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## PLANNING

### **Greensboro Planning Board WEDNESDAY, APRIL 18, 2018 4 pm**

The Greensboro Planning Board meeting was held on Wednesday, April 18, 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, Day Atkins, Danielle Brame, Carol Carter, Mike Cooke, and Homer Wade. City staff present included Steve Galanti, Sheila Stains-Ramp and Russ Clegg. Also present was Andrew Kelly, 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 March 21, 2018, Planning Board Meeting

Ms. Carter commented that she had some changes to the minutes for the street renaming item, identifying the second and third paragraphs under Board Comments for "PL(P) 18-02 Name Change for all of South and North Aycock Street and a portion of Westover Terrace...to Josephine Boyd Street", on page 5. The second line reads "It was a consensus of the Board that the street name change should include the portion of Westover Terrace located to the north of West Wendover Avenue." Ms. Carter noted that three Board members voted against the name change for that portion of Westover Terrace, but were in support of the name change otherwise. She noted the vote should reflect that the 3 voting in opposition to the motion to approve the name change were opposed only to the Westover Terrace part of the renaming.

Ms. Carter moved approval of the minutes with the changes specified, seconded by Ms. Brame. The Board voted unanimously in favor of the motion. (Ayes: Isaacson, Atkins, Brame, Cooke, Allen, Wade, Carter. Nays: None.)

Mr. Wade asked that he be recused from the first three items (street closing, UDP, GFLUM amendment) for a potential conflict of interest, and was recused by unanimous vote.

#### **Street Closing:**

- a. PL(P) 18-04: Closing of Hardindale Drive from its intersection with Muirs Chapel Road westward approximately 260 feet to its terminus. **(APPROVAL RECOMMENDED)**

Steve Galanti, Planning Co-Manager, presented the request, stating that the right-of-way for the involved portion of Hardindale Drive had been dedicated to the City of Greensboro as part of the R.G. Hardin subdivision, recorded in Plat Book 26 on Page 87 in March of 1960. The applicants for the closing are the owners having 100% of the frontage along the portion of the street proposed for closure. The closing was requested so that the land within the right of way can be added to the abutting property to aid development in the future.

Mr. Galanti noted that the Technical Review Committee found that circumstances allowed 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. As a result, the TRC recommended approval of the closing, with the following conditions: 1) That 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) That all existing buildings shall be removed from the abutting property prior to the recording of the recombination plat; 3) That the street closure is to become effective upon the recording of a recombination plat in the Guilford County Register of Deeds that depicts the portion of street to be closed being combined with the abutting property so that each resultant lots has frontage and direct vehicular access to a public street.

After a short discussion, Mr. Allen moved to recommend approval of the street closing with conditions to City Council, seconded by Mr. Cooke. The Board voted 6-0-1 in favor of the motion. (Ayes: Atkins, Allen, Carter, Cooke, Brame and Isaacson. Nays: None. Recusal: Wade.)

#### **Unified Development Plan:**

- a. Unified Development Plan (UDP) for Printworks Mill located at 1700 Fairview Street  
**(APPROVED)**

Sheila Stains-Ramp, Senior Planner, stated the site's rezoning to PUD with the related concept plan had been approved April 28, 2017; the UDP was the follow-up step to establish the development parameters for the site. The UDP needs to be approved before a site plan can be reviewed in full; a site plan is now in for review. She noted the proposed UDP is consistent with the approved concept plan and with LDO requirements, and that TRC had reviewed the draft UDP at their April 6<sup>th</sup> meeting and recommended approval, pending some minor clarifications. The requested clarifications have been made and the UDP is ready for approval.

Ms. Carter commented that the LDO calls for a common signage plan and asked if that was available. Ms. Stains-Ramp responded that the PUD regulations were developed for large, multi-phase projects, while this is a single site with a single developer reusing an existing building, with limits on freestanding and wall signage accordingly. The applicant had indicated a single freestanding sign near the entrance was their intention.

Mr. Allen moved approval of the request, as presented by staff, seconded by Mr. Cooke. The Board voted 6-0-1 in favor of the motion. (Ayes: Isaacson, Atkins, Brame, Cooke, Allen, Carter. Nays: None. Abstained: Wade.)

