

**MEETING OF THE
GREENSBORO PLANNING BOARD
SEPTEMBER 18, 2019**

The Greensboro Planning Board meeting was held on Wednesday, September 18, 2019 at 4:00 pm in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair Isaacson, Steve Allen, Dave Blackman, Homer S. Wade, Richard Bryson, Donald Brandon, and John Martin. Planning staff present included Steve Galanti, Jason Earliwine, Jeff Sovich, and Russ Clegg. Also present was Andrew Kelly from the City Attorney's office.

APPROVAL OF MINUTES OF AUGUST 21, 2019, PLANNING BOARD MEETING (APPROVED)

Mr. Allen moved to approve the minutes of the August 21, 2019 meeting, second by Mr. Blackman. The Board voted 5-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, and Brandon. Nays: None).

ANNEXATIONS:

**PL(P) 19-23: PROPOSED SATELLITE ANNEXATION OF 4500 PINE VISTA LANE, (.46 ACRES).
(RECOMMENDED APPROVAL)**

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

Mr. Galanti stated this property is located in Growth Tier 1. City water and sewer are available in both Pine Vista Lane and Circle View Drive. City Fire Station #56 currently services this site and upon annexation will continue to provide service. The Police Department can provide service to this site with little difficulty. This request received a favorable recommendation by the Technical Review Committee at their September 10th meeting.

Mr. Wade 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, Blackman, Wade, Bryson, and Brandon. Nays: None.)

PL(P) 19-24: PROPOSED CONTIGUOUS ANNEXATION OF 912 McCLELLAN PLACE, (1.86 ACRES). (RECOMMEND APPROVAL)

Mr. Galanti stated this property is located in Growth Tier 1. City water is available in McClellan Road to the north of the site and advised the applicant that they will need to extend the line across the frontage of this property. City Sewer is available to the north. This site is currently served by Pinecroft-Sedgefield Station #23, upon annexation this site will be served by City Station #52, and the response time to this site will improve. The Police Department can provide service with little difficulty. This request received a favorable recommendation by the Technical Review Committee at their September 10th meeting.

Mr. Bryson 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, Blackman, Wade, Bryson, and Brandon. Nays: None.)

STREET CLOSINGS:

PL(P) 19-25: PROPOSED CLOSING OF THE “OLD” PORTION OF BRYAN BOULEVARD FROM A POINT APPROXIMATELY 116 FEET EAST OF THE CENTER LINE OF NORTH REGIONAL ROAD EASTWOOD. A DISTANCE OF APPROXIMATELY 550 FEET TO THE CURRENT CITY OF GREENSBORO CORPORATE LIMIT LINE. (RECOMMENDED APPROVAL)

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

Mr. Galanti stated that the Airport has requested to close this portion of right-of-way since it is no longer being used for road purposes. The relocation of Bryan Boulevard and the completion of the construction of I-73 eliminate the need for this portion of road. The North Carolina Department of Transportation withdrew their maintenance responsibilities in February 2004 and in August of 2018. Guilford County closed the portion to the east in their jurisdiction in May of 2004 and is currently in the process of closing the northern portion. The closing is being requested so the land can be added to the abutting property to aid future development. At their September 5th meeting, the Technical Review Committee (TRC) felt the circumstances here would allow the City to make the two required Findings of Fact since the closing the street to vehicular traffic is not contrary to the public interest and that no property owner in the vicinity is deprived of reasonable means of ingress and egress. The TRC recommended the closing with the condition that the City shall retain a 20-foot utility easement over existing utilities until such time as the lines are no longer needed for public use.

Mr. Blackman moved to recommend the street closing to City Council, second by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, Bryson, Brandon, and Martin. Nays: None.)

PL(P) 19-26: PROPOSED CLOSING OF THE “OLD” PORTION OF NORTH REGIONAL ROAD ALONG THE FRONTAGE OF 529 NORTH REGIONAL ROAD. (RECOMMENDED APPROVAL)

Mr. Galanti stated that the Airport has requested to close this portion of right-of-way since it is no longer being used for road purposes. The relocation of Bryan Boulevard and Regional Road eliminate the need for this portion of road. Guilford County closed the portion to the south in their jurisdiction in April of 2003. The closing is being requested so the land can be added to the abutting property to aid future development. At their September 5th meeting, the Technical Review Committee felt the circumstances here would allow the City to make the two required Findings of Fact and recommended the closing with the condition that the City shall retain a 20-foot utility easement over existing utilities until such time as the lines are no longer needed for public use.

Mr. Blackman moved to recommend the street closing to City Council, second by Mr. Martin. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, Bryson, Brandon, and Martin. Nays: None.)

