

**MEETING OF THE
GREENSBORO PLANNING BOARD
JANUARY 18, 2017**

The Greensboro Planning Board meeting was held on Wednesday, January 18, 2017 at 4:08 p.m. in the Plaza Level Conference Room of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Richard Bryson, Day Atkins, Homer Wade, John Martin; Danielle Brame joined by phone for Item 3. City staff present included Steve Galanti, Sheila Stains-Ramp, Shayna Thiel, and Lucas Carter. Also present was Andrew Kelly, 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 December 21, 2016 Planning Board Meeting (APPROVED)

Mr. Wade moved to approve minutes of the December 21, 2016 meeting, as submitted, seconded by Mr. Martin. The Board voted unanimously (5-0) in favor of the motion. (Ayes: Isaacson, Bryson, Atkins, Wade, Martin. Nays: None.)

2. ANNEXATIONS:

A. PL (P) 17-01: Proposed Annexation of 5805 W. Gate City Boulevard, 1.6 acres. (Site is generally south of intersection of West Gate City Boulevard and Suttonwood Drive). (RECOMMENDED APPROVAL)

Lucas Carter stated that the property is within the Tier 1 Growth Area of the Growth Strategy Map and the Comprehensive Land Use Plan. The Technical Review Committee (TRC) recommended approval of the annexation. The service providers have evaluated the proposal and have not identified any problems or questions.

The Zoning Commission will hear the related zoning request for commercial use of the site at their February meeting and both the annexation and the zoning requests are anticipated to be before City Council at their March 21st, 2017 meeting.

Mr. Atkins moved to recommend approval of the proposed annexation of 5705 W. Gate City Boulevard, as presented by staff, seconded by Mr. Bryson. The Board voted 5-0 in favor of the motion. (Ayes: Isaacson, Atkins, Bryson, Martin, Wade. Nays: None.)

B. PL (P) 17-02: Proposed Annexation of 1302 Youngs Mill Road, 0.98 total acreage, 0.92 outside of Right of Way. (RECOMMENDED APPROVAL)

Lucas Carter stated that the property is also within the Tier 1 Growth Area, and the Technical Review Committee had also recommended approval of the annexation. The service providers have evaluated the proposal and have not identified any problems or questions.

The Zoning Commission will hear the related initial zoning request, to remain residential use, at their February meeting, and both requests will move on to City Council at their March 21st, 2017 meeting.

Mr. Martin moved to recommend approval of the proposed annexation of 1302 Youngs Mill Road as presented by staff, seconded by Mr. Bryson. The Board voted 5-0 in favor of the motion. (Ayes: Isaacson, Bryson, Martin, Wade, Day. Nays: None.)

Ms. Brame was added to the meeting by conference call.

Mr. Wade was recused from the easement release consideration by unanimous vote.

3. EASEMENT RELEASE:

- a. Proposed release of a portion of a drainage maintenance and utility easement located at 3902 West Wendover Avenue, as recorded in Plat Book 130, Page 4. (APPROVED – FINAL ACTION)**

Shayna Thiel stated that the applicant requested the release of the described portion of the drainage maintenance and utility easement. All utility providers have reviewed the request and given their approval.

Mr. Bryson moved to approve the proposed Annexation of 1302 Youngs Mill Road as presented by staff, seconded by Mr. Martin. The Board voted 5-0-1 in favor of the motion. (Ayes: Isaacson, Bryson, Martin, Day, Brame. Nays: None. Abstained: Wade.)

4. ITEMS FROM THE CHAIR: None

5. ITEMS FROM THE STAFF: None

6. ITEMS FROM THE BOARD MEMBERS: None

7. SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY: None

8. APPROVAL OF ABSENCES:

The absences of Mr. Mossman, Mr. Allen and Ms. Parker were 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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