

**PARTIAL MINUTES OF THE  
MEETING OF THE  
GREENSBORO PLANNING BOARD  
MAY 17, 2017**

The Greensboro Planning Board meeting was held on Wednesday, May 17, 2017 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Richard Bryson, Day Atkins, Homer Wade, John Martin, Celia Parker, Richard Mossman, Danielle Brame. City staff present included Steve Galanti, Hanna Cockburn, 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.

**ANNEXATION:**

**PL(P) 17-09: PROPOSED ANNEXATION OF 5812, 5908,-5910 LAKE BRANDT ROAD, 2000, 2018 AND 2020 TROSPER ROAD, WITH ADJACENT RIGHT OF WAY, APPROXIMATELY 18.03 ACRES (FAVORABLE RECOMMENDATION)**

The Board voted to recuse Chair Isaacson from this item.

Lucas Carter stated that this is an annexation request by Sun Capital is approximately 18.03 acres, including street right-of-way. The proposed use is mix of residential and commercial. This site is located within Growth Tier 1 area of the Growth Strategy Map of the Comprehensive Plan and the property is contiguous with the City's primary corporate limits. The Technical Review Committee (TRC) recommended approval of this annexation request at its May 5, 2017 meeting. Service providers have reviewed the request and made favorable responses.

Amanda Hodierne, 804 Green Valley Road, Suite 200, representing the applicant, stated that she is available to answer questions by the Board members, that all the existing houses were vacant, and that there have been no responses heard from surrounding residential occupants in this area.

Mr. Martin moved to recommend the proposed annexation to City Council, seconded by Mr. Wade. The Board voted 8-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Parker, Wade, Mossman. Nays: None. Abstained: Isaacson.)

**STREET CLOSING:**

**PL(P) 17-10: RECOMMENDATION ON A RESOLUTION CLOSING A PORTION OF BOSTON ROAD, FROM ITS INTERSECTION WITH NORWALK STREET NORTHWARD TO THE RAILROAD RIGHT OF WAY. (FAVORABLE RECOMMENDATION WITH CONDITIONS)**

The Board voted to recuse Mr. Wade from this item.

Lucas Carter stated that this closing is for a portion of Boston Road, formerly known as Pomona Road as per Plat Book 15 on Page 14, from a point approximately 40' north of the centerline of Norwalk Street northward approximately 500' to the center of the NC Railroad right-of-way. The petition is signed by Mr. O'Connell for Boston Road Properties, Laura O'Connell, Thomas L. O'Connell and Madeline B. O'Connell who make up 89% of the frontage along the right-of-way. The City of Greensboro owns the portion of the road and has not signed the petition. The City must make two determinations in order to close the street: 1) the closing of the street to vehicular traffic is not contrary to the public interest, and 2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress. At their May 9, 2017 meeting, the TRC recommended the closing with the following conditions: "1) That there be a continuous right-of-way of 40 feet from the centerline of Norwalk Street and Boston Road established along all abutting parcels; 2) That the curb cut on Boston Road west of the requested closure be replaced with curb and gutter along the existing curb line; 3) That if the portion of road to be closed is to be used as a driveway, then the driveway must remain clear of all obstructions; 4) That the City shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use; 5) That the applicant shall dedicate to the City of Greensboro a 20-foot emergency vehicle access easement; and 6) That the street closure not become effective until a plat is recorded dedicating the required easements and combining the properties along this portion of Boston Road with properties having road frontage on either Norwalk Street or Boston Road, the combination shall include the abutting portion of the property deeded to the City of Greensboro in the Book 5503, page 55, so that a continuous right-of-way of 40 feet from centerline of Norwalk Street and Boston Road is established."

Mr. Allen moved to recommend the street closing to City Council with the six TRC conditions, seconded by Ms. Parker. The Board voted 8-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Parker, Mossman, Martin. Nays: None. Abstained: Wade.)

#### **APPROVAL OF ABSENCES**

None.

#### **ADJOURNMENT:**

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

Respectfully submitted,  
Sue Schwartz, FAICP  
Planning Department, Director