

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
JANUARY 16, 2019**

The Greensboro Planning Board meeting was held on Wednesday, January 16, 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, Richard Bryson, David Blackman, Homer Wade, Mike Cooke, John Martin, Carol Carter, and Danielle Brame. City staff present included Steve Galanti, Sheila Stains-Ramp, Russ Clegg and Andy Lester. Also present was Andrew Kelly, from the City Attorney's Office.

**MEETING MINUTES:**

**APPROVAL OF MINUTES OF DECEMBER 19, 2018 PLANNING BOARD MEETING  
(APPROVED)**

Mr. Bryson moved to approve minutes of the December 19, 2018 meeting, seconded by Mr. Wade. The Board voted 8-0 in favor of the motion. (Ayes: Isaacson, Allen, Martin, Blackman, Bryson, Wade, Cooke, and Carter. Nays: None.)

Ms. Brame arrived at 4:07 p.m. and participated in the remainder of the meeting.

**PUBLIC HEARING:**

**LAND DEVELOPMENT ORDINANCE (LDO) TEXT AMENDMENT  
AMENDING SECTION 30-4-12.4(G), HISTORIC PRESERVATION COMMISSION – FINAL  
ACTION, OF THE LAND DEVELOPMENT ORDINANCE RELATED TO THE PROCEDURES  
FOR THE HISTORIC PRESERVATION COMMISSION (HPC). (RECOMMENDED)**

Mr. Galanti stated that currently the Historic Preservation Commission is required by ordinance to take action on applications for Certificates of Appropriateness within 60 days of receipt of the application. Otherwise the application is considered approved. There are times when the 60-day time limit poses a dilemma for the commission. Occasionally, during their review of an application, legitimate questions come up that cannot be answered at the meeting. Depending upon the date of receipt of the COA application, this can put the commission in the position of having to either approve or deny an application without having everything they need to make an informed decision, if the 60 day period would expire before the next meeting. In these cases a continuance would be the most prudent course of action, but that option may not be available to the commission. Increasing the maximum time for approval of an application from 60 to 120 days would avoid this problem. The commission is sensitive to the needs of property owners and always takes action on COA applications in a timely manner. This amendment would only enhance the commission's ability to ensure that proposed changes meet the intent of the Historic District Guidelines.

No one spoke in favor or in opposition to the item.

Upon a question from Ms. Brame, Mr. Galanti stated that it must happen often enough that the commission has asked for the change.

Upon a question from Mr. Wade, Mr. Galanti stated that this time change will allow the commission enough time to discuss the issue at their next meeting.

Ms. Carter stated that it was a long extension period.

Mr. Blackman moved to recommend the proposed text amendment to City Council, seconded by Mr. Martin. The Board voted 8-1 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Bryson, Brame, Wade, Carter, and Martin. Nays: Cooke.)

### **ANNEXATIONS**

#### **PL(P) 19-01: PROPOSED ANNEXATION OF 4408 NEAR SUMNER CHURCH ROAD, 601 KALLAMDALE ROAD, 5200-5216 (EVEN) CAROL AVENUE, AND I-85 RIGHT-OF-WAY (56.7 ACRES). (RECOMMENDED)**

Mr. Galanti stated that this property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. The portion of interstate highway right-of-way located between this site and Greensboro's current city limits will be annexed as part of this request. City water will be available by extending and connecting to the 24-inch waterline within Old Randleman Road approximately 1,020 feet to the south of the site. City sanitary sewer service will be available by extending and connecting to either the 8-inch outfall which crosses the western portion of the site or the 8-inch line located approximately 660 feet to the northwest within Meadow Oak Drive. The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield Station #24 on Bishop Road, upon annexation the site will be served by City Station #61 on West Vandalia Road, and service to the site should improve. The Police Department estimates that they can provide service with an estimated cost of \$34,194.19 dollars per year for police personnel and equipment upon full build-out. 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 south. The Technical Review Committee recommended approval of this annexation request at its January 8, 2019 meeting.

