

**PARTIAL MINUTES FOR THE
MEETING OF THE
GREENSBORO PLANNING BOARD
DECEMBER 21, 2016**

The Greensboro Planning Board meeting was held on Wednesday, December 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, Danielle Brame, Richard Bryson, Day Atkins, Homer Wade, John Martin and Celia Parker. City staff present included Chris Spencer from Greensboro Department of Transportation; Mike Kirkman, Hanna Cockburn, Sheila Stains-Ramp, and Shayna Thiel from Planning, and Cyndi Blue from Neighborhood Development. Also present was Andrew Kelly, City Attorney's Office.

PUBLIC HEARING

LAND DEVELOPMENT ORDINANCE TEXT AMENDMENT REGARDING SUBSECTION (F) OF SECTION 30-10-10.2. REQUIRED LOCATIONS AND SECTION 30-15-10, TERMS BEGINNING WITH "I", RELATED TO SIDEWALKS IN INDUSTRIAL PARKS. (RECOMMENDED)

Chris Spencer, Greensboro Department of Transportation Engineering Division Manager, presented the proposed text amendment, noting sidewalks are required in conjunction with subdivision and site development of a scale to warrant TRC site plan review. The provisions were established in 2002 in support of the City's adopted Walkability Policy. The ordinance was amended in 2005 to allow for qualifying exemptions in Industrial Parks. The intention was to allow for flexibility in requiring sidewalks where the proposed and surrounding development was primarily large-lot industrial land uses, with little else that might generate pedestrian traffic in the vicinity.

Mr. Spencer stated that in administering the ordinance, staff has found that the term "Industrial Parks" as the defining criteria for the exemption causes unnecessary confusion.

Mr. Spencer also stated that the revision would clarify the ordinance by eliminating the reference to Industrial Parks. The conditions for an exemption would remain unchanged, and there would continue to be a limited number of areas that could qualify. Since the Industrial Park language is only referenced by this section of the ordinance, eliminating the definition does not affect any other provision in the LDO. Mr. Spencer noted it is not anticipated that this will change how GDOT interprets and applies the ordinance. Staff will continue to evaluate the surrounding area to determine if it is primarily industrial and if all of the other conditions of the exemption exist.

Mr. Martin and Ms. Brame arrived at 4:10 p.m. for the remainder of the meeting.

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

Chair Isaacson asked if inserting 'uses' after Industrial would help clarify the text, and suggested substituting 'primarily' or 'predominantly' for 'mostly'. Mr. Spencer responded that he had no objection to the language change. In response to a question by Mr. Bryson concerning the definition of 'area', Mr. Spencer stated that generally they are talking about the walkable area which is usually ¼ to ½ mile. Mr. Bryson also suggested that "predominantly" or "primarily" be used, to clarify the intent of the text.

Mr. Bryson moved to recommend the text amendment to the LDO, as presented by staff with the suggested revisions, seconded by Mr. Wade. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Atkins, Bryson, Brame, Martin, Wade, Parker. Nays: None.)

APPROVAL OF ABSENCES

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

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 4:50 pm.

Respectfully submitted,

Sue Schwartz, FAICP, Director
Planning Department