

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
FEBRUARY 20, 2019**

The Greensboro Planning Board meeting was held on Wednesday, February 20, 2019 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, John Martin, Carol Carter, and Danielle Brame. Planning staff present included Steve Galanti, Lucas Carter, Russ Clegg, and Jeff Sovich. Also present were Andrew Kelly, City Attorney's Office and Valerie Moore, Neighborhood Development Department.

**MEETING MINUTES:**

**APPROVAL OF MINUTES OF JANUARY 16, 2019 MEETING. (APPROVED)**

Mr. Martin moved to approve minutes of the January 16, 2019 meeting, seconded by Ms. Brame. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Blackman, Bryson, Wade, Carter, Brame, and Martin. Nays: None.)

**ANNEXATIONS:**

**PL-P 19-04: PROPOSED SATELLITE ANNEXATION OF 2815 – 2817 ROLAND ROAD  
(.28) ACRES. (RECOMMENDED)**

Steve Galanti stated that the site is located in Growth Tier 1 on Growth Strategy Map in the Comprehensive Plan. City water is available by connecting to the 6-inch water line located on Roland Road, and sanitary sewer service is available by connecting to the 8-inch sewer line located in Roland Road. The City's Fire Department noted that this is served by County Station #53, Pinecroft/Sedgefield, upon annexation will be serve by City Station #10, and service will remain the same. The Police Department noted that they can provide service to this site with little difficulty. Additional services will be involve a travel distance almost equal to that necessary to provide service to the property that has already been annexed to the northwest of this property. The Technical Review Committee (TRC) has reviewed this annexation at their February 7, 2019, meeting and recommended approval.

Mr. Bryson moved to recommend the annexation to City Council, seconded by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Blackman, Bryson, Brame, Wade, Carter, and Martin. Nays: None.)

**PL(P) 19-05: PROPOSED ANNEXATION OF 2821-ZZ ROLAND ROAD (.413 ACRES).  
(RECOMMENDED)**

Steve Galanti stated that the site is located in Growth Tier 1 on Growth Strategy Map in the Comprehensive Plan. City water is available by connecting to the 6-inch water line located on Roland Road, and sanitary sewer service is available by connecting to the 8-inch sewer line located in Roland Road. The City's Fire Department noted that this is served by County Station #53, Pinecroft/Sedgefield, upon annexation will be serve by City Station #10, and service will remain the same. The Police Department noted that they can provide service to this site with little difficulty. Additional services will be involve a travel distance almost equal to that necessary to provide service to the property that has already been annexed to the

northwest of this property. The Technical Review Committee (TRC) has reviewed this annexation at their February 7, 2019, meeting and recommended approval.

Ms. Carter moved to recommend the annexation to City Council, seconded by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Blackman, Bryson, Brame, Wade, Carter, and Martin. Nays: None.)

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

**PL(P) 19-06: PROPOSED CONTIGUOUS ANNEXATION OF 4230 CAMP BURTON ROAD (7.67 ACRES). (RECOMMENDED)**

Steve Galanti stated that the site is located in Growth Tier 2 on Growth Strategy Map in the Comprehensive Plan. This site has been purchased by the City of Greensboro, Parks and Recreation Department and plan to incorporate it into Keeley Park Plan located to the south. The site will remain undisturbed until master planning is complete to determine the best use. The City's Fire Department noted that it is current served by County Station #55, upon annexation will be served by City Station #7, raise concerns about the lack of fire hydrants in the area, that providing service to the existing Keeley Park will continue as is with the use of a tanker truck, and response times will improve upon the complete of City Station #63 on Burlington Road. The Police Department noted that it can provide service with little difficulty. Additional services will be involve a travel distance almost equal to that necessary to provide service to the property that has already been annexed to the south of this property. At the current time the park is served by well and septic. The TRC reviewed this request at the February 7, 2019, meeting and recommended approval.

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

**PL(P) 19-07: PROPOSED CONTIGUOUS ANNEXATION OF 1638 – 1640 OAKLEIGH ROAD (5.08 ACRES). (RECOMMENDED)**

Steve Galanti stated that the site is located in Growth Tier 2 on Growth Strategy Map in the Comprehensive Plan. This site has been purchased by the City of Greensboro, Parks and Recreation Department and plan to incorporate it into Keeley Park Plan located to the north. The site will remain undisturbed until master planning is complete to determine the best use. The City's Fire Department noted that it is current served by County Station #47, upon annexation will be served by City Station #7, raise concerns about the lack of fire hydrants in the area, that providing service to the existing Keeley Park will continue as is with the use of a tanker truck, and response times will improve upon the complete of City Station #63 on Burlington Road. The Police Department noted that it can provide service with little difficulty. At the current time the park is served by well and septic. Additional services will be involve a travel distance almost equal to that necessary to provide service to the property that has already been annexed to the north of this property. The TRC reviewed this request at the February 7, 2019, meeting and recommended approval.

