

**MEETING OF THE
GREENSBORO PLANNING BOARD
FEBRUARY 19, 2020**

The Greensboro Planning Board meeting was held on Wednesday, February 19, 2020 at 4:00 pm in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Chair Steve Allen, Mike Cooke, Dave Blackman, Homer Wade, Richard Bryson, Donald Brandon, Carol Carter, Emanuel Clark and John Martin. Planning staff present included Steve Galanti, Luke Carter, Russ Clegg, Andy Lester, Jason Earliwine, and Jeff Sovich. Also present was Andrew Kelly and Terri Jones from the Legal Department, and Cynthia Blue from Neighborhood Development.

APPROVAL OF MEETING MINUTES OF THE JANUARY 15, 2020, PLANNING BOARD MEETING (APPROVED)

Mr. Wade moved to approve the minutes of the January 15, 2020 meeting, seconded by Ms. Carter. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Cooke, Blackman, Wade, Bryson, Brandon, Carter and Clark. Nays: None.)

ANNEXATIONS:

PL(P) 20-03. PROPOSED CONTIGUOUS ANNEXATION OF 1702-1709 VERDUN DRIVE (AKA 5412-5414 FREEDOM LANE AND 5420-5424-FREEDOM LANE) (3.094 ACRES) (RECOMMENDED APPROVAL)

Mr. Carter stated this site is in Growth Tier 1. City Water is available by connecting to a 12-inch line located on the south side of Ruffin Road, approximately 675 feet to the south. City Sewer is available by connecting to an existing 10-inch sewer main along the north side of Ruffin Road. The site is currently being served by the Pincroft-Sedgefield Fire Station #23, off of MacKay Road, but upon annexation it will be served by City Station #52, which will improve response time. City Police can provide service to this site with little impact. This request received a favorable recommendation by the Technical Review Committee at their January 6, 2020 meeting.

Upon a question from Mr. Blackman, Mr. Carter responded the Zoning Commission will hear the request in March and the annexation request and rezoning will both be heard at the City Council meeting in April.

Upon a question from Ms. Carter, Mr. Carter responded that plans for access to this property will be made from the property to the south, since the two parcels will be developed together.

Mr. Blackman moved to recommend the annexation to City Council, seconded by Mr. Bryson. The Board voted 9-0 in favor of the motion. (Ayes: Allen, Cooke, Blackman, Wade, Bryson, Brandon, Carter, Clark, and Martin. Nays: None.)

Mr. Clark requested to be recused from item 2b.

Mr. Bryson moved to recuse Mr. Clark from item 2b, seconded by Mr. Cooke. The Board voted 8-0 in favor of the motion. (Ayes: Allen, Cooke, Blackman, Wade, Bryson, Brandon, Carter, and Martin. Nays: None.)

PL(P) 20-4 PROPOSED CONTIGUOUS ANNEXATION OF 506 AND 511 KALLAMDALE ROAD (12.07 Acres) (RECOMMENDED APPROVAL)

Mr. Carter stated this property is located in Growth Tier 1. City Water is available by connecting to a 12 inch water and depending on demand, a water line may be required for a loop feed by installing a water line along Kallamdale Road. City sewer is available by connecting to an existing 8 inch sewer main along West Elmsley. Sewer extension may be required to reach all of Kallamdale Road. Solid Waste can provide trash pickup to this location. Currently the property is being served by Pinecroft-Sedgefield Fire Station and Greensboro Fire Station #61 is the current first responder for this location. Upon annexation, Fire Station #61 will continue to serve the property and the response time will improve. The Police Department can provide service to this site with little difficulty. Mr. Carter stated the Technical Review Committee recommended approval at their February 4, 2020 meeting.

Upon a question from Ms. Carter, Mr. Carter responded that he received an email from the Fire Department verifying Pinecroft-Sedgefield is currently serving the site. Response time from the existing location is 2 minutes and 45 seconds, but upon annexation, service will be combined with responses from City Station #61.

Mr. Cooke moved to recommend the annexation to City Council, seconded by Mr. Martin. The Board voted 8-0-1 in favor of the motion. (Ayes: Allen, Cooke, Blackman, Wade, Bryson, Brandon, Carter and Martin. Nays: None. Recusals: Clark.)

