

**MEETING OF THE
GREENSBORO PLANNING BOARD
SEPTEMBER 20, 2017**

The Greensboro Planning Board meeting was held on Wednesday, September 20, 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, Carol Carter and Danielle Brame. City staff present included Steve Galanti, Hanna Cockburn, Sheila Stains-Ramp, Shayna Thiel and Lucas Carter. Also present was Terri Jones, City Attorney's Office and Caitlin Bowers, Neighborhood Development.

STREET CLOSING:

**PL(P) 17-17: CLOSING OF A PORTION OF EAST FEBRUARY ONE PLACE
(RECOMMENDED)**

Shayna Thiel stated that this is a request for closing a portion of East February One Place. The City must find that closing the street to vehicular traffic is not contrary to the public interest; and that no property owner in the vicinity is deprived of reasonable means of ingress and egress. The Technical Review Committee (TRC) has reviewed the request and recommends approval of the street closing, as specified, with the following conditions: 1) 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; 2) The applicant shall either dedicate to the City of Greensboro a 20-foot public access easement or combine the entire portion of the street to closed with property under the City's ownership; 3) The applicant shall provide a minimum of 15 feet clearance height underneath the proposed deck within the portion of the street to be closed; 4) The street closure is to become effective upon the recording of a plat in the Guilford County Register of Deeds that depicts the portion of street to be closed being combined with the abutting property and the dedication of the 20-foot public access easement. The plat shall be signed by each property owner who has an ownership interest in the portion of street to be closed. She also stated that 100% of the property owners have signed and agreed to the street closing. Staff recommends approval of the request.

After a short discussion, Mr. Allen moved to recommend approval of the street closing with conditions to City Council, seconded by Mr. Wade. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Wade, Bryson, Atkins, Brame, Carter, Allen. Nays: None.)

ANNEXATION:

**PL(P) 17-18: PROPOSED ANNEXATION OF 4622 MCKNIGHT MILL ROAD,
APPROXIMATELY 65 ACRES (RECOMMENDED)**

Mr. Isaacson was recused from this matter.

Lucas Carter stated that this proposed annexation is a satellite annexation request that lies within the Tier I Growth Area of the Growth Strategy Map in the Comprehensive Plan. The TRC has

reviewed the request and recommends approval of the annexation request, as submitted. The zoning portion of this request will go to the Zoning Commission on October 16, 2017.

Board Comments:

In response to a question from Mr. Bryson, Mr. Carter stated that the waterline extension to Hicone Road would be located within the right-of-way for McKnight Mill Road.

In response to a question from Ms. Carter, Mr. Galanti explained why this was a satellite annexation, she stated that the applicant would be responsible for all costs associated with the utility extensions and she requested more information concerning the impacts to provide services to this site.

In response to a question from Mr. Allen, Mr. Galanti stated that access to the site would not be from Rankin Mill Road, that the Technical Review Committee would evaluate access from the subdivision to the south and along its frontage on McKnight Mill Road as part of the site plan review.

After a short discussion, Mr. Atkins moved to recommend the annexation to City Council, seconded by Mr. Bryson. The Board voted 6-0-1 in favor of the motion. (Ayes: Bryson, Atkins, Brame, Carter, Wade, Allen. Nays: None. Abstained: Isaacson)

APPROVAL OF ABSENCES

The absences of Mr. Cooke and Mr. John Martin were acknowledged as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 5:32 pm.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director