

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

The Greensboro Planning Board meeting was held on Wednesday, December 18, 2019 at 4:12 pm in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair Steve Allen, Mike Cooke, Dave Blackman, Carol Carter, and Emanuel Clark. Planning staff present included Steve Galanti, Luke Carter, Andy Lester, Jeff Sovich, José Colón and Russ Clegg. Also present was Andrew Kelly from the Legal Department.

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

Ms. Carter moved to approve the minutes of the November 20, 2019 meeting, second by Mr. Clark. The Board voted 5-0 in favor of the motion. (Ayes: Allen, Cooke, Carter, Blackman, and Clark. Nays: None).

**TYPE 3 MODIFICATION: MODIFICATION REQUESTED FOR BUILDING FACADE DESIGN
REQUIREMENTS OF SECTION 2.B5 OF THE REZONING CONDITIONS IN THE AUGUST
11, 1997 REZONING, 2645 LAWNDAL DRIVE (APPROVED)**

Mr. Lester stated that the Zoning Commission approved the rezoning on August 11, 1997, from Light Industrial to Conditional District Commercial-High for properties fronting on Lawndale Drive between Independent Road and Bluemont Drive with 24 zoning conditions. The City has received a Type 3 modification request in order to allow alternative building materials. Per Section 30-4-11 of the Land Development Ordinance, the Planning Board is authorized to approve a Type 3 modification involving changes or amendments to conditional zoning districts and special use permits. Due to the existing building material condition, the applicant proposes to use EIFS as an exterior finish system in lieu of masonry material. EIFS is a general class of non-load bearing building cladding systems providing exterior walls with an insulated, water resistant finished surface. The three factors in granted a modification are: 1) The proposed modification will result in equal or better performance than the standard that is being modified, 2) The size, topography or existing development of the property or of adjoining areas prevents compliance with a standard, and 3) A federal, state or local law or regulation prevents compliance with the standard. The Technical Review Committee reviewed the request and recommended approval based on the finding of equal or better performance. The proposed material will match the buildings along Lawndale Drive, will imitate stucco masonry and meet the intent of the zoning condition.

In response to a question from Mr. Clark, Mr. Lester stated that the Technical Review Committee arrived at their determination of equal or better performance since the EIFS system would appear to be stucco masonry.

In response to a question from Mr. Cooke, Mr. Lester stated that the masonry material was included in the original conditions to have a uniform design and a higher quality material within the development.

EASEMENT RELEASES:

Mr. Galanti advised the Board that staff has not received responses from all of the utility companies and the cases will need to be continued until the January meeting.

AMENDMENT TO GENERALIZED FUTURE LAND USE MAP (GFLUM):**CP 19-08: 2:32 ACRES AT 4100, 4108, AND 4110 LAWNDAL DRIVE AND 4201 LAKE JEANETTE ROAD, FROM LOW RESIDENTIAL TO COMMERCIAL. (COMMENTS)**

Jeff Sovich stated that this is a request in conjunction with a rezoning request for these properties and explained the current designation is Low Residential and the proposed zoning is Commercial. The Comprehensive Plan defines Low Residential 3-5 dwelling unit per acre category as including the city's predominantly single family as well as other compatible housing types that can be accommodated within this density range and provided background and history information regarding the property to the Planning Board members.

In response to a question from Mr. Blackman, Mr. Sovich stated that the applicant has been different for the three different requests heard in 2007, 2011, and 2019.

In response to a question from Mr. Blackman, Mr. Sovich stated that the corner property is wooded, 4108 has a single family structure, 4201 Lake Jeanette Road has a storage building, and 4110 Lawndale Drive is wooded.

In response to a question from Mr. Blackman, Mr. Sovich stated that as far as he knows the properties are all unoccupied.

In response to a question from Ms. Carter, Mr. Clegg stated that an office use could fit into a variety of land use categories, which could include a variety of zoning districts and conditions, with some being stricter than others.

DISCUSSION:

Ms. Carter felt that Commercial designation was too intense for a land use classification from the GFLUM and would prefer to see something less intense that could accommodate some non-residential.

Chair Allen stated with all the previous attempts at changing zoning, the Board is being asked for comments and not a final decision. He feels this is a reflection of how the urban loop is spurring economic development in the City. The corridor is evidence of a number of single family properties grouped together and being marketed for development. He feels this is in line with the trajectory of this area and is in favor of the amendment.

Mr. Blackman stated that he would like the Zoning Commission to be sensitive to the people that live around the site and sensitive to what the development causes in terms of the future of that particular area.

Mr. Cooke stated that this area is suitable for some kind of lower density commercial use but probably not some other commercial uses.

Ms. Carter stated that in the Planning Department's description of commercial, it alludes to more intense uses as well stating specifically strip centers and big boxes which is why she feels commercial is too intense.

Mr. Blackman stated that if they are trying to influence Zoning, eventually it will be commercial and probably in the best interest of the City.

Ms. Carter stated that the intensity of commercial does not need to be along Lawndale and to stick to the City's Land Use plan and having the more commercial and intense uses at the major intersections.

Mr. Sovich stated that the Connections 2025 goals and policies were included in his presentation as relevant considerations to the case, not as a statement that the characteristics of the case are compatible or compliant with the goals and policies.

Mr. Clark stated that he was in agreement with Chair Allen as this represents a potential for additional development within the City. Lawndale is a major thoroughfare within the City. He could not imagine it would significantly disrupt the area and his thoughts to the Zoning Commission would be to take a look at the size.

ITEMS FROM THE DEPARTMENT:

Russ Clegg advised there is a draft of the Comprehensive Plan. It is being circulated internally and hope to have a substantial update at the January meeting.

ITEMS FROM THE CHAIR:

Chair Allen wished everyone Happy Holidays and Merry Christmas and thanked everyone for their efforts.

ITEMS FROM BOARD MEMBERS:

Ms. Carter complimented staff on the very good and complete presentations making it easier to make decisions and comments appropriate. Ms. Carter stated Merry Christmas to everyone and Happy Holidays.

APPROVAL OF ABSENCES:

The absences for Mr. Martin, Mr. Bryson, Mr. Wade, and Mr. Brandon were acknowledged as approved.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 5:15 p.m.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director