Mr. Clark resumed his seat at the dais.

STREET CLOSING:

PL(P) 20-05: PROPOSED CLOSING OF AN UNNAMED STREET, +/-130 FEET IN LENGTH FROM RIDGECREST DRIVE, SOUTH EASTWARDLY TO ITS TERMINUS. (RECOMMENDED APPROVAL)

Mr. Lester stated the Planning Department is requesting a recommendation and resolution in closing the portion of unnamed street from Ridgecrest Drive, south to a distance of approximate 130 feet to its terminus. The portion of the right of way to be abandoned is approximately 7,942 square feet lies between lots 50 and 73 in the Arcadia subdivision, Plat Book 23, page 70 in the Guilford County Register of Deeds. Two determinations are required by the Board in order to close a street. First, the closing of the street to vehicular traffic must not be contrary to the public interest, and second, no property owner in the vicinity shall be deprived of reasonable means of ingress and egress. The Technical Review Committee recommended approval of closing the unnamed street at their February 4, 2020 meeting.

Upon a question from Ms. Carter, Mr. Lester responded that the right of way is currently a part of the Friends Home property. The street will continue to be used as a driveway from Ridgecrest into the Friends Home development, but it will just be officially closed.

Upon a question from Mr. Clark, Mr. Lester responded the street will technically revert back to Friends Home, which is the current owner. In response to a question from Mr. Clark, Mr. Lester responded that trespassing is not a concern because the driveway will be part of Friends Home. Mr. Lester referred to the images presented on the projector screens and pointed out the public right of way to the Board. He mentioned that the paper street was originally included in the adjacent subdivision development. Friends Home has plans to combine all the individual lots surrounding the right-of-way. The street was originally platted as a public right of way, but was never built out. Eventually, Friends Home began using it as a driveway. It is not maintained by the City.

Upon a question from Mr. Wade, Mr. Lester responded that Friends Home owns both properties on either side of the street in question.

Upon a question from Ms. Carter, Mr. Lester responded that he believed the unnamed drive is a paved driveway. There are several plans for expansion of the site and all show this street being treated as a driveway. However, Mr. Lester was not sure if it would be signed as a driveway.

Mr. Martin moved to recommend the street closing to City Council, seconded by Mr. Cooke. The Board voted 9-0 in favor of the motion. (Ayes: Allen, Cooke, Blackman, Wade, Bryson, Brandon, Carter, Clark and Martin. Nays: None.)

EASEMENT RELEASES:

2733 RING ROAD- RELEASE OF A 25-FOOT WIDE STORM SEWER AND UTILITY EASEMENT, AS RECORDED IN PLAT BOOK 160, PAGE 69. (CONTINUED)

This request was continued to the next Planning Board meeting.

3 OLD PARK COURT AND 3700 DOVER PARK ROAD – RELEASE OF A 10-FOOT UTILITY EASEMENT, AS RECORDED IN PLAT BOOK 119, PAGE 32. (APPROVED)

Mr. Lester stated this is a release request for a 10-foot utility easement to allow for placement of a new home. The lots have been combined to allow for the location of the utility easement. The request was sent to all the utility reviewers and there were no objections.

Upon a question from Ms. Carter, Mr. Lester responded Duke Power approved the request and moved the utility line to western portion of the property.

Ms. Carter moved to approve the easement release, seconded by Mr. Clark. The Board voted 9-0 in favor of the motion. (Ayes: Allen, Cooke, Blackman, Wade, Bryson, Brandon, Carter, Clark and Martin. Nays: None.)

14 LOCH RIDGE DRIVE – RELEASE OF AN APPROXIMATELY 2,957 SF PORTION OF A VARIABLE WIDTH DRAINAGE MAINTENANCE EASEMENT AS RECORDED IN PLAT BOOK 111, PAGE 66. (APPROVED)

Mr. Lester stated this is a request for release of approximately 2900 square feet of a variable width drainage maintenance easement in order to fix an existing encroachment issue. The request was sent to all the utility reviewers and seven of them had no objections. The Water Resources Department will require the release to be contingent on recording a new drainage maintenance and utility easement at the edge of the property.

