

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

The Greensboro Planning Board meeting was held on Wednesday, July 20, 2016 at 4:07 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; Richard Bryson, Homer Wade, John Martin and Celia Parker. City staff present included Steve Galanti, Hanna Cockburn, Sheila Stains-Ramp, Shayne Thiel, Lucas Carter. 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 June 15, 2016 Planning Board Meeting (APPROVED)

Mr. Martin moved to approve minutes of the June 2016 meeting, as submitted, seconded by Mr. Bryson. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Isaacson, Bryson, Brame, Atkins, Wade, Martin, Parker. Nays: None.)

STREET CLOSING:

Mr. Allen arrived at 4:05 for the remainder of the meeting.

Mr. Wade was recused from this matter by unanimous vote of the Board members.

a. PL(P) 16-15: Recommendation on a resolution closing a 0.199 acre (8,671 sf) portion of Byers Ridge Drive. (FAVORABLE RECOMMENDATION-APPROVED)

Lucas Carter presented the street closing request and staff assessment. Mr. Carter presented maps of the proposed resolution related to this property. The reason that the right of way can be abandoned is because there was greater than the City minimum for a right of way width. It would benefit the property owner to have that property so they can do something with it. There are some utilities that run through this property, Duke Energy, Time Warner Cable and AT&T that go through this portion of the right of way. There will be a condition added to accommodate those utilities. On July 8, 2016 the Technical Review Committee recommended approval of the street closing with the following conditions: 1) That the City retain a 20' utility maintenance easement over existing utility lines until such time as the lines are unnecessary; 2) The street closing shall become effective upon the completion of; a) tract 1, which is 0.10 acres or 4,672 sq. ft. as shown on the survey, which is the smaller map, shall be dedicated as public right of way; b) An easement shall be dedicated over all utility lines located within the portion of right of way to be closed.

Chair Isaacson asked if the Board members had any questions.

Mr. Bryson moved to approve the recommendation of the street closing as presented by staff, seconded by Ms. Parker. The Board voted 7-0-1 in favor of the motion. . (Ayes: Isaacson, Bryson, Brame, Atkins, Martin, Parker and Allen. Nays: None. Abstained: Wade.)

ANNEXATION PETITION:

- a. PL(P) 16-14 Proposed annexation of 5812, 5908, and 5910 Lake Brandt Road; 200-2002 and 2020 Trosper Road; and adjacent right of way, totaling approximately 17.2 acres. (RECOMMENDED)**

Chair Isaacson was recused from this matter by unanimous Board vote.

Lucas Carter presented maps of the property and stated that this is a contiguous annexation request. The approximate acreage is 17.2 acres that includes street right of way along Lake Brandt Road and a small portion of Trosper Road. This property is within the Growth Tier 1 area of the Growth Strategy Map in the Comprehensive Land Use Plan. The TRC recommends approval of the annexation request at the July, 2016 meeting. The Zoning Commission will hear the initial zoning portion of the request at the August 15, 2016 meeting, and it will go to the September 20, 2016 City Council meeting for final action.

Vice Chair Allen asked if there were any questions by the Board members.

Mr. Atkins moved to recommend the annexation as presented by staff, seconded by Mr. Martin. The Board voted 7-0-1 in favor of the motion. (Ayes: Bryson, Brame, Atkins, Wade, Martin, Parker and Allen. Nays: None. Abstained: Isaacson.)

AMENDMENT TO GENERALIZED FUTURE LAND USE PLAN (GFLUM):

- CP-16-06 Proposed GFLUM Amendment from Interim Residential to Mixed Use Residential for 5812, 5908, and 5910 Lake Brandt Road and 2000-2002 and 2020 Trosper Road.**

Hanna Cockburn stated that for the same request, CP-16-06, requested in conjunction with an annexation and original zoning. The current designation is internal Residential and is proposed to be amended to Mixed Use Residential. This designation applies to neighborhoods and districts where the predominant use is residential and where substantial compatible local serving non-residential uses may be introduced. This district is applied in areas suitable to a diverse mixture of housing types and densities and ensuring that buildings are an appropriate scale and intensity is critical.

