



PLANNING

MEETING OF THE GREENSBORO PLANNING BOARD WEDNESDAY, OCTOBER 17, 2018 4:00 pm

The Greensboro Planning Board meeting was held on Wednesday, October 17, 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, Danielle Brame, Homer Wade, Richard Bryson, David Blackman, Carol Carter, John Martin and Mike Cooke. City staff present included Steve Galanti, Sheila Stains-Ramp, Andy Lester, Hart Crane, Sue Schwartz and Jeff Sovich. Also present was Andrew Kelly, City Attorney's Office.

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

1. Meeting Minutes:

Approval of Minutes of September 19, 2018, Planning Board Meeting

Mr. Martin moved approval of the September 19, 2018 minutes, seconded by Mr. Allen. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Allen, Martin, Brame, Cooke, Bryson, Blackman, Carter and Wade, Nays: None.)

2. Public Hearing:

- a. **Amendment to the Martin Luther King, Junior Drive North Traditional Neighborhood Development Plan to add "Multifamily dwellings (including Condominiums)" to Neighborhood Edge classification, and to designate the Maximum Building Height requirement as 50 feet.**

Hart Crane, Planner, presented the proposed amendment to the Martin Luther King Junior Drive North TND Plan, adopted in 2005, to add a use to those allowable in Neighborhood Edge areas and to set the building height maximum in feet rather than stories. Mr. Crane noted these changes will affect certain sites within the redevelopment area. The objective is to make these areas more attractive to developers in the current market.

Planning Board member Bryson asked if New Zion Church had been in on the discussions. Mr. Crane said they had, and had agreed that the change would benefit them. In response to a question from Board member Allen Mr. Crane confirmed that the building height change was from two stories to 50'. He further noted that most of the zoning in the area beyond the Neighborhood Edge tracts has a 50' building height limit, allowing for 3-story housing developments. Board member Blackman asked if there was active development interest; Mr. Crane indicated there was a developer with specific interest in one or more of the sites. Board member Brame asked how these changes affected New Zion Church; Mr. Crane responded that one of the requirements in the church's development agreement is that New Zion would build out lots two and three. The developer they have been speaking with wants to build three-story condominiums, but they are not allowed to do that under the Neighborhood Edge designation as it is presently. The changes would allow the Church to continue

negotiating with the developer for use of their sites. Mr. Blackman asked if the area was likely to attract retail uses; Mr. Crane responded that there is a component of Mixed Use (commercial below, residential above) in some of the areas of concern. The changes proposed would not impact that potential. Board Member Carter commented she thought the changes would fit current market and development interests and so allow for more residential development in an area that could benefit from it.

Mr. Isaacson opened the hearing. No speakers came forward, so the hearing was closed and the matter brought to the Board for action.

Mr. Blackman moved to approve the amendment, seconded by Mr. Martin. The Commission voted 9-0 to approve the amendment. (Ayes: Bryson, Brame, Cooke, Martin, Isaacson, Allen, Blackman, Carter, and Wade. Nays: None)

3. Amendments to Generalized Future Land Use Map (GFLUM)

a. CP 18-08: 21.37 acres at 2737 and 2745-2767 Horse Pen Creek Road, from Moderate Residential, Low Residential and Mixed Use Commercial to High Residential

Jeff Sovich, Senior Planner, presented the request for amendment of the Generalized Future Land Use Map for 21.37 acres at 2737 and 2745-2767 Horse Pen Creek Road, giving an explanation of the current designations and of the proposed designation. He noted the request would be tracking along with a rezoning request anticipated to be before the Zoning Commission in November. He summarized existing development and trends, noting Horse Pen Creek Road is being widened to a divided 5-lane section. The requested High Residential designation is for development of higher-density residential development and compatible office uses suited for major activity and employment centers and in areas appropriate for future transit service.

Ms. Carter noted some concerns with higher density development, finding medium density development more appropriate for the site and area and stating her understanding that the road improvements underway would accommodate current traffic, not a prospective increase. Mr. Wade noted that, having looked at the property for other clients in the past, the tract involves a creek with required buffers and floodplain, so the buildable area is perhaps a quarter of the total site. Mr. Isaacson noted that further out on Horse Pen Creek Road physical constraints, such as floodplains and lakes and utility servicing limit growth. Mr. Bryson asked how the proposal fit with concerns about growth at the fringes of the City; Mr. Sovich responded that the area isn't considered as such

4. Unified Development Plans

a. UDP for 500, 512, 516 and 600 Guilford College Road / 319 South Swing Road.