Upon a question from Ms. Carter, Mr. Lester responded he did not know of any flooding concerns. The pool was originally permitted, but it was built in the wrong location, resulting in an encroachment at the property line.

Ms. Carter moved to conditionally approve the easement release, subject to the conditions by Water Resources, seconded by Mr. Clark. The Board voted 9-0 in favor of the motion. (Ayes: Allen, Cooke, Blackman, Wade, Bryson, Brandon, Carter, Clark and Martin. Nays: None.)

3420 WHITEHURST DRIVE – RELEASE OF TWO VARIABLE WIDTH DRAINAGE AND MAINTENANCE UTILITY EASEMENTS (DMUES) AROUND BIOCELLS 2 AND 3, AS RECORDED IN PLAT BOOK 196, PAGE 18. (APPROVED)

Mr. Lester stated this is a release request for two variable width drainage maintenance utility easements. The easement is for two BioCells that are not needed for the site. The request was sent to all the utility reviewers and there were no objections.

Mr. Cooke moved to approve the easement release, seconded by Mr. Bryson. The Board voted 9-0 in favor of the motion. (Ayes: Allen, Cooke, Blackman, Wade, Bryson, Brandon, Carter, Clark and Martin. Nays: None).

AMENDMENT TO GENERALIZED FUTURE LAND USE MAP (GFLUM):

CP 20-03: 3.7 ACRES AT 5307, 5313, AND 5317 W. FRIENDLY AVENUE AND 724 MUIRS CHAPEL ROAD, FROM LOW RESIDENTIAL TO COMMERCIAL.

Mr. Sovich stated the current designation on the site is Low Residential and informed the Board of the reasons for the proposed amendment to a Commercial designation. Definitions for both designations were provided and the Connection 2025 goals and policies were reviewed.

COMMENTS:

Ms. Carter commented that from a Planning standpoint, this stretch of Friendly Avenue from the intersection at Muirs Chapel Road to Friendly Shopping Center remains a very stable single-family residential area and the houses are well maintained. Where is the appropriate transition point for the commercial uses oriented near Guilford College to the residential neighborhoods along Friendly Avenue? Muirs Chapel Road has always served as a good transition point for land uses in this area. Ms. Carter stated she did not think this area was appropriate for a Commercial designation, given the definition in the GFLUM. She also expressed concerns regarding the historic significance of Guilford College. It is a very strong community and the historic resources in this area and their upkeep is very important to the community. While Muirs Chapel Road is changing and contains dense residential uses,

there is no commercial development until the Market Street intersection. Ms. Carter feels it would be a mistake to approve an amendment to a Commercial designation on the GFLUM Map.

Mr. Wade stated that the area is no longer low-density residential, but he struggles with the idea of such a steep transition of apartments on the west side of Muirs Chapel Road to a commercial designation across the street. He does not believe a commercial designation is appropriate yet.

Mr. Blackman agreed. He feels a Commercial designation is inappropriate at this time and will not support an amendment to the GFLUM.

CP 30-04: 21.265 ACRES AT 1702-1709 VERDUN DRIVE (AKA 5412-5414 FREEDOM LANE AND 5420-5424 FREEDOM LANE), AND 5710 AND 5711 RUFFIN ROAD, FROM MODERATE RESIDENTIAL TO HIGH RESIDENTIAL.

Mr. Sovich stated the current designation on the site is Moderate Residential and informed the Board of the reasons for the request for the proposed amendment to a High Residential designation. Definitions for both designations were provided and the Connection 2025 goals and policies were reviewed. In response to a question from Ms. Carter, Mr. Sovich responded that he was unable to answer why the acreage for the site was different on the application and the attachments or how the units per acre was measured.

COMMENTS:

Ms. Carter stated that the existing development in the area is moderate residential and does not feel that a High Residential designation is necessary or appropriate. In her opinion, the number of units proposed in a development can be lowered to meet the criteria for that specific amount of acreage in order to stay within the parameters of the Moderate Residential designation. Ms. Carter stated it was more appropriate to develop within the upper fringes of the density permitted in Moderate Residential and preserve the moderate density residential feel of the area.