PL(P) 19-27: PROPOSED CLOSING OF THE “OLD” PORTION OF BRYAN BOULEVARD/CAINDALE DRIVE FROM THE SOUTHERN RIGHT-OF-WAY LINE OF I-73 SOUTHWARD. A DISTANCE OF APPROXIMATELY 365 FEET TO THE CURRENT CITY OF GREENSBORO CORPORATE LIMIT LINE. (RECOMMENDED APPROVAL)

Mr. Galanti stated that the Airport has requested to close this portion of right-of-way since it is no longer being used for road purposes. The relocation of Bryan Boulevard and the completion of the construction of I-73 eliminate the need for this portion of road. The North Carolina Department of Transportation withdrew this portion of the street from the state system in August of 2018. Guilford County is currently processing the street closing for the portion to the south in the county's jurisdiction. The closing is being requested so the land can be added to the abutting property to aid future

development. At their September 5th meeting, the Technical Review Committee felt the circumstances here would allow the City to make the two required Findings of Fact and recommended the closing with the condition that the City shall retain a 20-foot utility easement over existing utilities until such time as the lines are no longer needed for public use.

Mr. Martin moved to recommend the street closing to City Council, second by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, Bryson, Brandon, and Martin. Nays: None.)

PL(P) 19-28: PROPOSED CLOSING OF A PORTION OF BUFFALO STREET FROM A POINT 30 FEET SOUTH OF THE CENTERLINE OF SHELTON SOUTHWARD. A DISTANCE OF APPROXIMATELY 90 FEET TO ITSTERMINUS. (RECOMMENDED APPROVAL)

Mr. Galanti stated this portion off Buffalo Street is unopened. The petitioner owns the property on both sides of the right-of-way so the petition is for 100 % of the right-of-way frontage. Mr. Galanti stated the City must make the two determinations in order to close a street as they relate to vehicular traffic and reasonable means of ingress or egress. At their August 12th meeting, the Technical Review Committee felt the circumstances here would allow the City to make the two required Findings of Fact and recommended the closing with the condition that the lots are to be combined with the street to be closed so that the resultant lot will have frontage and direct vehicular access to Shelton Street.

Mr. Bryson moved to recommend the street closing to City Council, second by Mr. Allen. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Blackman, Wade, Bryson, Brandon, and Martin. Nays: None.)

AMENDMENT TO GENERALIZED FUTURE LAND USE MAP (GFLUM) (COMMENTS):

CP 19-07: 1.48 ACRES AT 4314 HICONE ROAD, FROM MODERATE RESIDENTIAL TO INSTITUTIONAL.

Mr. Sovich stated that the current designation on the site is Moderate Residential. The proposed amendment is to Institutional and presented the definition for both designations.

COMMENTS:

Chair Isaacson stated this is a logical expansion of the Institutional Campus used and provides additional property for the Fellowship Hall to conduct their activities.

ITEMS FROM THE DEPARTMENT:

Mr. Clegg stated that the New Garden Road Strategic Plan is going to City Council on September 17.

Mr. Clegg also provided an update on the Comprehensive Plan. The Staff is currently focusing on writing the Plan and developing the next iteration of the Future Land Use Map. He stated he paid close attention to the comments and staff will work on making sure to connect the policies and strategies in the plan in a clear way so the map is an expression of those and it is easy to understand why recommendations are being made. They are also looking at what state law requires of them and working on processes to provide good meaningful input on the cases.

Mr. Clegg advised of an event scheduled with Bruce Katz at the History Museum. Mr. Clegg provided a presentation on the Comprehensive Plan regarding the new mapping process, the new plan policies, and the requirements under state law. Upon a question from Mr. Blackman, Mr. Clegg responded this plan will be significantly different than the current Future Land Use Map. Their intent is to make sure the Land Use Map assists them in making decisions regarding zoning, investments, of whatever they may

be. Upon a question from Mr. Blackman, Mr. Clegg responded this will be a different tool for staff, the Zoning Commission, and City Council to evaluate land use changes based upon circumstances surrounding it. Upon a question from Mr. Blackman, Mr. Clegg responded that the new map and plan will represent a change in City policy. Upon a question from Mr. Blackman, Mr. Clegg responded the change would be adopted by the Comprehensive Plan and would go to City Council within that packet.

Upon a question from Mr. Bryson, Mr. Clegg responded that the maps would suggest what the character of an area should be in future. The next step would be to look at a public process for input on areas.

Mr. Bryson stated he felt it was imperative to reach out to communities now as he feels there are assumptions regarding areas and while they may be based on good professional judgement input is needed that will help with the plan. Mr. Bryson offered to assist. Mr. Clegg responded that would be great and are trying to achieve the balance of receiving input early without creating confusion. Mr. Clegg stated they will take him up on the offer of assistance.

Upon a question from Mr. Blackman, Mr. Clegg responded the New Garden Plan, the way they addressed the Land Use Map not by trying to pre-determine what land use changes might be appropriate for a given parcel but by setting a list of considerations for all to use when contemplating a change in land use. The new future land use maps are a reflection of the same thought process.

APPROVAL OF ABSENCES:

The absences of Ms. Carter and Mr. Cooke were acknowledged as approved.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 4:46 p.m.

Respectfully submitted,

Sue Schwartz, FAICP

Planning Department, Director
PD/cgs