

**Greensboro Planning Board**  
**WEDNESDAY, MARCH 21 2018**

**4 pm**

The Greensboro Planning Board meeting was held on Wednesday, March 21, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were Marc Isaacson, Chair; Steve Allen, Vice-Chair; Day Atkins, Danielle Brame, Richard Bryson, Carol Carter, Mike Cooke, John Martin, and Homer Wade. City staff present included Steve Galanti, Jeff Sovich and Sheila Stains-Ramp from the Planning Department; Charla Gaskins, Valerie Moore and Cyndi Blue from the Neighborhood Development Department; and Andrew Kelly from the City Attorney's Office.

Chair Isaacson welcomed everyone to the meeting and explained the procedures of the Planning Board.

**Meeting Minutes**

**a. Approval of Minutes of February 21, 2018 Planning Board Meeting (APPROVED)**

Mr. Bryson moved approval of the February 21, 2018 meeting minutes, seconded by Mr. Martin. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Atkins, Brame, Martin, Bryson, Carter, Cooke and Wade. Nays: None.)

Mr. Allen arrived at 4:02 pm for the remainder of the meeting.

**Public Hearing:**

**a. Receive Comments on Draft 2018-2019 Annual Action Plan (COMMENTS)**

Charla Gaskins, Coordinator for Federal Grants within the Neighborhood Development Department, presented the Draft Annual Action Plan, which serves as the application for federal funding from the Department of Housing and Urban Development. She noted the City's Consolidated Plan sets out the overall goals while each year staff is required to submit the Annual Action Plan outlining specific activities for the program year. The Annual Action Plan was advertised for public comments; the comment period remains open through May 3, 2018. City Council will hold a second public hearing and consider approval for the Annual Action Plan submission to HUD once the fiscal year 2018 funding allocations are announced. The HUD programs produce and preserve affordable housing units, promote fair housing, help to stabilize neighborhoods, increase the tax base and leverage additional funds for Housing and Community Development activities including other federal and state programs, private funds and the City's Nussbaum Housing Partnership fund.

Ms. Gaskins noted that despite the uncertainty, the primary federal funding levels have been stable for the past five years and are anticipated to continue to be stable in this next fiscal year. She summarized the four HUD entitlement programs used locally:

Community Development Block Grant (CDBG), funds from which can be used for a variety of neighborhood infrastructure, economic development, housing rehabilitation and public service activities;

Home Investment Partnership Program or HOME, funds from which are used for production and preservation of affordable housing units and down payment assistance;

Emergency Solutions Grant, ESG, which is targeted to homelessness prevention; and

Housing Opportunities for Persons with AIDS, providing supportive housing vouchers over a 3-county area (Guilford, Rockingham and Randolph.)

Ms. Gaskins explained that typical funded activities include housing rehabilitation, affordable housing development, redevelopment activities, down payment assistance, homelessness prevention, rental assistance, Section 108 loan debt services and administration. After Greensboro receives notification of the F/Y allocations, the Neighborhood Development Department will revise the Action Plan to reflect the 2018 funding amounts. The Funding Summary will be published for public review and City Council will hold the second public hearing to review the Annual Action Plan and receive public comments. The Plan will be sent to HUD within 60 days after the allocations are announced or by August 16, 2018, whichever comes first.

Chair Isaacson invited any speakers to come forward. No speakers provided comments.

#### **Board Comments/Questions:**

In response to a question by Ms. Carter, Cyndi Blue stated that that the CAPER is the year-end annual report which gives the accomplishments for the year that has ended, while the Annual Plan is the projection for next year.

#### **Public Hearings:**

##### **A. Land Development Ordinance (LDO) Text Amendments (APPROVAL RECOMMENDED)**

Amending Several Sections of the LDO relating to Swimming Pools: 30-8-7.3(A) Typical Use Types, Subsection (2); 30-8-10.1(H) (1) Active Recreation Facilities, Subsection (i); 30-8-10.3(A) Amusement or Waterparks, Fairgrounds, Subsection (3); 30-8-10.3 Recreational Uses, Subsection (B); 30-8-10.3, Recreational Uses, Subsection (B); 30-8-10.3(C) Golf Courses, Driving Ranges, Country Clubs, Subsection (1); 30-8-10.3(E) Parks and Open Areas, Subsection (2); 30-8-10.3(J) Sporting and Recreational Camps, Subsection (2); 30-8-10.3 Recreational Uses, Subsection (K); 30-8-11.1(C) Interior Setbacks, Subsection 2; 30-8-11.9 Swimming Pools and Interactive Water Features; 30-15-3 Terms Beginning with "B" Adding "Building Coverage"; 30-15-10 Terms Beginning with "I" Adding "Interactive Water Feature"; 30-15-18 Terms Beginning with "S".

