

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
JUNE 19, 2019**

The Greensboro Planning Board meeting was held on Wednesday, June 19, 2019 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair Isaacson, Steve Allen, Homer Wade, Dave Blackman, John Martin, and Carol Carter. Planning staff present included Steve Galanti, Jason Earliwine, Hart Crane, Andy Lester and Russ Clegg. Also present was Andrew Kelly, from the City Attorney's office.

**APPROVAL OF MINUTES OF MAY 15, 2019, PLANNING BOARD MEETING  
(APPROVED)**

Mr. Martin moved to approve the minutes of the May 15, 2019 meeting, second by Mr. Allen. The Board voted 6-0 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Blackman, Martin, and Carter. Nays: None.)

**ANNEXATION:**

**PL(P) 19-16: PROPOSED CONTIGUOUS ANNEXATION OF 4501 OLD  
BURLINGTON ROAD, 4.7 ACRES. (RECOMMENDED)**

Mr. Galanti stated this property is located within Growth Tier 1 on the Comprehensive Plan's Growth Strategy Map and is considered to be contiguous to the City's primary corporate limits. City Water and City Sanitary Sewer are available by connecting and extending the existing lines located at the intersection of Willow Road and Burlington Road. In order for the site to be served by water and sanitary sewer, the owners are responsible for all costs associated with extending and connecting. The City's Fire Department notes this site is currently being served by City Station 63 and upon annexation service to the site should remain the same. The Police Department noted they can provide service with little difficulty. Providing the other city services will involve a travel distance almost equal to that necessary to provide service to the properties already annexed north and east of the property.

Mr. Blackman moved to recommend the annexation to City Council, second by Mr. Martin. The Board voted 6-0 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Blackman, Martin, and Carter. Nays: None.)

**PL(P) 19-17: PROPOSED SATELLITE ANNEXATION OF 1039 THRU PARK 1051 NC  
HIGHWAY 68 NORTH, 73.561 ACRES. (RECOMMENDED)**

Mr. Galanti stated that this site is within Growth Tier 1 on the Comprehensive Plan's Growth Strategy map and considered to be a satellite annexation. City water will be

available by extending and connecting to the existing water line located in Highway 68. City Sanitary Sewer service is available by connecting and extending the 12-inch sewer line located to the north of the site. In order for this site to be served by City water and sanitary sewer, the owner will be responsible for all costs associated with extending and connecting to the utilities. The City Fire Department noted this site is currently served by Oakridge Station 51 and upon annexation will be served by City Station 17. The travel time will increase but service to the site will remain the same. The Greensboro Fire Department has worked with the Oakridge Department and Metro 9-1-1 to create a new response plan so the two fire departments can respond in tandem to all events. This does not ensure there will be adequate staffing. Travel times will increase to the extent the City would not be meeting the standard of cover or effective response force for single or multi-unit incidents. The Police Department can provide service but notes upon full buildout will need an additional police officer. The provision of other services will involve a travel distance equal to that necessary to provide service to the previously annexed property located to the north of this site.

In response to a question from Ms. Carter, Deputy Chief Dwayne Carter stated that if Oakridge arrives on the scene first, they will be in charge only until the City of Greensboro Fire Department arrives per statutory guideline NFPA 1710 and that not meeting response time may affect Greensboro's certifications.

In response to a question from Mr. Blackman, Deputy Chief Church stated that with any contract, they are required to do quarterly training with those departments. Although Oakridge is not a contract department, they do work with Oakridge in response to calls in that area. There are plans for additional fire stations as more annexations develop and the owner would not be required to provide a fire station.

In response to a question from Mr. Blackman, Mr. Galanti stated that impact fees were not an option at this time.

Mike Fox, 100 N. Greene Street. Attorney with Tuggle Duggins representing the property owners, stated that although the original plan was for a mixed-use project with a major retail center and outparcels with a hotel and office, the current plan is to have out parcels on the frontage of Highway 68 with service stations, medical offices, with several large office/warehouse buildings on the remainder of the property.

Brian Hall, 309 Gallimore Dairy Road, representing Samet Corporation, stated that the proposal is for four buildings, with a five-year buildout, and the buildings will have sprinkler systems. They will work with the City of Greensboro to ensure fire service and fire suppression is adequate per building.

In response to a question by Ms. Carter, Mr. Hall stated that there would not be flammables stored on site.

