

**PARTIAL MINUTES OF THE  
MEETING OF THE  
GREENSBORO PLANNING BOARD  
NOVEMBER 15, 2017**

The Greensboro Planning Board meeting was held on Wednesday, November 15, 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, Steven Allen, Day Atkins, Homer Wade, Michael Cooke and Danielle Brame. Planning staff present included Steve Galanti, Luke Carter and Sheila Stains-Ramp. Also present was Andrew Kelly, City Attorney's Office.

**TEXT AMENDMENT:**

**LAND DEVELOPMENT ORDINANCE (LDO) TEXT AMENDMENT - AMEND SECTION 30-7-1.4(C), ENCROACHMENTS INTO REQUIRED SETBACKS, 30-15-7, TERMS BEGINNING WITH "F," 30-15-16, TERMS BEGINNING WITH "P," AND 30-15-18, TERMS BEGINNING WITH "S," RELATED TO OPEN AIR / COVERED PORCHES ENCROACHING INTO THE FRONT SETBACK (RECOMMENDED)**

Steve Galanti stated that the Land Development Ordinance allows several encroachments, limited in dimension, into the required building setbacks that are determined to have a limited impact on the adjacent property. There have been a number of variances for front porches that extended into the front setback. Staff evaluated the cases and determined that there was a pattern that warranted a change to the Land Development Ordinance. The goal of this effort was to continue to allow people to invest in their property and update obsolete structures while promoting "neighborliness" in communities and enhancing the "eyes on the street" security. In keeping with the premise for allowing encroachments that are limited in dimension and have a limited impact of the adjacent property, the proposal is to add an allowance for front porches that are covered and open. Staff presented the first stakeholder group with information that explained the situation, what other cities were allowing, and a proposal that would have allowed an eight-foot encroachment that was 10-foot wide for an open front porch, which raised questions. Through the use of an on-line survey the proposal was revised to allow a ten-foot encroachment along 75% of the dwelling. At the second stakeholders group meeting a consensus was achieved to allow a ten-foot encroachment along the entire length of the dwelling but not within the side setbacks. All of the proposal required the porch to be at least 15 feet from the front lot line. This change would have no impact on the current allowance for uncovered stoops to encroach five-foot into the setback as long as they do not exceed 35 square feet. He also explained that the text amendment creates definitions for a stoop, an open / covered porch and a deck; and hyperlinks to the front setback section and Director's explanatory memo.

Upon a question from Ms. Brame, Mr. Galanti explained that if the porches were in front of the houses on either side they would be open and have a limited impact.

Upon a question from Mr. Wade, Mr. Galanti explained that this change would not allow the house to be expanded above the porch.

Upon a question from Mr. Isaacson, Mr. Galanti explained that this change would have eliminated the need for many of the variances requested over the last several months.

Judy Stalder, representing TREBIC, stated that she was part of the stakeholder group, that they did arrive at a consensus, that there was a pattern which need to be addressed, and that this change was needed.

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

**APPROVAL OF ABSENCES:**

The absences of John Martin and Carol Carter were acknowledged as excused.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 4:57 pm.

Respectfully submitted,

Sue Schwartz, FAICP  
Planning Department, Director