Upon a question from Mr. Allen and Ms. Carter, Mr. Galanti stated that the owners are Willard Tucker, Berry Siegal and the Keystone group.

Upon a question from Ms. Carter, Mr. Galanti stated that in accordance to the State Statue and a North Carolina court case the highway right-of-way is automatically part of the request.

Mr. Martin moved to recommend the annexation to City Council, seconded by Ms. Brame. The Board voted 9-0 in favor of the motion. (Ayes: Carter, Blackman, Wade, Allen, Isaacson, Bryson, Brame, Martin, and Cooke. Nays: None)

#### **PL(P) 19-02: PROPOSED ANNEXATION OF 132, 132 NEAR, 134 AND 136 WOLFETRAIL ROAD, AND I-85 RIGHT-OF-WAY (25.3 ACRES). (RECOMMENDED)**

Chair Isaacson asked that he be recused from this item for a potential conflict of interest and was recused by unanimous vote.

Mr. Galanti stated that this property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. The portion of interstate highway right-of-way located

between this site and Greensboro's current city limits will be annexed as part of this request. City water will be available by extending and connecting to the 12-inch waterline within Wolftrail Road. City sanitary sewer service will be available by extending and connecting to the 8-inch outfall which crosses the northeastern portion of the site. The owner is advised that this will involve extending sewer across the property to service the upstream lots. The City's Fire Department notes that this site is currently served by City Station #61 on West Vandalia Road (northeast) followed by Pinecroft Sedgefield Station #24 on Bishop Road, upon annexation the site will be served by City Station #61 on West Vandalia Road, and service to the site should improve. The Police Department estimates that they can provide service with an estimated cost of \$75,027.05 dollars per year for police personnel and equipment upon full build-out. 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. The Technical Review Committee recommended approval of this annexation request at its January 8, 2019 meeting.

Mr. Bryson moved to recommend the annexation to City Council, seconded by Mr. Martin. The board voted 8-0-1 in favor. (Ayes: Carter, Blackman, Wade, Allen, Bryson, Brame, Martin, and Cooke. Nays: None. Abstain: Isaacson)

Chair Isaacson returned to the dais.

**PL(P) 19-03: PROPOSED ANNEXATION OF 4500 PINE VISTA LANE (.46 ACRES).**  
**(RECOMMENDED)**

Mr. Galanti stated that this property is located within the Tier 1 Growth Area (2013-2019) on the Growth Strategy map in the Comprehensive Plan. City water will be available by connecting to the 8-inch waterline located in either Pine Vista Lane or Circlevue Drive. City sanitary sewer service will be available by connecting to either the 8-inch waterline located in either Pine Vista Lane or Circlevue Drive. The City's Fire Department notes that this site is currently served by and will continue to be served upon annexation by City Station #56 on Franklin Boulevard. The Police Department estimates that they can provide service with an estimated cost of \$34,194.19 dollars per year for police personnel and equipment upon full build-out. 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 north. The Technical Review Committee recommended approval of this annexation request at its January 8, 2019 meeting.

Upon a question from Mr. Martin, Mr. Galanti stated that they would like to develop the property with single-family dwellings and connect to the city's water and city sewer system

Upon a question from Ms. Carter, Mr. Galanti stated that R-5 is the proposed zoning.

Mr. Allen moved to recommend the annexation to City Council, seconded by Mr. Bryson. The board voted 8-1 in favor. (Ayes: Blackman, Wade, Allen, Bryson, Brame, Martin, Cooke, and Isaacson. Nays: Carter)

**UNIFIED DEVELOPMENT PLANS**  
**UDP FOR RETREAT AT 68 NORTH, 2018-2455, 1114 NC 68 HWY N (NC 68 AT I-73).**  
**(APPROVED)**

Chair Isaacson asked that he be recused from this item for a potential conflict of interest and was recused by unanimous vote.

