed designation is Mixed Use Residential. This designation is applied in neighborhoods or districts where the predominant use is residential and where substantial compatible, local-serving, non-residential uses may be introduced. Such uses are typically found in older in-town neighborhoods that accommodate a variety of commercial and low-scale local services, as well as newly developed traditional neighborhood developments.

She noted that the site lies just outside the boundaries of the Central Gateway Corridor Planning Area in a transition point between the commercial uses associated with Gate City Boulevard and the surrounding residential areas that are already developed. She reminded the Board of the Guidance Memo providing the considerations the Board is asked to keep in mind when commenting on a GFLUM amendment. The rezoning request request will be heard at the April 18th Zoning Commission meeting. Staff has heard that the proposal is for a dental office.

Board Comments:

Mr. Allen stated that he thought the request is warranted as it fits a number of criteria that the Board has looked at previously. Mr. Atkins stated that he felt this would be a good transition and a good fit and would probably be an asset to the neighborhood.

4. Housing Request for Proposals:

a. Results of RFP

Mr. Wade asked that he be recused from this item. The Board voted unanimously in favor of Mr. Wade's recusal.

Cynthia Blue introduced herself and summarized the activities to date and the results of the RFP for the Annual HOME Funding program. The HOME Program are federal funds that are allocated to the City and its HOME Consortium Partners which include Guilford County, the City of Burlington and the County of Alamance and specifically for the purpose of production and preservation of affordable housing. The RFP looked for responses under eligible development activities focused around the construction of new rental housing units, rehabilitation of existing rental housing units or conversion of non-residential buildings to rental housing. The RFP was issued on February 11th, with applications due on March 3rd. A public information session was held on February 17th. It was advertised on the website and through the News and Record and Carolina Peacemaker for all interested developers as well as emailed to a developer list that is used regularly. Available funding from the City includes about \$1.3 million dollars and about \$300,000 from Guilford County. Of the City's funding, \$300,000 has been set aside for low income housing tax credit projects and staff will be hearing from the NC Housing Finance Agency in August with the results of their selection process. At that time, applicants for the \$300,000 will be reviewed and a recommendation will be made to the Board. For the remaining funds, 3 proposals were received for the City Competitive funds; 3 proposals for the low income housing tax credit set-aside funds and no proposals were

received for Guilford County funds. One of the City projects was determined not to meet the threshold scoring for strength of application. It is a project that is still very early in the development process and did not yet have site control. Guilford County has indicated that they will apply their available funds to their Homeowner Rehabilitation Program for low income homeowners out in the County who need assistance. The review team consisted of Richard Bryson, Steve Allen, and a number of various staff members. Staff recommends that 2 of the projects be funded for a total of \$980,139.00 including plus a reallocation of \$150K in HOME funds that were targeted to single family development. Sumner Ridge, a 72 unit new construction project by Affordable Housing Management, Inc, would receive \$600,000 and Foxworth Permanent Supportive Housing Development, an 11 unit project by Greensboro Housing Authority would receive \$530,139. The Greensboro Housing Authority has partnered with the Servant Center which has a long track record in the community of serving veterans. The project is also applying to the NC Housing Finance Agency and the Federal Home Loan Bank for additional project funds. Both developers have indicated that at these project award amounts their budgets are feasible.

In May 2016, final applications will be made for the Low Income Housing Tax Credits through the NC Housing Finance Agency and staff will hear back in August, the results of that process. City staff will evaluate those projects for the \$300,000 set aside and will then bring a recommendation to the Planning Board. The requested actions before the Planning Board today are to approve the project recommendations for City HOME Funds and to authorize staff to submit the recommendations to City Council.

Updates of Prior RFP awards: Hope Court was 16 units of permanent supportive housing which was completed in January and is fully leased up; Everett Square is another 16 units of permanent supportive housing and they received their Certificates of Occupancy in January and they are in the leasing process now; Under construction is Berryman Square which is 44 units of a tax rehabilitation project that is 90% complete and plans to fill any vacant units in April; Jonesboro Landing Phase II is 9 units of new construction housing and that is under way now.

