

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

The Greensboro Planning Board meeting was held on Wednesday, October 18, 2017 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Richard Bryson, John Martin, Day Atkins, Homer Wade, Carol Carter, Michael Cooke and Danielle Brame. City staff present included Steve Galanti and Hanna Cockburn. Also present was Andrew Kelly, City Attorney's Office and Virginia Spillman, Water Resources Department.

MEETING MINUTES:

**APPROVAL OF MINUTES OF SEPTEMBER 20, 2017, PLANNING BOARD MEETING
(APPROVED)**

Mr. Bryson moved to approve minutes of the September 20, 2017, meeting, seconded by Mr. Wade. The Board voted 7-0 in favor of the motion. (Ayes: Bryson, Cooke, Atkins, Martin, Carter, Wade, and Isaacson. Nays: None.)

TYPE 4 MODIFICATION:

**MODIFICATION REQUESTED UNDER 30-12-3.4.C.1) RE WATERSHED CRITICAL AREAS –
SPILL RISK REDUCTION OF PROHIBITED USES (SECTION 30-12-4.3A), 3930
BATTLEGROUND AVENUE (RECOMMENDED)**

Virginia Spillman, Water Resources, stated that this modification was for an existing convenience store with gas pumps, which is not permitted in the Watershed Critical Area. The applicant proposes to build a new convenience store with gas pumps at this location that will: result in a decrease in the amount of built-upon on site; treat the stormwater runoff with a water quality device; and replace the old underground tanks with new, improved tanks. The Technical Review Committee recommended approval of the request based on a finding of "equal or better performance."

Upon a question from Ms. Carter, Maggie Jones, Kimley-Horn and Associates, stated that there are no easements present that will affect the development and that NCDEQ will review and approve the new underground tanks.

After a short discussion, Ms. Carter moved to recommend the modification to City Council, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Bryson, Cooke, Atkins, Martin, Carter, Wade, and Isaacson. Nays: None.)

Ms. Brame arrived and participated in the remainder of the meeting.

Mr. Wade asked that he be recused from Items CP-17-11 for a potential conflict of interest. Mr. Wade was recused by unanimous vote.

AMENDMENT TO GENERALIZED FUTURE LAND USE PLAN (GFLUM):

CP-17-11: 1806 MERRITT DRIVE, FROM LOW RESIDENTIAL TO MIXED USE RESIDENTIAL, 14.34 ACRES (COMMENTS)

Hanna Cockburn, Planning Manager, presented the requested Generalized Future Land Use Map (GFLUM) amendment by indicating the intent of the current and proposed designations, presenting mapping showing the area around the site as well as the larger context, providing photos of the site and area, and providing guidance on evaluating proposed amendments. She also reminded the Board that their comments would be made part of the staff report for the rezoning hearing before the Zoning Commission.

Board Comments:

Planning Board members provided the following comments:

- Complementary use to residential; it makes sense, it fits, don't see a problem
- Unlikely to be another low residential use in this location next to the Interstate
- The Merritt Drive area between major thoroughfares is experiencing change and the corridor needs attention as we update the Comprehensive Plan
- Not in favor of changing zoning for signage, conditions and restrictions to prevent more intense uses and would be beneficial to protect established single family neighborhoods nearby

Mr. Wade returned to the dais and participated in the remainder of the meeting.

After a brief presentation concerning the general annexation process, findings for recommending an annexation, and the water and sewer policy, Mr. Galanti presented the annexation cases.

ANNEXATIONS:**PL(P) 17-19: PROPOSED ANNEXATION OF 2921 W VANDALIA ROAD, APPROXIMATELY 0.95 ACRES (RECOMMENDED)**

Mr. Galanti stated that this proposed annexation lies within the Tier I Growth Area of the Growth Strategy Map in the Comprehensive Plan and that all service providers have responded that they can serve this site, especially Police and Solid Waste. The Fire Department did note that upon annexation Station 48 will serve this site and that although the response time will increase slightly it will be within their standard for coverage. The TRC has reviewed the request and recommended approval.

In response to a question from Mr. Bryson, Mr. Galanti stated that the front portion of this lot is currently within the City of Greensboro.

After a short discussion, Mr. Bryson moved to recommend the annexation to City Council, seconded by Ms. Brame. The Board voted 8-0 in favor of the motion. (Ayes: Bryson, Cooke, Atkins, Martin, Carter, Wade, Brame and Isaacson. Nays: None.)

PL(P) 17-20: PROPOSED ANNEXATION OF PORTIONS OF 2900, 2910, 2924 AND 3136 MCCONNELL ROAD, APPROXIMATELY 110 ACRES (RECOMMENDED)

Mr. Galanti stated that this proposed annexation lies within the Tier I Growth Area of the Growth Strategy Map in the Comprehensive Plan and that all service providers have responded that they can serve this site, especially Police and Solid Waste. The Fire Department did note that this site is currently served and upon annexation will continued to be served by City Station 56. The TRC has reviewed the request and recommended approval.

In response to a question from Mr. Martin, Mr. Galanti stated that the need for city water and sewer is triggering this annexation request.

Andrew Perkins, NC A and T University, stated that the site will continued to use by the university for teaching and research.

Mr. Martin moved to recommend the annexation to City Council, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Bryson, Cooke, Atkins, Martin, Carter, Wade, Brame and Isaacson. Nays: None.)

ITEMS FROM THE DEPARTMENT:

SURVEY KICK-OFF: AMOUNT AND TYPE OF INFORMATION PLANNING BOARD MEMBERS NEED TO EFFECTIVELY CARRY OUT THE BOARD'S DUTIES. (PRESENTATION)

Mr. Galanti explained the survey, that he will email them an electronic version of the hyperlink, that the survey should be completed by 5PM on October 27th, and that staff will compile the results before presenting them to the Board.

APPROVAL OF ABSENCES:

The absence of Mr. Allen was acknowledged as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 4:55 pm.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director