

**MEETING OF THE
GREENSBORO PLANNING BOARD
MAY 15, 2019**

The Greensboro Planning Board meeting was held on Wednesday, May 15, 2019 at 4:00 pm. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Vice Chair Steve Allen, Richard Bryson, Danielle Brame, Mike Cooke, Homer Wade, Dave Blackman, and Carol Carter. Planning staff present included Steve Galanti, Luke Carter, and Russ Clegg. Also present was James Dickens, from the City Attorney's office.

APPROVAL OF MINUTES OF APRIL 17, 2019 PLANNING BOARD MEETING (APPROVED)

Mr. Bryson moved to approve the minutes of the April 17, 2019 meeting, second by Ms. Brame. The Board voted 6-0 in favor of the motion. (Ayes: Allen, Bryson, Brame, Wade, Blackman, and Carter. Nays: None.)

ANNEXATION:

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

**PL(P) 19-15 PROPOSED SATELLITE ANNEXATION OF 4504 PINE VISTA LANE (.52 ACRES).
(RECOMMENDED)**

Mr. Carter stated that this site is located in Growth Tier 1 and that City Water and Sewer are located in Pine Vista Lane. The City Fire Department currently provides service to this area through Greensboro Fire Station Number 56 and upon annexation will continue to provide service. The Police Department can provide service with little difficulty. Solid Waste can also provide service to this location. The Technical Review Committee reviewed the request and recommended approval.

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

EASEMENT RELEASES:

**2705 HAIG ST. – RELEASE OF A 20-FOOT UTILITY EASEMENT AS RECORDED IN PLAT BOOK 76,
PAGE 96. (CONTINUED)**

**1803 BISCAYNE STREET – RELEASE OF A 6-FOOT BY 20-FOOT PORTION OF A 10-FOOT UTILITY
EASEMENT, AS RECORDED IN PLAT BOOK 42, PAGE 86. (APPROVED)**

Mr. Galanti stated the easement release is being requested to allow for the construction of a carport. And that all utility companies have responded that the easement can be released.

In response to a question from Ms. Carter, Mr. Galanti stated that if the carport is under 15 feet in height it would have the proper setback, and that the portion of the easement remaining would be 4 feet wide.

Mr. Cooke moved to approve the easement release, second by Ms. Brame. The Board voted 6-1 in favor of the motion. (Ayes: Allen, Bryson, Blackman, Wade, Brame, and Cooke. Nays: Carter.)

UNIFIED DEVELOPMENT PLAN:**UDP FOR McALLISTER LEFTWICH HOUSE AT 507 NORTH CHURCH STREET. (APPROVED)**

Mr. Galanti stated that the property contains approximately .68 acres and was rezoned to Planning Unit Development on May 15, 2017. The UDP is to be consistent with the Concept Plan, show phase lines, if any, contain master sign information, and identify the setbacks and other regulations regarding building placement. The Technical Review Committee reviewed the draft UDP and recommended approval with conditions. The plan is consistent with the Concept Plan and reflects the zoning conditions. The proposed uses permitted on this site are office, retail, commercial, and residential.

Upon a question from Ms. Carter, Mr. Galanti stated that the sign standards can either be specified or mimic a standard in the Land Development Ordinance and the applicant elected to use the standards established in the Land Development Ordinance. The existing building will remain and that required open space mimics the requirements specified in the Land Use Ordinance. Mr. Galanti also stated that in accordance with the Historic District Overlay, any changes to the exterior of the building would need to be reviewed by the Historic Preservation Commission.

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

ITEMS FROM THE DEPARTMENT:**UPDATE ON THE NEW GARDEN ROAD STRATEGIC PLAN**

Mr. Clegg presented the timeline, goals, vision, and recommendations for the strategic plan. There will be a public meeting for public input and the plan will come to the Planning Board for a recommendation.

Upon a question from Mr. Blackman, Mr. Clegg stated that the Steering Committee was made up of residents along the corridor, that if a rezoning application was consistent with the Plan it would be heard by the Zoning Commission without the need for a plan amendment, and that there was good attendance at the meetings held so far.

CITY OF GREENSBORO BOARD AND COMMISSIONS GUIDELINES & CODE OF CONDUCT

Mr. Galanti presented the guidelines and code of conduct adopted by City Council related to attendance and punctuality, code of conduct, communication and personal data. Mr. Galanti detailed each of the specific changes in the Board and Commission Handbook.

9. APPROVAL OF ABSENCES:

The absence of Mr. Isaacson was acknowledged as excused.

The absence of Mr. Martin was acknowledged as unexcused.

10. ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 4:51 p.m.

Respectfully submitted,

Sue Schwartz, FAICP

Planning Department, Director

pd/cgs