Sheila Stains-Ramp presented the proposed Unified Development Plan, noting that the UDP is the last of 3 stages in Planned Unit Development (PUD) zoning approval, following provision of a concept plan and rezoning approval with conditions. The site was zoned to PUD September 17th of this year. The Technical Review Committee (TRC) reviewed the draft UDP at their October 12 meeting and recommended approval, pending some minor clarifications, as being consistent with the Concept Plan. The UDP shows 3 parts: Area One along the south side of Bridford Parkway Extension, limited to a maximum of 100,000 square feet of office and retail development; Area Two to the west, with frontage on Swing Road, for multi-family development of not more than 280 units; and Area Three, on the opposite side of Bridford Parkway Extension,

which is not indicated for any development as it is primarily flood plain and stream buffer. The clarification of a note regarding the timing of provision of the Common Signage Plan was noted.

Ms. Carter said neighbors had requested a buffer for the residential area to the north, which is provided by Area 3.

Ms. Carter moved to approve the UDP, seconded by Mr. Allen. The Commission voted 9-0 to approve the plan. (Ayes: Bryson, Brame, Cooke, Martin, Isaacson, Allen, Blackman, Carter and Wade. Nays: None)

b. UDP for Guilford Avenue / 301 North Mendenhall Street.

Mr. Wade and Mr. Isaacson were recused from this case.

Sheila Stains-Ramp presented the proposed Unified Development Plan, noting the 0.73-acre site was rezoned to Planned Unit Development on August 20th of this year with the zoning conditions and concept plan as had been provided to the Board. The site involves two lots with a 15-unit multi-family building existing on the larger corner lot and a single family home on the smaller interior lot. The rezoning to PUD allows a reconfiguration of the common lot line to accommodate additional parking and resolve a zoning enforcement issue for the multi-family development. The proposed UDP is consistent with the concept plan, establishes minimum setbacks in accordance with the LDO and limits the building height to three stories/50'. The TRC reviewed the draft UDP and recommended approval during their October 12 meeting pending some minor clarifications, which have been made in the UDP presented to the Board.

Ms. Brame moved to approve, seconded by Ms. Cooke. The Commission voted 7-0-2 to approve. (Ayes: Bryson, Brame, Cooke, Martin, Allen, Blackman, and Carter. Nays: None. Abstain: Wade and Isaacson)

5. Easement Releases:

a. 4202 Tallwood Drive - Release of a 5-foot by 32-foot portion of a 10-foot utility easement, as recorded in Plat Book 37 Page 44. **(Pulled From Agenda)**

b. 522 Kallamdale Road – Release of the entire 20-foot wide utility easement, as recorded in Plat Book 114 Page 50. **(Pulled From Agenda)**

6. Items from the Department:

a. Update on Comprehensive Plan Process

Sue Schwartz presented an update on the Process for developing the new Comprehensive Plan, noting the City is in the goal-setting and discussion stage, with opportunities for conversations in the community offered in a variety of ways. She noted that along with the online survey, the City is hosting several public meetings to encourage feedback, held at various places around the city. She discussed the 'World Café' format six of these opportunities would take, organized to encourage input on a variety of topics over a short period of time, starting with a brief presentation from staff, then breakouts for 20-minute conversations on various topics relating to what goals are important to those in attendance .

Ms. Schwartz also invited Board members to a lunch and learn and a later community meeting on November 5th with Majora Carter, who is the founder of the South Bronx Community Development Corporation and

speaking about building prosperity from within the neighborhood, urban agriculture and housing development and investment.

Mr. Isaacson asked about the timeline on the work and encouraged the Board members to participate in this process.

Mr. Bryson asked about the opportunities for input taking place on the southeast side of Greensboro. Ms. Schwartz noted one of the sessions is scheduled for the Brown Recreation Center and others are scheduled for the branch libraries. Mr. Blackman asked about how the various audiences have been marketed to; Ms. Schwartz said word has been put out using press releases and social media, stories in the local media, and contacts with some civic groups to come as a speaker to their meetings. She commented that the City is open to using many different ways to make sure all voices are heard. Ms. Carter stated that she has been getting the emails and she thought everything looks great.

b. November Meeting Date Reminder – November 14, instead of November 21

7. Items from the Chair:

None

8. Items from Board Members:

None

9. Speakers from the Floor on Items under Planning Board Authority:

None.

10. Approval of Absences:

None.

11. Adjournment

There being no further business before the Board, the meeting adjourned at 5:12 p.m.

Respectfully submitted,

Sue Schwartz
Planning Department, Director

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