In response to a question from Ms. Carter, Mr. Clegg stated that the northern part around GTCC's campus is shown as mixed-use, transitioning southward to industrial uses on the Western Area Plan. There is a need to preserve industrial land for development and balance it with the need for mixed-use while preserving the rural character of the area.

In response to a question from Ms. Carter, Mr. Kelly stated that firefighting is a government function and governmental immunity applies except in specific cases where the immunity has been waived. It is a case-by-case basis to keep in mind with respect to the City's liability.

Ms. Carter moved to recommend the annexation to City Council, second by Mr. Allen. The Board voted 6-0 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Blackman, Martin, and Carter. Nays: None.)

**PL(P) 19-18: PROPOSED SATELLITE ANNEXATION OF 4626 HICONE ROAD, 3.084 ACRES. (RECOMMENDED)**

Mr. Wade asked that he be excused from this item for a potential conflict of interest and was excused by unanimous vote.

Mr. Galanti stated that this property is located within Growth Tier 1 on the Comprehensive Plan's Growth Strategy Map and is considered a satellite annexation. City Water is available by connecting and extending the 12-inch water line located in Hicone Road. City Sanitary Sewer is available connecting and extending the 8-inch sewer line located in Hicone Road. Due to the topography, gravity service to the entire site may not be possible and a sanitary sewer pump may be needed. To be served with city water or sewer, the owner is responsible for all costs associated with extending and connecting the utilities. The City Fire Department noted it is served by County Station 55 and upon annexation will continue to be served by this station through a contract. The Police Department noted they can provide service with little difficulty. Providing other city services, the travel distance is almost equal to provide service to the previously annexed property located to the west, east, and south of this site.

Mr. Allen moved to recommend the annexation to City Council, second by Mr. Martin. The Board voted 5-0-1 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Martin, and Carter. Nays: None, Abstain: Wade.)

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

Mr. Lester stated this is a request to release a 20-foot utility easement adjacent to the northern property line. All utility companies have responded that the easement can be released.

In response to a question from Ms. Carter, Mr. Lester stated that the utility reviewers were in agreement with the release and assumed there is an alternate route.

Mr. Martin moved to approve the easement request, second by Mr. Allen. The Board voted 5-1 in favor of the motion. (Ayes: Isaacson, Allen, Wade, Blackman, and Martin. Nays: Carter.)

**602 MEADOWOOD STREET – RELEASE OF A 2-FOOT BY 40-FOOT PORTION OF A 10-FOOT EASEMENT AS RECORDED IN PLAT BOOK 32, PAGE 52.**  
**(APPROVED)**

Mr. Lester stated this request is to release an 80 square foot portion of a 10-foot easement to eliminate the building encroachment. All utility companies have responded that the easement can be released.

In response to a question from Ms. Carter, Mr. Lester stated that the request is for a 2-foot by 40-foot section of the 10-foot easement and there will be 8 feet of easement remaining.

Mr. Blackman moved to approve the easement release, second by second Mr. Martin. The Board voted 6-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, Martin and Carter. Nays: None.)

**ITEMS FROM THE DEPARTMENT:**

**UPDATE ON THE NEW GARDEN ROAD STRATEGIC PLAN**

Mr. Crane stated that the next step in public involvement will be the public meeting on June 27th from 6:00 p.m. to 8:00 p.m. at Jefferson Elementary School. He described the community plan, the public input, communication and mailings. The plan will be before the Planning Board in July and City Council in August.

In response to a question from Ms. Carter, Mr. Crane stated that the open house will be heavily promoted. Mr. Clegg added that there will be mailed notices for the public hearings and the plan will be posted on the City's web site.

**UPDATE ON COMPREHENSIVE PLAN**

Mr. Clegg provided an update on the Comprehensive Plan which included an explanation of the plan elements, goals and new strategies in the five-year action plan.

In response to a question from Ms. Carter, Mr. Clegg stated that mapping efforts will begin soon to look at different types of development and how they fit together with each other.

**ITEMS FROM THE DEPARTMENT:**

Mr. Galanti stated that the new attendance policy has been clarified to indicate that it is not necessary to provide a doctor's note for an excused absence.

**APPROVAL OF ABSENCES:**

The absences of Ms. Brame and Mr. Bryson were acknowledged as excused. The absence of Mr. Cooke was acknowledged as unexcused.

**ADJOURNMENT:**

There being no further business before the Board, the meeting was adjourned at 5:07 p.m.

Respectfully submitted,  
Sue Schwartz, FAICP  
Planning Department, Director  
PD/cgs