Mr. Lester stated that this site was rezoned on May 21, 2018, that the UDP is reviewed by the Technical Review Committee with final action by the Planning Board. This UDP is to be consistent with the concept plans, show phase lines if any are proposed, show the master sign plan if one is necessary and identify proposed setbacks and other regulations regarding building placement. TRC reviewed the UDP on January 4, 2019 and recommended approval with conditions that have been met. The proposed UDP is consistent with the concept plan and reflects the conditions attached to the zoning approval. PUD regulations identify the minimum setback adjoining R-districts as that required by the R-districts and limit the building height to three stories or 50 feet when within 50 feet of any residential zoning district. The proposed UDP complies with both standards. Tract 1 is proposed as a mix with office, retail and commercial uses. Tract 2 is a proposal either for mix-office, retail and commercial or a residential use with a maximum of 200 dwellings. Tract 3 is proposed as a residential use with a maximum of 300 dwellings.

Upon a question from Ms. Carter, Mr. Lester stated that a site plan has not yet been submitted.

Mr. Wade moved to approve the UDP, seconded by Mr. Martin. The Board voted 8-0-1 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, Cooke, Martin, and Carter. Nays: None. Abstain: Isaacson)

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

**UDP FOR COAPMAN STREET APARTMENTS, 2018-2607, 600 COAPMAN STREET.  
(APPROVED)**

Mr. Lester stated that this was rezoned on October 16, 2018. The TRC reviewed the UDP on January 11, 2019, and recommended approval with conditions that have been met. The proposed UDP is consistent with the concept plan and reflects the conditions attached to the zoning approval. There is no phasing indicated and the setbacks are at 10 feet from the lot lines. The tract is proposed for residential units with the maximum of 60 dwelling units.

Upon a question from Ms. Carter, Mr. Lester stated that the handicapped parking spaces would be determined at the site plan review stage.

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

**EASEMENT RELEASE  
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. (CONTINUED)**

Mr. Galanti stated that this item is being continued to the next meeting.

**ITEMS FROM THE DEPARTMENT:  
COMPREHENSIVE PLAN UPDATE:**

Mr. Clegg stated that the goals and vision statement are being revised from input they have received and in the spring, start to build the strategies and action sets. The changes are in response to comments received to include environmental stewardship and to strengthening of the idea of equity. They tried to elevate certain items. The revised vision statement is more specific about quality of our life and our connections to each other. Sustainability is will be interwoven throughout the goals, and the Community and Identity goals have been combined. Another change is that communication technology has been added to the connections piece. There will be an advisory committee meeting next week and the Council Retreat is January 31, 2019.

Ms. Carter stated that she watched the last City Council meeting and was surprised and disappointed that both the Mayor and Director Schwartz stated that one of the goals for the new comp plan was to have infill at every empty lot in Greensboro, that the goal was to be urban, and to have redevelopment in Greensboro. She was disappointed because she doesn't agree with it and she didn't think that they were at that point yet. There have been no goals shown to this Board until today and she would send comments via of e-mail.

Mr. Blackman stated that he thinks they have done a great job in identifying the vision statements and the goals.

**ITEMS FROM THE CHAIR:**

Chair Isaacson wished Shelia Stains-Ramp good luck with her new position with Chapel Hill.

**ITEMS FROM THE BOARD MEMBERS:**

Upon a question from Ms. Carter, Chair Isaacson stated that the advisory committee is in the information-gathering mode, and at this time they are not expressing their own opinions about the comp plan. There have had several public events, and Russ Clegg and Staff have done a great job with outreach, setting up camp at many public events, including downtown on the First Friday Event. This is a two-year process.

Mr. Blackman stated that it is very genius the way they are going about the process and taking advantage of as many opportunities as they can.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 4:40 pm.

Respectfully submitted,

Sue Schwartz, FAICP  
Planning Department, Director  
SS:/jd:pr