

**MEETING OF THE
GREENSBORO PLANNING BOARD
APRIL 17, 2019**

The Greensboro Planning Board meeting was held on Wednesday, April 17, 2019 at 4:00 pm. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair, Marc Isaacson, Steve Allen, Richard Bryson, Dave Blackman, Homer Wade, John Martin, Carol Carter, Danielle Brame, and Mike Cooke. Planning staff present included Steve Galanti, Luke Carter, Russ Clegg, and Jeff Sovich. Also present was Andrew Kelly, from the City Attorney's office.

**APPROVAL OF MINUTES OF MARCH 20, 2019, PLANNING BOARD MEETING
(APPROVED)**

Mr. Martin moved to approve the minutes of the March 20, 2019 meeting, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Issacson, Allen, Bryson, Blackman, Wade, Martin, and Brame. Nays: None.)

ANNEXATION:

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

**PL(P) 19-14 PROPOSED SATELLITE ANNEXATION OF 4005 NEUSE COURT, .81
ACRES. (RECOMMENDED)**

Mr. Galanti stated that this annexation is located in Growth Tier 1 on the Growth Strategy Map in the Comprehensive Plan. Water and sewer are available in Neuse Court. The Fire Department noted it is currently served by the Pinecroft Sedgefield Fire Station and via a contract will continue to be served by that fire department. The Police Department estimates they can provide service with little difficulty. The Technical Review Committee reviewed the request and has recommended its approval. Upon a question from Mr. Martin, Mr. Galanti responded that water and sewer is available in Neuse Court and that others have already connected under the previous water and sewer policy.

Mr. Martin moved to recommend the annexation to City Council, second by Ms. Brame. The Board voted 8-0 in favor of the motion. (Ayes: Issacson, Allen, Bryson, Blackman, Wade, Martin, Brame, and Cooke. Nays: None.)

EASEMENT RELEASES:

Ms. Carter arrived and participated in the remainder of the meeting.

719 REGIONAL ROAD, RELEASE OF A 20-FOOT UTILITY AND SANITARY SEWER EASEMENT AS RECORDED IN PLAT BOOK 138, PAGE 71. (APPROVED)

Mr. Carter stated that all service providers have responded that the easement can be released. The applicant is proposing to construct a building in this easement necessitating the need for the easement release.

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

2351 CAMPGROUND ROAD, RELEASE OF A 20-FOOT UTILITY EASEMENT AS RECORDED IN PLAT BOOK 72, PAGE 19. (APPROVED)

Mr. Carter stated that all service providers have responded that the easement can be released.

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

**AMENDMENTS TO GENERALIZED FUTURE LAND USE MAP (GFLUM):
CP19-03, 11.12 ACRES AT 3216, 3232, AND 3236 HORSE PEN CREEK ROAD,
FROM LOW RESIDENTIAL TO INSTITUTIONAL. (COMMENTS)**

Mr. Sovich stated that the current designation on the site is Low-Residential, the proposed amendment is to Institutional and he presented the definition for both designations.

Upon a question from Ms. Carter, Mr. Sovich responded that this site currently contains the YMCA.

Upon a question from Mr. Blackman, Mr. Sovich responded that the Low-Residential designation was made when GLFUM was developed in 2003 with the general sense that this was compatible with its surroundings.

Upon a question from Ms. Carter, Mr. Galanti stated that the YMCA is zoned Public-Institutional.

The Board stated that they believe the change makes sense, it fits the location due to the existing use and site conditions, and since Horse Pen Creek is being significantly widened and expanded.

UPDATE RE COMPREHENSIVE PLAN:

Russ Clegg stated that since the last presentation to the Board, Carolyn Dwyer spoke on the connection between planning and health, that there have been to several different pop-up events as an opportunity to talk with people, and that there was the 20/40 fair at the Nusbaum Room at the library. Mr. Clegg stated that Kristen Jeffers will be speaking at the Barber Park Event Center. Mr. Clegg stated that marketing, videos on Facebook, and weekly surveys will continue to seek input. Mr. Clegg advised the Board that the vision, values, and goals are still being drafted, and the next step is creation strategies, policies, individual projects or programs, and a 5-year action plan.

Upon a question from Mr. Bryson, Mr. Clegg stated that the GTA plan would be incorporated in to the Comprehensive Plan.

Mr. Blackman stated that the strategies should be actionable, defined and distributed so that the average citizen is better informed about the Comprehensive Plan.

ADJOURNMENT:

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

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director

pd/cgs