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

**PL(P) 19-08: PROPOSED CONTIGUOUS ANNEXATION OF 3712, 3724 A D 3742 – R1 MCCONNELL ROAD (31.86 ACRES). (RECOMMENDED)**

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

Steve Galanti stated that this site is located within Growth Tier 1 on the Growth Strategy Map in the Comprehensive Plan. City water is available by connecting to the 16-inch line located in McConnell Road and sanitary sewer is available by connecting to the 8-inch outfall located to the west of this site. The City Fire Department noted that it is currently being served and upon annexation will continue to be served by City Station #56. The Police Department has estimated that it can provide service with little difficulty. Additional services will be involve a travel distance almost equal to that necessary to provide service to the property that has already been annexed to the south and west of this property. The TRC reviewed this request at the February 7, 2019, meeting and recommended approval.

Upon a question from Ms. Carter, Mr. Galanti stated that the GFLUM land use designation for this site is Industrial Corporate Park and that there are currently apartments located to the west.

Mr. Bryson moved to recommend the annexation to City Council, seconded by Mr. Martin. The Board voted 7-0-1 in favor of the motion. (Ayes: Allen, Blackman, Bryson, Brame, Wade, Carter, and Martin. Nays: None. Abstained: Isaacson.)

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

**PL(P) 19-09: PROPOSED CONTIGUOUS ANNEXATION OF 410 EAST VANDALIA ROAD (.41 ACRES). (RECOMMENDED)**

Steve Galanti stated that this site is located within Growth Tier 1 on the Growth Strategy Map in the Comprehensive Plan, and the site currently contains a single family dwelling seeking a connection to City water. City water is available by connecting to the 8" line located in East Vandalia Road and sanitary sewer is located approximately 290 feet to the east of this site. Due to the topography, the Water Resources Department noted that sanitary sewer service could involve the installation of a private pump station. The City Fire Department noted that it is currently being served by Pleasant Garden Station #3 and upon annexation will be served by City Station #61, and service to this site will improve. The Police Department has estimated that it can provide service with little difficulty. Additional services will be involve a travel distance almost equal to that necessary to provide service to the property that has already been annexed to the north and west of this property. The TRC reviewed this request at the February 7, 2019, meeting and recommended approval.

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

**EASEMENT RELEASES:**

**4202 TALLWOOD DRIVE – RELEASE OF A 5-FOOT BY 32-FOOT PORTION OF A 10-FOOT UTILITY EASEMENT AS RECORDED IN PLAT BOOK 38 PAGE 44. (APPROVED)**

Luke Carter stated that this request is for a 5-foot by 32-foot portion of a 10-foot utility easement. Since there are existing overhead lines, the applicant has worked with Duke Energy to resolve the issues. All the other utility companies have agreed to this release.

Ms. Carter stated that she is opposed to the release since there are power lines in the easement that serve not only this site but the abutting properties, if any work ever needed to be done to the power line the addition will be in the way, and that it is the Board's job to preserve the ordinance.

Upon a question from Mr. Martin, Luke Carter stated that the property owner wants to make an addition to his single family residence, Duke Energy is the only utility in the easement and they are in agreement with the release. Steve Galanti added that if Duke Energy has agreed to the release they have determined that they can continue to provide service without this portion of the easement.

Ms. Carter moved to deny the easement release and the motion died for lack of a second.

Ms. Brame stated that she is also concerned whether this might be a problem in the future.

Mr. Allen moved to approve the easement release, seconded by Ms. Brame. The Board voted 7-1 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Bryson, Brame, Wade, and Martin. Nays: Carter.)

Steve Galanti stated that staff has not received response from all utility companies and the next five items would be continued to the March meeting.

**500 GUILFORD COLLEGE ROAD – RELEASE OF A 20-FOOT SANITARY SEWER EASEMENT, AS RECORDED IN PLAT BOOK 140, PAGE 124. (CONTINUED TO MARCH MEETING)****703 CARDIGAN COURT - RELEASE OF A 10-FOOT PORTION OF A 20-FOOT SERVICE EASEMENT, AS RECORDED IN PLAT BOOK 31, PAGE 84. (CONTINUED TO MARCH MEETING)****719 REGIONAL ROAD - RELEASE OF A 20-FOOT UTILITY AND SANITARY SEWER EASEMENT, AS RECORDED IN PLAT BOOK 138, PAGE 71. (CONTINUED TO MARCH MEETING)****3807 BROWN BARK DRIVE – RELEASE OF A 10-FOOT EASEMENT, AS RECORDED IN PLAT BOOK 43, PAGE 72 CONTINUED TO MARCH MEETING)****4203 DOGWOOD DRIVE – RELEASE OF A 10-FOOT PORTION OF A 20-FOOT SERVICE EASEMENT, AS RECORDED IN PLAT BOOK 27, PAGE 100 (CONTINUED TO MARCH MEETING)****AMENDMENTS TO GENERALIZED FUTURE LAND USE MAP (GFLUM):**

