

**MEETING OF THE
GREENSBORO PLANNING BOARD
SEPTEMBER 21, 2016**

The Greensboro Planning Board meeting was held on Wednesday, September 21, 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, Richard Mossman, Day Atkins, Richard Bryson, Danielle Brame, John Martin and Celia Parker. City staff present included: Hanna Cockburn, Mike Kirkman, Sheila Curry, Sheila Stains-Ramp, Shayne Thiel, Lucas Carter and Russ Clegg. Also present were Caitlin Bowers from the Neighborhood Development Department, and Jennifer Schneier and Andrew Kelly from the 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 August 17, 2016 Planning Board Meeting (APPROVED)

Mr. Martin moved to approve minutes of the August 17, 2016 meeting, as submitted, seconded by Ms. Brame. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Isaacson, Mossman, Brame, Bryson, Martin, Parker. Nays: None.)

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

PUBLIC HEARINGS:

a. Name Change for a portion of West Lee Street, to Binford Street (FAVORABLE RECOMMENDATION)

Sheila Curry, GIS Analyst, identified the street section for which the name change was requested, and asked the Planning Board to make a recommendation on the proposed name change from West Lee Street to Binford Street. Ms. Curry noted this was a City Council-initiated request, affecting 11 parcels and 17 individual address points. The impacted property owners and tenants have been notified. The Technical Review Committee (TRC) recommended the change, as proposed, as it does not conflict with the street naming and addressing manual. If approved, the Planning Department will notify the Guilford County Tax Department, the Postal service, utility companies and other service agencies to minimize the inconvenience for the owners and tenants. The estimated cost for installation of new street signs will be \$975.

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

Eddie Catalano, 1214 Westridge Road, stated that he owns one of the impacted properties, at 2227 West Lee Street, and he had asked City Council to initiate the request for the name change. He stated that Duke Power sends bills for the 4 units in his building, one addressed from West Lee Street and the other three from W. Gate City Boulevard, which is causing confusion. He stated had spoken with other impacted businesses and they support the street name change.

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

Board Comments

Mr. Bryson stated that he supported the request as there would be a positive impact to the surrounding area.

Ms. Parker moved to recommend the proposed street name change as submitted by staff, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Martin, Mossman, Atkins, Brame, Bryson, Parker. Nays: None.)

b. 2015-2016 Greensboro Consolidated Annual Performance Evaluation Report (CAPER): (No Action)

Caitlin Bowers, Grant Administrator, presented information concerning the 2015-2016 Consolidated Annual Performance Evaluation Report (CAPER). The report is prepared annually for submission to the Department of Housing and Urban Development and measures performance in one fiscal year toward the goals of the Five-year Consolidated Plan, which itself was brought to the Board in 2015. The hearing fulfills the citizen participation requirement set forth by HUD. The HUD funding includes the Community Development Block Grant, the HOME Program, the Housing Opportunity for Persons with AIDS program, and the Emergency Solutions Grant. These funds are used for large and small community development and improvement projects, like Willow Oaks; the South Elm Street Redevelopment Plan; Brownfields; rental and homeowner rehabilitation; rental and new homeowner new construction; home buyer assistance and counseling; fair housing activities; economic development and small business assistance; and homelessness prevention activities. The report also includes programs from the City of Burlington, Alamance County and Guilford County as participating agencies in the HOME program and housing consortium for which Greensboro serves as the lead agency.

Ms. Bowers reported that in the City of Greensboro, three multi-family development projects were completed using federal funds and other local funding to create 76 affordable units. Housing rehabilitation programs assisted 155 households in the form of grants and low interest loans through the rehabilitation and repair of tenant- and owner-occupied housing, home buyer down-payment assistance and code compliance boarding. Additionally, close to 2,000 people were reported to be served through homelessness and special needs programs. This data represents the outcome of the work done in fiscal year 2015 to 2016 through the use of CDBG, HOME, ESG, HOPWA and other local funding. The full CAPER narrative can be found on-line at the City's website.

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

No Board action was required regarding this information.