Mr. Wade stated that the Ruffin Road connection contains high density residential apartments on the east end and to the west. He did not feel that new three-story residential buildings with a density of 18 to 20 units per acre was much different than what is already developed in the area. Mr. Wade felt this area is appropriate for higher density residential development and jumping from 12 to 20 units per acre is not inappropriate, considering the site backs up to I-73.

Mr. Clark agreed with Mr. Wade. The difference between Moderate Residential and High Residential is not significant enough to shock the residents in the surrounding area. Based on the location and the proximity to commercial uses, high residential developments, a major highway, and other major thoroughfares, this is an attractive area for young professionals. Greensboro wants to grow and providing residential areas like this for young professionals interested in living and working in the City is highly attractive. Mr. Clark stated he would support the request.

Mr. Blackman stated it is an excellent location for high density development and would support the request as well.

ITEMS FROM THE DEPARTMENT:

LIST OF APPLICANTS AND UPDATES FOR 2019-2020 AFFORDABLE HOUSING DEVELOPMENT REQUEST FOR PROPOSALS.

Ms. Cynthia Blue provided the Board members with a list of the applications submitted to the North Carolina Housing Finance Agency from Guilford County for this year's low income housing tax credit funding cycle. She stated that there are 14 applications from Guilford County totaling approximately 1000 units, which has never happened before. Ms. Blue also stated that this is a competitive process at the state level and explained how the awards are distributed and how funding is applied. Applications are submitted online and the portal will be closed on March 9, 2020. All developers have been advised. There are three applications on the list which have outstanding zoning issues which are being addressed. The zoning deadline has been extended from March 31 to April 22 to allow all applications a chance to get through the zoning process and ahead of projects going to the May 5 City Council meeting.

Ms. Blue acknowledged Ms. Carter, Mr. Blackman, Mr. Allen, and Mr. Bryson's interest in participating in the scoring process after the application portal closes. A representative from the Affordable Housing Department will provide additional information to the Board at their March meeting.

Upon a question from Mr. Blackman, Ms. Blue responded that there are three properties that have finished the zoning process: 506-511 Kallamdale Road, 2983 West Vandalia Road, and 2005 Mitchell Avenue, which was just completed.

Upon a question from Chair Allen, Ms. Blue stated that Guilford County is the only county in the state that has two metro areas competing against each other for funding within a county. She mentioned that combining Greensboro and High Point into one application pool has been suggested in order to alleviate the competitive situation in Guilford County.

Ms. Blue stated she will be in touch with any Board members who have volunteered to be part of the Review Committee.

ITEMS FROM THE CHAIR:

Chair Allen thanked everyone who attended the Special Meeting on February 4 and appreciated the in-depth view of the Comprehensive Plan.

Mr. Clegg provided an update to the Board and thanked the members who were at the meeting and those that tried to make it to the meeting. The plan is available online to be reviewed and Mr. Clegg encouraged the Board members to review the plan. Mr. Clegg asked the Board to contact him with any questions or comments or if anyone wanted a hard copy of the plan. A work session is scheduled with City Council on March 2, 2020. Staff expects to move into a public hearing process in the spring and will keep the Board updated.

Mr. Blackman apologized for not making the meeting, but wanted the Board to know that he has reviewed the plan.

Ms. Carter thanked Chair Allen for organizing the meeting and stated that she appreciated the information Mr. Galanti provided about the changes made to North Carolina Planning Laws that affect

the nature and purpose of land use regulations and the approval process. She stated that these changes impact the future land use map and how the Board will or will not deal with the Land Use Plan.

ITEMS FROM BOARD MEMBERS:

Mr. Kelly advised that Ms. Terri Jones, Deputy City Attorney will be matriculating into his role. He was not sure when this change would take place, but he wanted to inform the Board and extend a warm welcome to her.

SPEAKERS FROM THE FLOOR:

There were no speakers from the floor.

APPROVAL OF ABSENCES:

There were no absences.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned at 4:57 p.m.

Respectfully submitted,

Sue Schwartz, FAICP
Planning Department, Director