**CP 19-01: 1.05 ACRES AT 448-551 GUILFORD COLLEGE ROAD, FROM MODERATE RESIDENTIAL TO HIGH RESIDENTIAL.**

Jeff Sovich stated that this is a request in conjunction with a rezoning request for this property, explained the current Moderate Residential designation and the proposed High Residential designation, and that the site is adjacent to large areas currently designated as Mixed Use Commercial, Industrial Corporate Park and Low Residential.

Mr. Martin stated that High Residential is appropriate at this location.

Ms. Carter stated that Moderate Residential serves as a buffer, there needs to be an appropriate transition for the surrounding neighbors, and High Residential is not appropriate for this site.

Mr. Allen stated that the accommodations from Moderate to High is appropriate at this location.

**CP 19-02: 10.52 ACRES AT 2400 SUMMIT AVENUE, FROM LOW RESIDENTIAL TO MIXED USE – RESIDENTIAL**

Jeff Sovich explained the current Low Residential designation and the proposed Mixed Use Residential designation.

Mr. Allen stated that with the current development of the roadways in this area this change is appropriate.

Mr. Bryson stated that with the current development activity in this area this change is appropriate and may bring new life and opportunities to this area.

Ms. Carter stated that Mixed Use at this location is appropriate, hopes to see more than just residential here, and that there is a need for service industries.

**UPDATE ON 2019 AFFORDABLE HOUSING DEVELOPMENT RFP.**

Valerie Moore explained that one of this year's changes to the Affordable Housing Development Request for Proposals only allows projects that had applied for the Low Income Housing Tax Credit Program to apply. Invitations were issued the week of February 4<sup>th</sup>, and based on the applications that were submitted to the NC Housing Finance Agency, there were four potential candidates for the City of Greensboro. The applications are due back to the City on March 4<sup>th</sup>. She invited 3 to 4 Board members to be part of the Review Team. Another change is the move from the paper-based applications to internet-based applications which will allow the reviewers to look at the application by logging in remotely. Upon completion of the review, the recommendations from the Review Team will be presented to the Board at its March 20<sup>th</sup> meeting for a recommendation to City Council. After consideration by City Council on April 16, 2019, the commitment letters will be included in the successful application proposals that go to Housing Finance Agency on May 10<sup>th</sup>. In August, the winners will be announced from the State level and recommendations will be made to City Council. A list of the potential applicants were be provided for the Board members' review.

Mr. Allen, Ms. Carter and Mr. Blackman volunteered to be part of the Review Team.

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

Russ Clegg stated that there will be a community meeting held in the Nussbaum Room of the Public Library on March 20th from noon till 7:30 p.m. There will be a speaker event on March 6<sup>th</sup> at the History Museum with Carolyn Dwyer to discuss the connection between Planning and Health. In April, Christian Jeffers, a Greensboro native, will discuss design, place-making, planning, transportation as she styles herself as the "Black Urbanist." Staff is continuing to seek input through an on-line survey, refining the goals, and will begin working on the strategies and policies.

**ITEMS FROM THE CHAIR:**

Chair Isaacson stated that he would not be able to attend the March meeting and Mr. Allen has agreed to chair the meeting.

**SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY:**

David Levy, Executive Director of Affordable Housing Management, stated that they are one of the Tax Credit applicants and have started to input data into the new software which works well and makes their life easier. He expressed two areas of concern. The first being that Tax Credit Applications are quite expensive and each applicant invests quite a bit of money into predevelopment expenses related to development of civil plans, building plans, and environment studies. He requested that the Board consider recommending all of the applications as do other major cities and North Carolina. Not all applications will get funded by the state, Guilford County typically will only get two awards. There are two rehab projects in this year and rehab is a separate carve-out of the Tax Credit awards, roughly about 10%. They will not award more than one project per County, so the two that are being applied for, only one will get funded. Of the two new construction projects, and they are competing with two in High Point, so of those four, only one will get funded. In the past, the City has typically scored the projects and awarded funding based on the scoring. He requested that the Board consider either not scoring the projects or just making sure they meet threshold, or the City requirements, and fund each project request. He also pointed out that they only have about 26 days to submit applications to the City which, along with other changes, put a developer at a great disadvantage.

**APPROVAL OF ABSENCES:**

The absence of Mr. Cooke was acknowledged as excused.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 5:27 pm.

Respectfully submitted,

Sue Schwartz, FAICP  
Planning Department, Director  
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