Chair Isaacson was recused from the following item by unanimous vote. Mr. Martin took the role as Acting Chair by consent of the Board.

TYPE 3 MODIFICATION – KIRKWOOD PLACE (APPROVED)

Mike Kirkman, Planning Manager, presented the proposed modification, stating the Type 3 Modification request was for a change to a previously approved zoning condition for the project known as Kirkwood Place, on Lawndale Drive between Independence Road and Colonial Road. The proposed change is to Condition #3, which capped the maximum number of residential dwelling units at 56. The proposed change is to allow a maximum of 57 dwelling units.

Mr. Kirkman provided the Board with the standards and tests by which they were requested to evaluate the request and vote on the proposal. The modification must result in equal or better performance than the condition being modified; or the size, topography, or existing development of the property or adjoining areas do not allow compliance with the condition, or that a federal, state or local law prevents compliance with the standard or condition. The Board was provided some information to help in evaluating the potential impact of the change on surrounding properties, such as no changes being necessary to the site development as sufficient parking was already provided, that the change was internal to the building and not evident from the outside, and that no changes to design features intended to help the project be compatible from a design perspective were proposed. Mr. Kirkman noted that larger changes, having greater impacts, would trigger a rezoning as they would be considered a significant change. He the Board make two findings; first, that the change is not substantial enough to

trigger the rezoning conversation; and second, that the Type 3 Modification, if approved, meets at least one of those three standards, likely the equal or better performance criteria. He also noted the applicant was present to address the specifics of the request.

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

John Stratton, 101 Wentworth Drive, stated that as the developer of the project he was proud and excited about the plans for the area. They bought nearly 3 acres of property on Lawndale Drive and are demolishing several older and mostly dilapidated structures to redevelop the site as a nearly \$10M mixed use development. The original rezoning request was for 56 units, based on the preliminary design, with retail on the lower level and 3 stories of apartments. As they progressed in their design drawings they found dividing one larger unit into two smaller units made sense for space-planning reasons. That change from 56 to 57 units has no impact on the parking situation at the property, as there is already more than the minimum parking provided – 129 spaces where 127 are required. He noted the ground floor retail does not change at all; nor would the 2nd and 3rd floors be changed. The net effect of the change does not increase the size of the building or change the exterior elevations. If the request is not granted, they would have one larger two-bedroom unit instead of the two one-bedroom units they require on the 3rd floor. Mr. Stratton noted there has been no opposition to the proposed development of the property and in fact there was neighborhood support given at the rezoning hearing, and they have met with neighborhood representatives on several occasions.

Acting Chair Martin asked if any of the Board members had any questions.

After a short discussion, Mr. Atkins moved to approve the Type 3 Modification as presented by staff and the applicant, seconded by Mr. Mossman. The Board voted 6-0 in favor of the motion. (Ayes: Martin, Mossman, Atkins, Bryson, Brame, Parker. Nays: None. Abstained: Isaacson.)

Mr. Isaacson returned to the podium as Chair.

GENERALIZED FUTURE LAND USE PLAN AMENDMENT - CP 16-07: Proposed amendment for 200 W. Cornwallis Drive from Low Residential to Moderate Residential (BOARD COMMENTS ONLY)

Hanna Cockburn, Planning Manager, presented the proposed amendment to the Generalized Future Land Use Map for 200 West Cornwallis Drive. She stated the current designation was Low Residential, with a proposed change to Moderate Residential. The Moderate Residential designation accommodates housing types ranging from small lot single family detached and attached single family dwellings such as town homes, to moderate density low-rise apartment dwellings. Comments from the Board were requested and would be included in the zoning staff report provided to the Zoning Commission when they hear the related rezoning case, scheduled for October 17.

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

Mr. Martin stated that he feels the request is in keeping with the surrounding area and so would not be an intrusion in the neighborhood.. Mr. Mossman stated that he agreed with Mr. Martin although he has concerns about how the roadways will go through. Mr. Atkins stated that he felt it would tie in with the area and he could support it.

