

**Greensboro Planning Board**  
**WEDNESDAY, MAY 16, 2018**  
**4 pm**

The Greensboro Planning Board meeting was held on Wednesday, May 16, 2018 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair; Day Atkins, Danielle Brame, Richard Bryson, Carol Carter, and Homer Wade. Planning staff present included Steve Galanti, Jeff Sovich, Luke Carter and Sheila Stains-Ramp. Also present was 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 April 18, 2018, Planning Board Meeting

Mr. Wade moved approval of the April 18, 2018 minutes, seconded by Mr. Bryson. The Board voted unanimously in favor of the motion. (Ayes: Isaacson, Atkins, Brame, Bryson, Wade, Carter. Nays: None.)

**East Greensboro Housing Development RFP:**

- a. Consideration of RFP Applications for City Council Recommendation **(MOVED TO JUNE MEETING)**

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

- a. CP-18-05: 905, 907, 909, 911, 913, 1001 and 1003 Ridgecrest Drive; 909 and 911 Woodbrook Avenue, from Low Residential to Institutional, 6.75 acres. **(COMMENTS)**

Jeff Sovich, Senior Planner, presented the details of the proposed Amendment from the Low Residential designation to the Institutional designation, noting that the request in conjunction with three associated rezoning requests, Z-18-06-008, Z-18-06-009 and Z-18-06-010. The Comprehensive Plan defines the existing Low Residential designation as 3-5 dwelling units per acre, including both predominantly single-family neighborhoods and other compatible housing types that can be accommodated within this density range. The Comprehensive Plan defines the proposed Institutional designation as applying to university and college campuses, major medical and health care concentrations and similar large scale institutional activity centers. He noted the site is adjacent to large areas currently designated as Institutional to both the east and west, and used aerial photos to show the pattern of development surrounding the site. The Board was provided the opportunity to make comments on the amendment.

**Comments:**

Planning Board members expressed concern about adjacent single-family residential areas becoming divided by the proposed change and that access to a more comprehensive long-term view of the applicant's intentions might help to allay those concerns. The Board also noted that Friends Homes have been good neighbors and that the request seems logical and is congruent with existing development in the area. The Board further commented that Friends Homes is an institutional use primarily for elderly residents, and with an aging population, such facilities need to be able to expand their services. Finally, the Board stated that the subject site currently offers no reasonable direction for future growth; the requested change is a logical way to do so.

**Annexations:****a. CP-18-05: Proposed annexation of 1.08 acres at 3917 Hickory Tree Lane (FAVORABLE RECOMMENDATION)**

Lucas Carter, Senior Planner, stated that the 1.08-acre property, with current residential use, is within the Tier 1 Growth Area on the Growth Strategy Map in the Comprehensive Plan, where annexation is the policy when utility services are requested. The request is a satellite annexation. Surrounding properties are used for single-family dwellings and religious assembly.

According to the service providers, City water is available through connection to the 6-inch line located in Hickory Tree Lane, and City sanitary sewer service is available through connection to the 8-inch line located in Hickory Tree Lane. The City's Fire Department noted the site is served, and would continue to be served, by City Station #56 on Franklin Boulevard. The Police Department noted service can be provided with little difficulty. City Solid Waste can provide collection services to this site. The Technical Review Committee recommended approval of the annexation.

Mr. Bryson moved to recommend approval of the annexation to City Council, seconded by Ms. Brame. The Board voted 6-0 in favor of the motion. (Ayes: Bryson, Brame, Wade, Atkins, Carter and Isaacson. Nays: None.)

**b. PL(P) 18-05-06: Proposed annexation of 26.338 acres at 2335 and 2351 Campground Road. (FAVORABLE RECOMMENDATION)**

Mr. Carter stated the 26.338-acre site is contiguous to the City's primary corporate limits and within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan. The site is currently used for a mix of uses including single family residential, agricultural, and equipment sales and service; industrial use was assumed for service analysis. City limits run along the eastern lot line, with the adjacent property to the east used for Wet'n Wild Emerald Pointe Water Park. Otherwise, surrounding properties are in the County's jurisdiction and are used for residential, furniture distribution center and Business I-85.