Steve Galanti, Planning Co-Manager, outlined the provisions in the current Land Development Ordinance related to swimming pools and the process to arrive at the changes. He explained that a majority of the amendment does not change the current dimensional standards but rather changes the formatting so that each section reads the same and combines those related to swimming pools into one section for ease of use. He further explained the major changes are for pools in multifamily complexes to eliminate conflicting language and to measure separation from a building containing a residential unit on the abutting property instead of measuring from the residential property line.

Upon questions from Ms. Carter, Mr. Galanti explained that when measuring the separation from the edge of the pool decking the staff would evaluate situations where there is also an abutting patio, and that there are no proposed changes to the dimensional standards for single family pools.

Upon a question from Mr. Isaacson, Mr. Galanti explained that for noncompliant single-family pools and nonresidential pools could be resolved using the variance process and noncompliant multifamily pools could be resolved using the modification process.

Upon a question from Mr. Allen, Mr. Galanti stated that the request originated from an applicant and was related to pools in multifamily complexes.

Chuck Truby, 502 Waycross Drive, stated that he was the applicant, that the previous Unified Development Ordinance had a set number for the pool setback, the requirement changed in the new Land Development Ordinance, and that the new setback would work better for all multifamily projects.

Judy Stalder, representing TREBIC as a member of the stakeholder group, stated that she was part of the stakeholder group, supported the change and thanked staff for allowing her to participate in the effort.

After a short discussion, Ms. Carter moved to recommend the text amendment to City Council, seconded by Ms. Brame. The Board voted 9-0 in favor of the motion. (Ayes: Bryson, Brame, Wade, Allen, Atkins, Martin, Carter, Cooke and Isaacson. Nays: None.)

### **B. Street Renaming (APPROVAL RECOMMENDED)**

PL(P) 18-02 Name Change for all of South and North Aycock Street and a portion of Westover Terrace between Benjamin Parkway to W. Wendover Avenue, to **Josephine Boyd Street**.

Steve Galanti, Planning Co-Manager, explained how the request began with the submission of a petition from Mr. Brandon, the public comments received through the on-line survey and the open house, the direction received from the City Council Work Session, and presented the opposition received via a petition and letters from those on Westover Terrace. He further explained how the request meets the required reasons for the Planning Board to recommend the name change as they relate to the City's Street Name and Address Assignment Standards and policies, enhancing or maintaining public safety, not adversely affect property values or

cause excessive impact to property owners or to the City, and is an appropriate way of recognizing noteworthy person, group, place, historical event, entity or other subject of demonstrated community significance.

Upon a question from Mr. Isaacson, Mr. Galanti stated that the impacts to the city would be approximately \$15,000 to change the signs and that the impacts on the people along the corridor would be that involved in changing their addresses.

Upon questions from Mr. Cooke and Ms. Carter, Mr. Galanti explained that the staff recommended that the street name change stop at West Wendover Avenue since that was the initial request and since the manual only allows the street name for streets in continuous alignment to change at a major thoroughfare.

Mr. Lewis Brandon stated that he made the request and asked for Planning Board support. There were several people in the audience who stood in support the request. It is a long overdue way to recognize a person who contributed to the community by being the lone student attending Senior High School in 1957, graduating at the top of her class, earning her PhD and teaching at Emory University.

Rick Haase, 1412 DeSoto Place, stated that he has lived in the area for 63 years, was a Grimsley High School graduate and teaching assistant. Since the name, Westover Terrace, is synonymous with the area it should remain. There are other ways to honor Ms. Boyd without the financial impact on residents and the City as a whole. There is currently a display honoring Josephine Boyd in the hallway and a display honoring veterans of World War II.

Susan Farr, 2918 Liberty Road, stated that she assisted Mr. Brandon with getting the petition signed. She has talked with many people in the neighborhood, on Westover Terrace and with those at UNCG who supported the name change and asked for Planning Board support.

John Johnson, representing Shady Lawn and Westover Terrace Apartments, stated that his family has lived in area, owned the apartments since 1948, and feels that the name of Westover Terrace should remain the same. He feels a statue or plaque would be appropriate to honor Ms. Boyd. The people that he has talked with do not support the name change request and he has obtained a petition with signatures of 35 people who do not want the street name change.

Mr. William Allen, 822 Lancelot Drive - Pleasant Garden and pastor of Shiloh Baptist Church - located in Greensboro, stated that he hoped the Board would vote in favor of the street name change to honor Josephine Boyd. The proposed recommendation meets all the requirements of the ordinance to change the name, enhance the public safety, not adversely impact the property values or cause excessive impact to property owners in this area.