Mr. Isaacson asked that he be recused from the discussion on CP-18-03, along with Mr. Wade, and was recused by unanimous vote.

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

- a. **CP-18-03:** 1319-1325 New Garden Road, from Moderate Residential to Mixed Use Residential, 4.19 acres

Russ Clegg, Senior Planner, noted that staff is looking for comments by the Board members for the two proposed changes to the Future Land Use Map, noting that the general summary of comments will be added to the zoning staff report and go to the Zoning Commission for their decision.

He stated the first proposed Amendment was related to a proposed rezoning for 1319-1325 New Garden Road. The current 'Moderate Residential' designation was proposed to change to 'Mixed Use Residential'. 'Moderate Residential' accommodates housing types ranging from small lot single-family detached and attached dwellings, such as townhomes, to moderate-density low-rise apartment dwellings. 'Mixed Use Residential' applies to areas where the predominant use is residential and where substantial compatible local-serving non-residential uses may be introduced. Such use mixes are typically found in older in-town neighborhoods that accommodate corner stores and other local services, as well as newly-developed traditional neighborhood developments. The Mixed Use Residential designation is also applied in areas with a diverse mix of housing types and densities, where ensuring that buildings are of appropriate scale and intensity is critical. The area on New Garden Road is not far from the intersection of Fleming Road and New Garden Road, and there have been other similar GFLUM amendments in the vicinity in recent years.

**Board Comments:**

Ms. Carter stated her concern about what serves as a good stopping point for changes allowing commercial uses going into residential uses. She also asked when a proposed amendment might be extended beyond a rezoning site. Mr. Clegg responded that staff considers an extension when there is a current use that is more appropriately in the proposed designation.

Mr. Atkins asked what level of activity would trigger a traffic study. Steve Galanti noted the GDOT has identified development intensity and scale triggers relating to the anticipated volume of traffic at peak hours, in the ordinance providing for the requirement of a transportation impact study (TIS). Ms. Carter indicated her understanding was that a development with 150 residential units would be large enough to require a TIS.

- b. **CP-18-04:** 6707 and 6709 West Friendly Avenue, from Low Residential to High Residential, 8.61 acres

Mr. Wade returned to the dais. Ms. Carter and Mr. Isaacson asked to be recused for the item; they were recused by unanimous vote.

Russ Clegg stated that a proposed rezoning has triggered the GFLUM amendment request from Low Residential to High Residential for a site not far from Guilford College. He explained that the Low Residential designation covers the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a low-density range. The proposed High Residential designation provides for high-density apartment dwellings, condominiums, life care and similar group housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing and it is ideally suited near major activity or employment centers in an area suitable for future transit service. Within this district, office buildings may also be accommodated.

Mr. Clegg noted there are predominantly industrial uses to the west, with some high residential in that area, while more immediately the uses are low residential with some moderate residential mixed in as well as some institutional uses, generally with schools. There is also some commercial closer to Dolley Madison Road.

**Board Comments:**

Mr. Cooke stated that the change seemed appropriate for the area.

Mr. Allen asked about notification for GFLUM changes; Mr. Clegg stated that since this is not a public hearing, there is no formal individual owner notification of the Planning Board consideration. He noted that

when the rezoning and GFLUM amendment are scheduled for the Zoning Commission, notifications will be sent out to attend the hearing and speak regarding any related concerns. They would also be able to speak at the City Council meeting for those cases that go to the Council.

Mr. Wade stated that this seems to meet the criteria for High Residential as it fronts on a major thoroughfare and there is infrastructure to support the request.

**Items from the Department:**

Steve Galanti stated that he had nothing to report at this time.

**Items from the Chair:**

Chair Isaacson stated that he had nothing to report at this time.

**Items from Board Members:**

Ms. Brame asked that everyone keep the people affected by the tornado devastation in their thoughts.

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

None.

**Approval of Absences:**

The absences of John Martin and Richard Bryson were acknowledged as excused.

**Adjournment:**

There being no further business before the Board, the meeting adjourned at 4:47 p.m.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

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