According to the service providers, City water is available through connection to the 24-inch line located in Campground Road to the west of the site, and City sewer is available through connection to the outfall located south of the site. The City's Fire Department noted the site is currently served by Pinecroft Sedgfield Station #24 on Bishop Road and upon annexation will be served by City Station #48 on West Vandalia Road. The Police Department noted service can be provided at an estimated cost of \$8,755 dollars per year for additional personnel and equipment. City Solid Waste can provide collection services to this site. The Technical Review Committee recommended approval of the annexation.

Ms. Brame moved to recommend approval of the annexation to City Council, seconded by Mr. Bryson. The Board voted 6-0 in favor of the motion. (Ayes: Bryson, Brame, Wade, Atkins, Carter, and Isaacson. Nays: None)

**c. PL(P)-18-07: Proposed annexation of 1.69 acres at 5590 Garden Village Way, including right-of-way along frontage. (FAVORABLE RECOMMENDATION)**

Mr. Isaacson asked that he be recused from the item for a potential conflict of interest; he was recused by unanimous vote. Homer Wade served as Acting Chair.

Mr. Carter stated that the 1.69-acre property is contiguous to the City's primary corporate limits and within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan. Service providers assumed industrial use for service analysis. The property within City limits to the south contains a vehicle service business. The other surrounding properties, in the County's jurisdiction, are undeveloped, with I-73 adjoining to the immediate west.

According to the service providers, City water is available through connection to the 6-inch line located in Garden Village Way, and City sewer is available through connection to the 8-inch line also located in Garden Village Way. The City's Fire Department noted the site is currently served and would continue to be served by City Station #18 on Ballinger Road. The Police Department noted service can be provided with little difficulty. City Solid Waste can provide collection services to this site. The Technical Review Committee recommended this annexation.

Upon a question from Ms. Carter, Mr. Galanti stated that the airport would be notified in relation to the zoning portion of this request.

Amanda Hodierne, 804 Green Valley Road, Suite 200, representing the applicant, stated that the proposed use was going to be a flooring showroom, distribution center and warehouse.

Mr. Atkins moved to recommend approval of the annexation to City Council, seconded by Ms. Brame. The Board voted 5-0-1 in favor of the motion. (Ayes: Bryson, Brame, Wade, Atkins, and Carter. Nays: None. Recusal: Isaacson)

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

**d. PL(P) 18097: Proposed annexation of 0.23 acres at 5230 Burlington Road,  
(FAVORABLE RECOMMENDATION)**

Mr. Carter stated that 0.23-acre property is within the Tier 1 Growth Area on the Growth Strategy Map in the Comprehensive Plan and is a satellite annexation. The surrounding properties are in the County's jurisdiction and either used for residences or undeveloped. According to the service providers, City water is available through connection to the 16-inch line located in Burlington Road, and City sewer is available through connection to the existing outfall located to the south of the site. The City's Fire Department noted the site is currently served by McLeansville Station #47 on Frieden Church Road and upon annexation will be served by City Station #57 on Mount Hope Church Road. The Police Department can provide service with little difficulty. City Solid Waste can provide collection services to the site. The Technical Review Committee recommended approval of the annexation.

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

**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. Carter thanked staff for the agenda.

Ms. Brame asked who someone would need to talk to about handicapped doors being more accessible to customers. Counsel Kelly stated that she could should identify these problems area and get in touch with Donna Gray, Manager of Community Relations.

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

None.

**Approval of Absences:**

The absences of John Martin, Mike Cooke and Steve Allen were acknowledged as excused.

**Adjournment:**

There being no further business before the Board, the meeting adjourned at 4:45 p.m.

Respectfully submitted,

Sue Schwartz  
Planning Department, Director

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