Ms. Annie Hight from Westover Terrace Apartments, stated that she lives and works in the area and that the elderly in the apartment complex will have problems changing their addresses. There is already a plaque in the school and there are other ways to honors the very brave thing that Ms. Boyd did instead of changing the name of Westover Terrace.

Fannie Boyd Thompson, Josephine Boyd's sister, stated that she is asking that the street name be changed to honor her sister. The street name change is so that her name and the deeds that she did for this City, for this county, state and nation can be recognized and asked for Planning Board support

**Board Comments:**

Mr. Bryson and Mr. Allen stated that this was the proper way to honor Ms. Boyd and the historical significance of her actions, and that the street should be renamed.

Several Board members stated that they would have been in favor of the street name change if it had included the portion of Westover Terrace located to the north of West Wendover Avenue.

Mr. Allen moved to recommend the street name change to City Council, seconded by Mr. Bryson. The Board voted 6-3 in favor of the motion. (Ayes: Bryson, Brame, Wade, Allen, Martin, and Isaacson. Nays: Atkins, Carter and Cooke.)

By unanimous consent, the Board voted to excuse Mr. Martin from the remainder of the meeting.

**Affordable Housing Development RFP****a. Recommendation of Projects to Support for Funding (APPROVAL RECOMMENDED)**

Mr. Wade stated that he would need to be recused from this item. Mr. Wade was recused by unanimous vote.

Valerie Moore, Senior Housing Planner with the Neighborhood Development Department, summarized the process for evaluating submittals made to the RFP for the Multifamily Affordable Housing Development process, and presented the project recommendations made by the review team. She reminded the Board that the RFP was designed to increase the number of affordable rental housing units in the City and of the funding amounts available. She noted \$4.8 million dollars is potentially available and from that, \$2.8 million was from multifamily housing Bonds, \$400,000 is set aside for supportive housing Bonds and HOME funds allocated to the City for the production and preservation of affordable housing are estimated to be approximately \$1.6 million.

Ms. Moore stated that 9 proposals were submitted, requesting a total of \$9.35 million, far exceeding the potential available funding of \$4.8 million. The Review Team, made up of both staff members and Planning Board members, met twice, reviewed the submittals, and developed the recommendations being presented. Three of the 9 projects submitted are recommended, which will use a little under \$4 million of the \$4.8 million available. The three projects are Bell's Summit, Elmsley Trail and Printworks. Bell's Summit was being recommended for their full request of \$448,437 for a new construction project with 48 units set aside for elderly persons. Elmsley Trail was recommended for their full request of \$750,000, also for new construction for 60 units for families. Printworks was recommended for their full

request of \$2.8 million for the adaptive reuse of the former Printworks mill, located near Revolution Mill, and would provide 217 units for families.

Ms. Moore stated that Elmsley Trail and Printworks are ready to move forward and could see rapid progress in getting under construction. Bell's Summit is a low-income housing tax credit application to the North Carolina Housing Finance Agency, so they must wait to see if they receive tax credits, a decision that should come in August.

The recommendation of the Planning Board will be taken to City Council on April 17 for a final decision. The Planning Board was asked to authorize staff to submit the project recommendations as summarized.

#### Planning Board Comments:

After some discussion it was determined that Mr. Cooke would also be recused from the matter

Mr. Allen thanked staff for their work on the projects and with the Review Team and comment he was overwhelmed by the amount of time and effort that goes into reviewing projects of this magnitude. Mr. Bryson also offered his thanks for the work done by staff in reviewing the projects and helping the Review Team understand the requests.

Ms. Moore commented that the Department would be looking for volunteers to evaluate responses to the East Greensboro RFP, if anyone wanted to help; Ms. Brame indicated her interest in working on the project.

Mr. Martin moved approval of the projects identified for recommendation to City Council, seconded by Mr. Allen. The Board voted 7-0-2 in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Brame, Martin, Bryson, Carter. Nays: None. Abstained: Cooke and Wade.)

Mr. Wade and Mr. Cooke returned to the podium.

#### **Amendment to Generalized Future Land Use Plan (GFLUM)**

##### **a. CP-18-02: 1299 and 1301 Youngs Mill Road, from Low Residential to Mixed Use Corporate Park, 64.41 acres (COMMENTS ONLY)**

Jeff Sovich summarized the proposed amendment, noting it was submitted in conjunction with a rezoning request for the property located at 1299 and 1301 Youngs Mill Road. The site's current designation is Low Residential; the proposed change is to Mixed Use Corporate Park. The area covered by the proposed amendment was extended beyond the rezoning request area to include adjacent I-40 right-of-way located to the north, and adjacent parcels to the east that are already similarly zoned. The Comprehensive Plan defines the Low Residential designation as including the City's predominantly single-family neighborhoods, as well as other compatible housing types that can be accommodated within the 3 to 5 dwelling units per acre.

