

**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.

1. MEETING MINUTES:

a. Approval of Minutes of April 19, 2017 Planning Board Meeting (APPROVED)

Mr. Bryson moved to approve minutes of the April 19, 2017 meeting, as submitted, seconded by Mr. Allen. The Board voted unanimously (9-0) in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Bryson, Parker, Brame, Wade, Martin, Mossman. Nays: None.)

2. ANNEXATION:

A. PL(P) 17-09: Proposed Annexation of 5812, 5908, 5910 Lake Brandt Road, 2000, 2018 and 2020 Trospen Road, with adjacent right of way, approximately 18.03 acres (APPROVAL RECOMMENDED)

The Board voted to recuse Chair Isaacson from the item. Vice Chair Allen requested staff's presentation.

Lucas Carter, Planner, stated that the annexation request by Sun Capital is approximately 18.03 acres, including street right-of-way. The proposed use is a mix of residential and commercial. The site is located within the 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 the request at its May 5, 2017 meeting. The annexation and the related zoning request are tentatively scheduled to be heard at the July 18, 2017 City Council meeting. Service providers have reviewed the request and indicated service could be provided.

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

Mr. Martin moved to recommend approval of the proposed annexation to 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.)

3. GENERALIZED FUTURE LAND USE MAP (GFLUM) AMENDMENTS:

- a. CP-17-04: 5812-5910 Lake Brandt Road, 2000, 2018 and 2020 Trosper Road, from Interim Residential to Mixed Use Residential, 18.03 acres**

Chair Isaacson was recused from this item.

Hanna Cockburn, Planning Manager, stated that the involved properties were currently designated Interim Residential and the request would change that to Mixed Use Residential. She noted the Board had seen a similar request last year; the boundaries have changed slightly. The Mixed Use Residential category applies to neighborhoods or districts where the predominant use is residential and where substantial compatible local servicing non-residential uses may be introduced. The associated zoning case is tentatively scheduled for the June 19, 2017 Zoning Commission meeting with Council consideration on the annexation anticipated in August.

Board Comments:

Mr. Martin stated that he considered the proposed change would be complimentary to the surrounding area.

- b. CP-17-05: 1632 Ball Street, from Low Residential to High Residential, 3.43 acres**

Chair Isaacson returned to the dais for the remainder of the meeting. Mr. Wade was recused from this item and from Item 4A.

Hanna Cockburn stated that the property was currently designated Low Residential; the proposed amendment would change that to High Residential. The High Residential district allows dwelling densities at or above 12 units per acre, providing for high-density apartment dwellings, condominiums, life care and similar types of housing, along with office uses. The designation could create opportunities for higher-density housing as it becomes increasingly important to respond to demographic shifts in the community and demands for affordable housing. Such a designation is ideally suited near major activity and employment centers and areas suitable for future transit services.

Board Comments:

Mr. Allen stated that the development trend on Phillips Avenue seemed to support the requested change and would be in line with the changes and work in this area.

Mr. Bryson stated that he thinks there is a lot more that can be done in this area and did not support the proposed change.

Mr. Atkins stated that without more information on how the development might occur, going from Low to High Residential is quite a jump.

4. STREET CLOSING:

- a. **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. **(APPROVAL RECOMMENDED WITH CONDITONS)**

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

Lucas Carter presented the proposed closing of a portion of Boston Road, formerly known as Pomona Road, as per Plat Book 15, page 14, from a point approximately 40' north of the Norwalk Street/Boston Road centerline northward approximately 500' to its terminus at the NC Railroad right-of-way, approximately 0.61 (26,571.6 square feet). The signers of the petition (Mr. O'Connell for Boston Road Properties, Laura O'Connell, Thomas L. O'Connell and Madeline B. O'Connell) are owners of property abutting 89% of the right-of-way requested to be closed. The City of Greensboro owns the remainder of the property abutting the right of way.

In closing the street, the centerline of the road, owners on both sides of the road will own the property to the centerline.

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) 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 requested closing of Boston Road with the following conditions: "1) That there be a continuous right-of-way of 40' from centerline of Norwalk Street and Boston Road established along all parcels included in this request; 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 requested 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-wide 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' emergency vehicle access easement. 6) That the street closure is not effective until the 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, with the combination including 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' from centerline of Norwalk and Boston Road is established."

Chair Isaacson asked if there was anyone to speak on this matter and no one came forward.

Mr. Allen moved to recommend approval of the street closing to City Council, 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.)

5. EASEMENT RELEASES

- a. Proposed release of a portion of a 70' drainage maintenance utility easement (DMUE) located at 5101 West Market Street, as recorded in Plat Book 71, Page 79. (APPROVED)**

Shayna Thiel stated that all the utility companies have reviewed the request and have no objection to release of the 15' x 15' portion of the DMUE.

Mr. Allen moved to approve the easement release, seconded by Mr. Bryson. The Board voted unanimously (9-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Mossman, Brame, Parker, Wade, Martin. Nays: None.)

- b. Proposed release of portion of a drainage maintenance utility easement (DMUE) located at 2717 Pinedale Road, as recorded in Plat Book 191, Page 130. (APPROVED)**

Shayna Thiel stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Allen moved to approve the easement release, seconded by Mr. Martin. The Board voted unanimously (9-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Mossman, Brame, Parker, Wade, Martin. Nays: None.)

- c. Proposed release of a portion of a 60' drainage maintenance utility easement (DMUE) located at 4 Duck Club Court and 2614 Duke Club Court, as recorded in Plat Book 189, Page 114. (APPROVED)**

Shayna Thiel stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Allen moved to approve the easement release, seconded by Mr. Martin. The Board voted unanimously (9-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Mossman, Brame, Parker, Wade, Martin. Nays: None.)

6. ITEMS FROM THE DEPARTMENT:

None

7. ITEMS FROM BOARD MEMBERS:

Mr. Bryson stated that as part of the Greensboro Transit Authority Board, he is aware of both the several annexations within the City and the need for transit service to these new areas. The GTA is now going through a study called Mobility Greensboro and there has been a lot of discussion about improvements to the GTA services. He would like to have someone from GTA at the table to join in annexation discussions for the impacts on Fixed Route and SCAT services. He asked that staff address this matter as soon as possible.

Hanna Cockburn stated that staff has reached out to GTA staff to include them in these proposed annexations and hopefully align the Comprehensive Planning work with the work of GTA.

8. ITEMS FROM THE CHAIR:

None

9. SPEAKERS FROM THE FLOOR:

None.

10. APPROVAL OF ABSENSES:

None.

Chair Isaacson acknowledged that this was Richard Mossman's last meeting with the Planning Board, and thanked him for his participation and service to the Planning Board. The Board wished him well.

Steve Galanti stated that at the last City Council meeting Michael Cooke had been appointed to Mr. Mossman's position, and would be attending the Planning Board meetings in the future.

11. 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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