In response to questions, Steve Galanti stated that the main trigger for annexation is that they want to develop the property and tap onto the City water and sewer. Mr. Galanti stated that the neighbors have not been notified of the annexation request but they will be notified by mail of the original zoning case, which has the Comprehensive Plan comments included. When the request goes to City Council it will be advertised.

Board Comments:

Mr. Bryson stated that he wants to make sure that the current residents are notified. Mr. Allen stated that he is familiar with the traffic in this area and he is eager to see development in this particular part of the city.

Chair Isaacson returned to the podium.

EASEMENT RELEASES:

- a. **Proposed release of a portion of a 20' wall maintenance and utility easement located at 27 Elm Ridge Lane, as recorded in Plat Book 86, Page 54. (APPROVED)**

Shayna Thiel stated that the applicant wishes to construct an accessory structure. At this time, all utility providers have reviewed the request and given their approval.

Mr. Allen moved to approve the easement release as identified and presented by staff, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Bryson, Brame, Atkins, Wade, Martin, Allen, Parker. Nays: None.)

- b. **Proposed release of a drainage maintenance utility easement (DMUE) over and 15' around a dry detention pond, and a 20' access easement to a dry detention pond located at 2414 Battleground Avenue, as recorded in Plat Book 185, Page 40. (APPROVED)**

Shayna Thiel stated that the applicant wishes to construct a cell tower on this site. At this time, all utility providers have reviewed the request and given their approval.

Mr. Allen moved to approve the easement release as identified and presented by staff, seconded by Mr. Martin. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Bryson, Brame, Atkins, Wade, Martin, Allen, Parker. Nays: None.)

ITEMS FROM THE PLANNING DEPARTMENT

Hanna Cockburn wished to give a quick update on some items of interest to the Planning Board members. She stated staff has received a draft of the Solar Roadmap and staff anticipates presenting that to the Board at the next meeting in August. There is a wealth of information about where we are as far as the solar market in Greensboro and things that can be done to help encourage that. Staff is also preparing some draft recommendations for the Friendly Avenue Corridor Study going from Elam Avenue along Friendly Avenue to Holden Road. This will be taken to the public in August for public input. It is anticipated that will come before the Board in September or October meeting. There was a successful workshop for Blocks of Opportunity, properties that are held by the Greensboro Housing Development Partnership and the Redevelopment Commission that are available for development purposes throughout the City, primarily in redevelopment areas. That information will be shared with the Board very soon.

Items from the Staff**Informational update on Housing Programs**

Cynthia Blue stated that for the last several months there have been 76 units to come on-line. In regard to the low income tax credit awards, it is anticipated that the NC Housing Finance Agency will make their award announcements around the 2nd week in August and the successful applicants from Greensboro and staff will be determining if there is a way to work with them to further improve the affordability of the units in those projects. Recommendations will be brought to the Board in September for review. City Council has approved a Bond Referendum for \$25 Million to be placed on the November Referendum ballot. Descriptive information was

provided for the Board members' review. These are the activities that have been discussed and Council has approved, in concept, but these needs could be changed around, as the Council deems necessary.

Items from the Chair:

Chair Isaacson had no items to report.

Items from the Board Members

Mr. Allen stated that he attended one of the development projects put on by staff at the Greensboro Regional Realtor's Association a few weeks ago and he appreciates staff for that opportunity. He thought it was a very well run seminar to let people know about some of the opportunities available.

Speakers from the Floor on Items under Planning Board Authority

None.

Approval of Absences

The absence of Mr. Mossman was acknowledged as excused.

Adjournment

There being no further business before the Board, the meeting adjourned at 4:40 pm.

Respectfully submitted,

Sue Schwartz

Planning Department, Director
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