The proposed Mixed Use Corporate Park designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well-planned larger scale business or employment parks with supporting uses such as retail, hotels and residential. Primary uses such as office, flex-office, technology, research and development, light

manufacturing, distribution and assembly should be placed in a campus like or corporate park setting with generous linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

The subject site is adjacent to a large area currently designated as Mixed Use Corporate Park and the area of the requested amendment is located adjacent to the current City limits.

Board members commented that the change made sense for the location, that care should be taken in protecting residential in proximity to the development area, that the potential for quality development in this area was exciting, that a campus-like development style with appropriate setbacks and buffers was appropriate.

Mr. Martin asked to be excused from the meeting, and was excused by unanimous vote.

#### **Annexation:**

##### **a. PL (P) 18-03: Proposed annexation of 0.06 ac at 4207-Rear Crane Avenue (APPROVAL RECOMMENDED)**

Mr. Galanti stated that the property is located in Growth Tier 1 of the Growth Strategy Map in the Comprehensive Plan and is contiguous to the City's primary corporate limits. The Planning Board's recommendation is to be based on the City's ability to provide services. If water and/or sewer service is needed, service is available by extending and connecting to the existing utilities within the townhouse development. The City's Fire Department notes that this site is currently served and upon annexation will continue to be served by Pinecroft-Sedgefield Station #24. Service to this location will remain the same or slightly improve, based on multi-unit responses. The Police Department can provide service with little difficulty. Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously annexed property located to the east, south and west. The Technical Review Committee recommended approval of this annexation.

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

#### **Easement Releases: (FINAL ACTION)**

##### **a. 4222 W Gate City Boulevard: Proposed release of a 15' pond access easement as recorded at Plat Book 157 Page 5 (CONDITIONALLY APPROVED)**

Sheila Stains-Ramp summarized the request and stated that all utility reviewers have indicated their support. The location is an existing Aldi's that is making changes on site, which necessitate the establishment of the replacement pond access easement before the current

easement can be released, which will mean the approval, if granted, should be conditional on that occurring.

Mr. Bryson moved approval of the easement release, with the condition that a plat establishing the replacement pond access easement be recorded before the current easement is released, seconded by Ms. Brame. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Brame, Cooke, Bryson, Carter, and Wade. Nays: None.)

**b. 4007 Edison Park Road: Proposed release of a 10' Utility Easement, as recorded in Plat Book 35, page 51 (APPROVED)**

Mr. Wade was recused from this case by unanimous vote.

Sheila Stains-Ramp summarized the request and stated that all utility reviewers have indicated their support.

Mr. Bryson moved approval of the easement release, seconded by Mr. Cooke. The Board voted 7-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Brame, Cooke, Bryson, Carter. Nays: None. Abstained: Wade.)

Mr. Wade returned to the podium for the remainder of the meeting.

**c. 12 Sharps Airpark Court: Proposed release of a 15' utility easement, as recorded in Plat Book 134 Page 62 (APPROVED)**

Sheila Stains-Ramp summarized the request and stated that all utility reviewers have indicated their support.

Mr. Allen moved approval of the easement release, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Brame, Cooke, Bryson, Carter, Wade. Nays: None.)

**d. 3409 Henderson Road: Proposed release of a 12' utility easement, as recorded in Plat Book 37 Page 66. (APPROVED)**

Sheila Stains-Ramp summarized the request and stated that all utility reviewers have indicated their support.

Mr. Allen moved approval of the easement release, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Atkins, Brame, Cooke, Bryson, Carter, Wade. Nays: None.)

**Items from the Department:**

Steve Galanti noted the next event in the Plan-It Speaker Series scheduled for March 27<sup>th</sup>, from 5:30 – 7:00 pm at the Historical Museum.



**Items from the Chair:**

Chair Isaacson stated that he had no items for discussion.

**Items from Board Members:**

Mr. Bryson stated that he would be out of town and unable to attend the April meeting.

**Speakers from the Floor on Items under Planning Board Authority:**

None.

**Approval of Absences:**

None.

**Adjournment:**

There being no further business before the Board, the meeting adjourned at 5:59 p.m.

Respectfully submitted,

Sue Schwartz

Planning Department, Director

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