

**MEETING OF THE
GREENSBORO PLANNING BOARD
AUGUST 17, 2016**

The Greensboro Planning Board meeting was held on Wednesday, August 17, 2016 at 4:05 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Richard Mossman, Day Atkins, Homer Wade, John Martin and Celia Parker. City staff present included Steve Galanti, Hanna Cockburn, Sheila Stains-Ramp, Shayna Thiel, Lucas Carter and Jeff Sovich. 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 July 20, 2016 Planning Board Meeting (APPROVED)

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

2. ELECTION OF CHAIR/VICE CHAIR:

Mr. Mossman nominated Mr. Isaacson to remain in place as Chair and Mr. Allen to remain in place as Vice Chair, seconded by Mr. Wade. The Board voted unanimously in favor of the nomination. (Ayes: Isaacson, Martin, Mossman, Atkins, Wade, Martin, Parker. Nays: None.)

3. PUBLIC HEARING:

a. AMENDMENT TO FUTURE LAND USE MAP OF THE LINDLEY PARK NEIGHBORHOOD PLAN:

CP-16-04 : Proposed GFLUM Amendment from Multi-Family to Mixed Use Residential for 2201 Spring Garden Street and 911 Scott Avenue (FAVORABLE RECOMMENDATION)

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

Hanna Cockburn presented the request, which is associated with a rezoning request for 2201 Spring Garden and 911 Scott Avenue. The Lindley Park Neighborhood Plan presently supports use of the properties for Multi-Family Residential in the 6 to 12 dwelling units per acre range. The proposed Mixed Use Residential zoning applies to areas where the predominant use is residential and where compatible local-serving nonresidential uses may be introduced. The Mixed Use Residential classification accommodates a diverse mix of housing types and densities, while ensuring that buildings are of appropriate scale and intensity, with a higher residential density range.

Amanda Williams, 3929 Tinsley Drive, High Point, NC, representing the property owners, came forward and stated that they are reprogramming their housing offerings, from rental-by-bedroom of 4-bedroom units, primarily for student housing, to 1-, 2- and possibly 3-bedroom units that may operate as more typical market multifamily. She stated that this will not impact the parking required so there will be very little additional impact to the neighborhood as a whole.

There being no other speakers on this matter, the public hearing was closed.

Board Comments

Mr. Allen and Mr. Mossman stated that they support the request as there will be very little impact to the surrounding areas.

Mr. Allen moved to recommend the proposed zoning change request to the Lindley Park Neighborhood Plan as submitted by staff, seconded by Mr. Mossman. The Board voted 6-0-1 in favor of the motion. (Ayes: Isaacson, Martin, Mossman, Atkins, Martin, Parker. Nays: None. Abstained: Wade.)

Mr. Wade returned to the podium for other matters coming before the Board.

4. SOLAR ROAD MAP PRESENTATION:

Jeff Sovich, Planner, described the Solar RoadMap Initiative, stating that it is an online information hub providing a comprehensive set of online tools and expert resources to help make utilizing solar energy easier, faster, and more cost effective at the local level. Greensboro is one of more than 240 local governments nationwide, and one of only 12 in North Carolina, that participated in the program. Planning Department staff collaborated with representatives of the Solar RoadMap program to identify information about solar energy in Greensboro, which formed the basis of the custom-tailored Greensboro Solar RoadMap. The Solar RoadMap program is funded by the US Department of Energy's SunShot Initiative, a national collaborative effort to make solar energy cost-competitive with other forms of electricity by the end of the decade.

No action by the Board was required on this matter.

5. ANNEXATIONS:

- a. PL(P) 16-16: Proposed satellite annexation of 3436 Randleman Road, approximately 0.97 acres. (APPROVAL RECOMMENDED)**

Lucas Carter stated that the non-contiguous property is located within Growth Tier 1 on the Growth Strategy map in the Comprehensive Plan. The request was sent to the City's services providers for their review and there were no issues raised. The Technical Review Committee (TRC) recommended approval of the annexation.

No Board member had any questions.

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

- b. PL(P) 16-17 Proposed satellite annexation of 5405 Marley Drive, approximately 0.60 acres. (APPROVAL RECOMMENDED)**

Lucas Carter stated that the property is located within Growth Tier 1 on the Growth Strategy map in the Comprehensive Plan, and that it is not contiguous to the City's primary corporate limits. This request was sent to the City's service providers for their review and there were no issues raised. The Technical Review Committee (TRC) recommended approval of the annexation.

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

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

6. EASEMENT RELEASES:

- a. Proposed release of a portion of a 15' sanitary sewer easement and all of a 60' DMUE located at 3262 Randleman Road, as recorded in Plat Book 130, Page 116. (APPROVED)**

Shayna Thiel stated that the applicant wished to relocate the sewer easement and record it on a new plat. All utility providers have reviewed the request and given their approval; a condition of approval is recommended,

Mr. Martin moved to approve the easement release with the recommended condition, seconded by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Mossman, Atkins, Wade, Martin, Allen, Parker. Nays: None.)

- b. Proposed release of a 15' wide and 25' wide drainage easement located at 201, 301 and 401 East Bragg Street, and 408 Martin Luther King Jr. Drive, as recorded in Plat Book 184, Page 101. (APPROVED)**

Shayna Thiel stated that the applicant wished to relocate a drainage easement on this site. All utility providers have reviewed the request and given their approval.

Mr. Allen moved to approve the easement release, seconded by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Mossman, Atkins, Wade, Martin, Allen, Parker. Nays: None.)

7. ITEMS FROM THE PLANNING STAFF

- a. Informational update on "Lots of Opportunity" program**

Hanna Cockburn gave an update on the "Lots of Opportunity" program, explaining that this effort was to help people in the development and real estate communities to learn more about properties that are available for sale from the City, the Redevelopment Commission and Greensboro Housing Development Partnership. A website has been created to be a one-stop shop to provide information about properties that are available. This includes properties available to purchase from Engineering and Inspections, the Redevelopment Commission Neighborhood Development and the Greensboro Housing Development Partnership. She provided copies of the handout and encouraged Board members to share the information.

- b. Request to set a Public Hearing for the September 21st Board meeting on changing the name of West Lee Street between Binford Street and West Gate City Boulevard**

Steve Galanti stated that Council has requested consideration of a street name change for the section of West Lee Street between Binford Street and West Gate City Boulevard, to Binford Street. To change a street name, the process requires that the Board set a public hearing to consider the proposed change. As such, the Board is asked to schedule a public hearing for the September meeting. Mailed notices will be sent to the people that would be

affected by the street name change. At that public hearing, the Board will be asked to make a recommendation for final City Council action on October 18th, 2016.

Ms. Parker moved that a public hearing be scheduled for the September 21, 2016 Planning Board meeting, seconded by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Mossman, Atkins, Wade, Martin, Allen, Parker. Nays: None.)

8. ITEMS FROM THE CHAIR:

Chair Isaacson had no items to report.

9. ITEMS FROM BOARD MEMBERS:

None.

10. SPEAKERS FROM THE FLOOR:

None.

11. APPROVAL OF ABSENCES:

The absence of Mr. Bryson and Ms. Brame were acknowledged as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 4:45 pm.

Respectfully submitted,

Sue Schwartz
Planning Department, Director

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