

**MEETING OF THE
GREENSBORO PLANNING BOARD
DECEMBER 19, 2018**

The Greensboro Planning Board meeting was held on Wednesday, December 19, 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, Carol Carter, and Danielle Brame. Planning staff present included Steve Galanti, Andy Lester, Russ Clegg and Mike Kirkman. Also present were Andrew Kelly and Terri Jones from the City Attorney's Office.

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

1. MEETING MINUTES:

A. Approval of Minutes of November 14th and November 16th, 2018 meetings (APPROVED)

Mr. Bryson moved to approve minutes of the November 14th and November 16th meetings, seconded by Ms. Brame. The Board voted 5-0-1 in favor of the motion. (Ayes: Isaacson, Blackman, Bryson, Brame, and Wade. Nays: None. Abstain: Carter)

Mr. Allen arrived and participated in the remainder of the meeting.

2. PUBLIC HEARING: LAND DEVELOPMENT ORDINANCE (LDO) TEXT AMENDMENTS

A. Land Development Ordinance (LDO) Text Amendments: Amending several sections within Article 4, Review and Approval Procedures; Article 8, District Use Requirements; Article 14, Sign Regulations; and Article 15, Definitions, to Update Regulations Related to Signs. (RECOMMENDED APPROVAL)

Michael Kirkman, Planning Manager, presented and explained the changes to non-content-based definitions, the use of industry standards, the intention to increase flexibility, to allow applications for variances, to update terms, and revision to provisions relating to administration and enforcement. He noted that during the prior meeting the Board had been provided with the background for the changes, including the 2015 Supreme Court decision, and several questions had been answered in preparation for the current public hearing on the changes.

Planning Board members asked questions and offered some comments before the public hearing was opened:

Ms. Carter noted she had concerns with roof signs, with the impact of signage for churches, schools and home occupations on abutting residential properties, with weekend directions signs and with the option for variances causing an increased workload for staff. She also noted that the Department does not currently have the resources for effective sign enforcement.

Mr. Blackman noted he thought more work was needed on the definition of an integral roof sign.

Mr. Bryson stated he did not think enforcement was within the purview of the Board, and requested that in future presentation there be photos showing each type of sign allowed and prohibited, particularly roof sign options.

Mr. Kirkman addressed the comments raised by Board members.

Mr. Isaacson opened the public hearing.

Steve Showfety of the Koury Corporation, who served as a member of the Sign Ordinance Amendment Stakeholders Committee, stated that the process had been an extended and evolving one, that TREBIC had helped keep the business community informed and that the various stakeholders had come to a consensus on the first set of changes, as well as recognizing further changes that were still in development.

There were no other speakers.

Once the hearing was closed, Mr. Blackman moved to recommend approval of the text amendment to Council, along with the request that the Council presentation include the assistance of additional visual aids. Mr. Allen seconded the motion, and the Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Brame, Bryson, Carter, and Wade. Nays: None.)

3. UNIFIED DEVELOPMENT PLAN:

a. UDP for 5300 High Point Road, 131 acres (APPROVED)

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

Steve Galanti, Planning Manager, presented the proposed UDP and explained the Planned Unit Development approval process, with the UDP approval being the concluding step, establishing the development standards and putting them on record through recordation. He noted the Technical Review Committee had recommended approval of the UDP.

Mr. Bryson moved approval of the UDP for 5300 High Point Road, seconded by Mr. Wade. The Board voted 6-0-1 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, and Carter. Nays: None. Abstained: Isaacson)

Chair Isaacson returned to the dais for the remainder of the meeting.

4. EASEMENT RELEASES:

a. 24202 Tallwood Drive – Release of a 5-foot by 32-foot portion of a 10-foot wide utility easement, as recorded in Plat Book 37, Page 44 (CONTINUED TO JANUARY MEETING)

- b. 900 Horse Pen Creek Road - Release of a portion of a 15' wide utility easement, 20' pond access easement and the Drainage and Maintenance Utility easement for the pond, as recorded in Plat Book 57 Page 61 and Plat Book 135 page 54. (APPROVED)**

Andy Lester, Planner, presented the request, noting that the utility companies have reviewed the request and have no objection to the release.

Mr. Allen moved to approve the easement release, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Bryson, Brame, Wade and Carter. Nays: None.)

- c. 300 Penry Road – Release of a 15' wide sanitary sewer easement crossing the site as recorded in Deed Book 3558, page 69, corrected by Book 3782, page 531. (APPROVED)**

Andy Lester presented the request for the release of an easement within a footprint of an existing building. He noted the utility companies have reviewed the request and have all responded that they have no objection to the release.

Ms. Carter moved to approve the easement release, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Bryson, Brame, Wade, and Carter. Nays: None.)

- d. 1101 East Market Street – Release of a portion of a 30' sanitary and storm sewer easement crossing the site as recorded in Plat Book 34, page 78. (APPROVED)**

Andy Lester presented the request for the release, noting that the utility companies have reviewed the request and have no objection to the release. However, the recommendation is that the release be conditioned on the relocation and acceptance of the utilities and the dedication of new easements for the relocations prior to the deed of release being recorded.

Ms. Carter moved to approve the easement release with the condition that installation of the relocated utilities and the dedication of new easements for those relocated utilities be complete before the deed of release is recorded, seconded by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Bryson, Brame, Wade and Carter. Nays: None.)

5. ITEMS FROM THE DEPARTMENT:

a. Comprehensive Plan Update

Russ Clegg, Planning Manager, explained that the Department is continuing to seek input, and he will anticipate he would be back before the Board in January to present the revised goals, while in the spring of 2019 strategies to achieve the goals will be formulated and mapping efforts would begin.

In response to a question from Ms. Carter, Mr. Clegg noted more than 100 people had participated in the meetings in the community to this point, and that the online survey had gotten 168 responses.

6. ITEMS FROM BOARD MEMBERS:

Ms. Brame asked that all Board members please speak into their microphones so that they can be heard by the rest of the Board members.

7. ITEMS FROM THE CHAIR:

None.

8. SPEAKERS FROM THE FLOOR:

None.

9. APPROVAL OF ABSENCES:

The absences of John Martin and Michael Cooke were acknowledged as excused.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 5:04 pm.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director

SS:/jd:pr