ANNEXATION PETITIONS:

- a. **PL(P) 16-19: Proposed annexation of 5604 West Gate City Boulevard and a portion of 5698 West Gate City Boulevard, along with adjacent portions of the right of way of West Gate City Boulevard and High Point Road, approximately 15.3 acres (FAVORABLE RECOMMENDATION)**

Lucas Carter, Planner, stated that the proposed contiguous annexation was within Growth Tier 1 of the Growth Strategy Map in the Comprehensive Plan. The proposed use was commercial development and the related rezoning case would go to the Zoning Commission on October 17; both the annexation and the rezoning would go to City Council on November 15 for final action on both items. All service providers indicated they could serve the area proposed for annexation. There is an impact on the Police Department but they feel the impact is not significant at this time.

After a short discussion Mr. Bryson moved to recommend approval of the annexation petition as presented by staff, seconded by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Mossman, Atkins, Brame, Martin, Bryson, Parker. Nays: None.)

- b. **PL(P) 16-20: Proposed Annexation of 1309 Guilford College Road, 190-198 Hasselwood Drive and 103-107 Amberwood Drive, approximately 4.5 acres (FAVORABLE RECOMMENDATION)**

Lucas Carter stated that the proposed satellite annexation involved a lot with an existing house and additional properties owned by the same owners. The owners of the house, at 1309 Guilford College Road, are having trouble with the well on the property and would like to connect to City water and sewer. The site is within Growth Tier 1 of the Growth Strategy Map of the Comprehensive Land Use Plan, and the land use is proposed to remain residential. The TRC recommends approval of the request. The request will go to the Zoning Commission on October 17th and then to City Council on November 15th.

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

EASEMENT RELEASES:

- a. **Proposed release of a portion of a 20' utility easement located at 1203 N. Holden Road, as recorded in Plat Book 63, Page 25. (APPROVED)**

Shayna Thiel presented the easement release requests and stated that all utility companies have viewed the proposed release and support the request.

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

- b. **Proposed release of a 30' drainage maintenance and utility easement located at 2802 Immanuel Road, as recorded in Plat Book 112, Page 27. (APPROVED)**

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

- c. **Proposed release of a portion of a 20' utility easement located at 1402 McDowell Drive, as recorded in Plat Book 37, Page 54. (APPROVED)**

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

ITEMS FROM THE PLANNING DEPARTMENT

Items from the Staff

Informational update on release of Draft Friendly Avenue Activity Center Plan

Russ Clegg, Planner, gave an update on the Friendly Avenue Activity Center Plan, noting he would come to the Planning Board in October for a public hearing and Board recommendation to take to City Council.

City staff was directed by City Council to study a section of Friendly Avenue from N. Elam Avenue to Holden Road. Besides the Friendly Shopping Center, the study area also includes Wesley Long Hospital, several City parks, the Bog Garden and the Bicentennial Gardens, churches, and schools, and touches Green Valley Office Park. There is a lot of activity in the area. An existing conditions report was completed in December and released to the public, and input has been requested and collected with a survey on-line, publicized through social media including Next Door. Input from the public was considered for the report. This is an area with uses that are a city-wide draw and there are several economic impacts for this area. There is excellent road access to the area and people really value the shopping center and see it as an important asset to the whole area. There is interest in better access for cyclists and pedestrians. There are some concerns about commercial growth impacting the integrity of the surrounding residential neighborhoods. GDOT is working with NCDOT to fund some projects that will make improvements to Friendly Avenue as well as Benjamin Parkway, including better pedestrian and cycling access and better connections of the trails and gardens within the area..

Items from Staff:

Mike Kirkman stated that there will be a reception for the Boards and Commission members on Tuesday, October 4th, from 4:00 – 5:30 p.m. This launches National Community Planning Month here in Greensboro.

Items from the Chair:

Chair Isaacson had no items to report.

Items from the Board Members

None.

Speakers from the Floor on Items under Planning Board Authority

None.

APPROVAL OF ABSENCES

The absence of Mr. Wade and Mr. Allen were acknowledged as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 5:10 pm.

Respectfully submitted,

Sue Schwartz
Planning Department, Director

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