Mr. Bryson moved approval of the 2 proposed projects, as submitted by staff, seconded by Mr. Mossman. The Board voted 6-0-1 in favor of the motion. (Ayes: Allen, Bryson, Martin, Mossman, Brame and Atkins. Nays: None. Abstained: Wade.)

5. Easement Release (Final Decision):

a. Proposed release of a 20' easement located at 5529 and 5531 Sapp Road, as recorded in Plat Book 47, Page 42.

Mr. Wade stated that he would need to be recused from this item also. The Board voted unanimously in favor of Mr. Wade's recusal.

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

Mr. Bryson moved approval of the easement request for Sapp Road, as presented by staff, seconded by Mr. Mossman. (6-0 - Ayes: Allen, Bryson, Martin, Mossman, Brame and Atkins. Nays: None. Abstained: Wade.)

Mr. Wade returned to the dais for other items on the agenda.

b. Proposed release of a 15' wide access easement to pond, as recorded in Plat Book 172, Book 85, and a 25' access drive and easement to runoff filter areas, as recorded in Plat Book 100, Page 113, both located at 238 NC Hwy 68 South.

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

Mr. Martin moved approval of the easement request for the pond located at 238 NC Hwy 68 South, as presented by staff, seconded by Mr. Bryson. (7-0 - Ayes: Allen, Bryson, Martin, Mossman, Wade, Brame and Atkins. Nays: None.

c. Proposed release of part of a 20' wide easement located at 5011 Ellenwood Drive, as recorded in Plat Book 38, Page 34.

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

Mr. Martin moved approval of the easement request for Ellenwood Drive, as presented by staff, seconded by Mr. Bryson. (Ayes: Allen, Bryson, Martin, Mossman, Wade, Brame and Atkins. Nays: None.

PLANNING DEPARTMENT

6. Items from Staff

a. Randleman Road Corridor Plan Phase 1 draft

Russ Clegg stated that the Randleman Road Corridor project was requested by City Council, and the official period of public comment on the recommendations for this first phase opened March 16. Mr. Clegg noted that no action by the Planning Board was required; he was providing an initial summary of the project and recommendations to the Planning Board.

Mr. Clegg identified the overall Randleman Road Corridor, extending from where the road starts at Freeman Mill Road and to the City limits on its southern end. Phase 1 involves the northern half. An Existing Conditions Report was completed in June and since that time there has been public input gathered and a set of strategies put together. He noted the outreach for the Plan, including the door-to-door surveys, meetings with the businesses in the area, and the online survey, which were intended to get to what people saw as strengths and challenges for the corridor. Generally speaking, people thought that the sidewalks were a good strength for the area and pedestrian and vehicular connectivity is strong. There are a lot of job opportunities in the area and there are some property maintenance issues that should be addressed. The existing conditions review highlighted that the corridor is already identified as a redevelopment corridor, and that a fairly significant dollar value (over \$26 million) in infrastructure improvements was already planned for the area.

Mr. Clegg noted that we would continue taking responses to the on-line survey, and next steps included a public hearing before the Planning Board next month, before going to City Council for final determination.

7. Items from the Chair

Vice Chair Allen stated that on March 23 there would be an event downtown outlining projects for the downtown area. He provided flyers to those interested.

8. Items from Board Members

Mr. Bryson asked that the family of Ralph Johnson be kept in everyone's thoughts and prayers.

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

None.

10. Approval of Absences

The absences of Mr. Isaacson and Ms. Parker were acknowledged.

11. Adjournment

There being no further business before the Board, the meeting adjourned at 5:04 p.m.

Respectfully submitted,

Sue Schwartz

Planning and Community Development, Director
SS:sm/jd