

**PARTIAL MINUTES
MEETING OF THE
GREENSBORO PLANNING BOARD
JUNE 21, 2017**

The Greensboro Planning Board meeting was held on Wednesday, June 21, 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, and Danielle Brame. City staff present included Steve Galanti, Mike Kirkman, Hanna Cockburn, Shayna Thiel, Russ Clegg, Stefan-leih Geary and Lucas Carter. Also present was Andrew Kelly, City Attorney's Office.

LAND DEVELOPMENT ORDINANCE TEXT AMENDMENT: AMEND SECTION 30-7-8.6 - HDO - HISTORIC DISTRICT OVERLAY, SECTIONS A.2.A AND B; AND REFERENCES IN THE HISTORIC DISTRICT MANUAL AND DESIGN GUIDELINES (RECOMMENDED)

Stefan-leih Geary stated that the Historic Preservation Commission reviewed this request at their May 31, 2017, meeting and voted in favor of the name change from "Charles B. Aycock" to "Dunleath" since the neighborhood was named after the middle school and Guilford County Schools voted to change the Aycock Middle School's name, to the Melvin C. Swan Middle School.

David Wharton, 667 Percy Street, Chairman of the Greensboro Historic Preservation Commission, stated that he has lived in this neighborhood for 23 years and is a member of the Neighborhood Association's Board of Directors. He stated that in the mid-19th century the area was farmland and woods owned by Robert P. Dick and his wife, Mary Adams Dick and that in 1857 they established a mansion, called Dunleath. Robert Dick was one of Greensboro's most prominent and important citizens, a lawyer and politician, served as a U.S. Attorney in eastern North Carolina, was a member of the NC Counsel of State, was a State Senator, and served as an Associate Justice in the NC Supreme Court after the Civil War. He also co-founded and taught at Greensboro's first Law School. The grounds of the Dunleath mansion are also quite significant. Before the Civil War they were attended by enslaved North Carolinians whose welfare and instruction was overseen by Mary Dick. Near the end of the war, the property was occupied by Union General Jacob Cox who had fought in several battles in the Carolina Campaign. After the war, Mr. Dick continued the farm, deeded several of acres to former slaves who continued to work the farmland and others who continued to work for wages in the house and on the grounds. By 1895, most of the Dunleath farmland had been sold and was owned by the Cone brothers. Caesar Cone then built Summit Avenue at the former Dunleath property between downtown and Proximity Mill. The surrounding area was subdivided into the current street grid. Over the next three decades, the Cones developed the residential neighborhood that still stands today. At that time, the neighborhood did not have a name but there was a small school on Cypress Street, which was demolished in 1922 and replaced by the much grander school that still stands today. The City named the school after Charles B. Aycock, so the neighborhood preexisted the Aycock School. In the late 1960s, the Dunleath mansion had fallen into disrepair and the demolition of the house was a catalyst in the formation of Greensboro's preservation movement and its successor, Preservation Greensboro. In the early 1980s, the neighborhood had fallen into disrepair and a developer had proposed to build apartments on the five acres that had surrounded the Dunleath mansion. This galvanized the neighborhood residents to form a

Neighborhood Association and they decided to name it after the most prominent surviving building in the neighborhood, which was the Aycock School. Shortly after that, the neighborhood became part of the city's Historic Preservation Program and was incorporated as the Charles B. Aycock Historic District. A few years later, the City was listed on the National Register of Historic Places and was called the Summit Avenue Historic District, but the residents at the time, did not have much input into the choosing of that name. In the ensuing 35 years since that time, the Neighborhood Association and the Historic District Program was very successful in improving the housing stock and the community life of the neighborhood. Last year the Guilford County School Board decided to rename the Aycock School to the Melvin Swan Junior Middle School, and that has caused a problem since the neighborhood was named after the school and not after the governor. Governor Aycock had no historical connection to the neighborhood. The Neighborhood Board of Directors crafted a process and open discussion about the neighborhood's name, which included direct mail, e-mail, on-line discussions, flyers hand-delivered to each housing unit and apartment, and public meetings. Three options received support; 1) keep the Aycock name, 2) change the name to the Summit Avenue Neighborhood, and 3) change the name to Dunleath. In the end, the name "Dunleath" received approximately 90% of the votes cast at a neighborhood-wide public meeting that was attended by approximately 50 neighbors. Subsequently, the Neighborhood Association changed its name to the Dunleath Neighborhood Association. It is hoped that the Planning Board members will support the request and recommend in favor of the name change of the Dunleath Historic District.

COMMENTS BY BOARD MEMBERS:

Mr. Allen thanked Mr. Wharton for speaking on behalf of the Neighborhood Association, for presenting the history of the neighborhood and for his efforts in retrieving the details of the history of this area.

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

STREET CLOSING: PL(P) 17-11: CLOSURE OF MARTINSVILLE COURT, BETWEEN MARTINSVILLE ROAD AND BATTLEGROUND AVENUE. (RECOMMENDED)

Lucas Carter stated that there are five properties adjacent to this street and all have signed the petition. The Technical Review Committee feels circumstances here allow the City to make the two required determinations for a street closing: (1) that closing 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.

The Technical Review Committee (TRC) recommended the closing with six conditions:
1) That the City of Greensboro shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use; 2) That the portion of right-of-way to be closed shall not include the area within 8 feet of the back-of-curb along Battleground Avenue, within 30 feet from centerline of Martinsville Road, nor shall be any containing greenway elements along Martinsville Road; 3) That the property identified as parcel number 0030325 (2700 Martinsville Road) shall be combined with an adjacent parcel so that the resultant lot will have frontage and direct vehicular access to a public street; 4) That the driveway permit for the

new Battleground Avenue access point be approved by the North Carolina Department of Transportation and the driveway permit for a new Martinsville Road access point be approved by the Greensboro Department of Transportation before the final plat is recorded; 5) That construction plans for the turning radius at the southeast corner of the Battleground Avenue and Martinsville Road intersection, that either increases it to a 30-foot radius or an equal or better alternative as determined by the Greensboro Department of Transportation be approved before the final plat is recorded; and 6) That the street closing shall not become effective until a final plat which combines all portions of the closed street with the abutting properties is signed by all property owners who have an ownership right in the closed street and is recorded in the Guilford County Register of Deeds.

BOARD DISCUSSION:

Mr. Martin stated that David Caldwell Drive is sufficient to get to Martinsville Road, the petition was signed by all property owners, and sees no problem with closing this portion of Martinsville Road.

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

ANNEXATION: PL(P) 17-12: PROPOSED ANNEXATION OF 4716 HICONE ROAD, APPROXIMATELY 0.89 ACRES (RECOMMENDED)

The Board voted unanimously in favor of recusing Mr. Wade from this matter.

Lucas Carter stated that the owners have signed petition, the proposed land use will be commercial, the property is located within the Tier 1 Growth Area of the Growth Strategy Map of the Comprehensive Plan, and the property is not contiguous with the City's primary corporate limits. The City service providers have no objections to the request but it appears that sanitary sewer may need to be pumped to the manhole in Hicone Road. The TRC recommended approval of this annexation request at its June 12, 2017 meeting.

Mr. Allen moved to recommend the annexation to City Council, seconded by Mr. Martin. The Board voted 7-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Brame, Parker, Martin. Nays: None. Abstained: Wade.)

APPROVAL OF ABSENCES

The absence of Mr. Cooke was acknowledged as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 5:30 pm.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director