

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
JANUARY 15, 2020**

The Greensboro Planning Board meeting was held on Wednesday, January 15, 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, and Emanuel Clark. Planning staff present included Steve Galanti, Luke Carter, Jason Earliwine, Jeff Sovich, and Russ Clegg. Also present was Andrew Kelly, from the City Attorney's Office and Cynthia Blue from the Department of Neighborhood Development.

**APPROVAL OF MEETING MINUTES OF THE DECEMBER 18, PLANNING BOARD  
MEETING (APPROVED AS AMENDED)**

Ms. Carter requested to have the words, "no new development" on Page 6, paragraph 5 stricken from the minutes as she did not feel those words expressed her opinion on the matter. No other comments or concerns were expressed regarding the minutes.

Mr. Clark moved to approve the amended minutes of the December 18, 2019 meeting, seconded by Mr. Brandon. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Blackman, Carter, Bryson, Clark, Brandon, and Wade. Nays: None).

Mr. Wade requested to be recused from the first annexation item. Mr. Blackman moved to approve Mr. Wade's recusal, seconded by Mr. Bryson. The Board voted 6-0 in favor of the motion. (Ayes: Allen, Blackman, Carter, Bryson, Clark, and Brandon. Nays: None).

Mr. Cooke joined the meeting already in progress.

**ANNEXATIONS:**

**PL(P) 20-01. PROPOSED CONTIGUOUS ANNEXATION OF 3701 GROOMETOWN ROAD  
(13.98 ACRES) (RECOMMENDED APPROVAL)**

Mr. Carter advised a portion of the property of 3701 Groometown Road is within the City and the Board will only be considering the portion of the property that is currently not within the City. Mr. Carter added that this request includes 3709-ZZ Groometown Road, which is a small triangular portion of the parcel located at the southern corner of the west side of the property. The request is for future residential uses.

Mr. Carter stated the property is within Growth Tier 1. City Water and Sewer is available and will be provided upon annexation. Greensboro Fire Station #10 will provide service to this location and response time should improve. The Police Department can provide service to this site with little difficulty, but there will be a small impact at the buildout stage. This request received a favorable recommendation by the Technical Review Committee at their January 6, 2020 meeting.

Ms. Carter moved to recommend annexation to City Council, seconded by Mr. Clark. The Board voted 7-0-1 in favor of the motion. (Ayes: Allen, Blackman, Brandon, Carter, Clark, Cooke, and Bryson. Nays: None. Recuse: Wade.).

Mr. Wade resumed his seat at the dais.

**PL(P) 20-02. PROPOSED SATELLITE ANNEXATION OF 1308 AND 1310 RANHURST ROAD (1.598 Acres) (RECOMMENDED APPROVAL)**

Mr. Carter stated the property is located in Growth Tier 3. City Water and Sewer is available by connecting to an 8 inch water and sewer main located along the property frontage. City Fire Station #57 can provide service to this location, with the continued assistance of McLeansville Station #47, for non-medical events. Response time should slightly improve upon annexation. The Police Department can provide service to this site with minimum impact. Mr. Carter stated the Technical Review Committee recommended approval at their January 6, 2020 meeting.

Upon a question from Ms. Carter, Mr. Carter responded that the property owner is requesting access to the water and sewer lines that run along the front of the properties.

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

**EASEMENT RELEASES:**

Chair Allen advised that items 3a through 3c, Easement Releases, are continued to the next meeting due to lack of information from certain utility companies.

Mr. Wade requested to be recused from the items 4a and 4b. Mr. Blackman moved to approve Mr. Wade's recusal, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Allen, Blackman, Carter, Bryson, Clark, Cooke, and Brandon. Nays: None).

**AMENDMENT TO GENERALIZED FUTURE LAND USE MAP (GFLUM)****CP 20-01: 4.06 ACRES AT 3701 AND 3709ZZ GROOMETOWN ROAD, FROM LOW RESIDENTIAL TO MIXED USE COMMERCIAL**

Mr. Sovich advised this request is in conjunction with an annexation and an original zoning request for these properties. The current designation is Low Residential and the proposed amendment is for Mixed Use Commercial. The Comprehensive Plan defines Low Residential as 3-5 dwelling units per acre, which includes the City's predominantly single-family neighborhoods, as well as other compatible housing types that be accommodated within this density range. Mr. Sovich provided the background and history of these properties to the Board members. The applicant requested this amendment of approximately 3.1718 acres of the subject property that lies within the City of Greensboro city limits and the remaining +/-13.98 acres of the subject property that lies within the County's jurisdiction, which is being proposed for annexation into the City.

Mr. Sovich stated the subject site is partially located outside of the city limits and is proposed to be annexed. He also stated that the Connections 2025 Land Use Goal 4.3 - Growth at the Fringe has the greatest bearing on the site and discussed the framework elements for the growth fringe and land use concept plan. Mr. Sovich referenced the map amendment designations and uses. He also stated that the applicant's circumstances warrant approval of the amendment. Images were shown depicting the site locations.

In response to a question from Mr. Blackman, Mr. Sovich stated County RS-40 zoning is basically one dwelling unit per 40,000 square feet of land area.

In response to a question from Ms. Carter, Mr. Sovich responded the triangle portion of 3709ZZ, mentioned by Mr. Carter in the annexation request, was included in the amendment and indicated where the triangle was on a displayed map. In response to a question from Ms. Carter, Mr. Sovich responded the property to the west contains a church.

**COMMENTS FROM THE BOARD:**

Ms. Carter stated this was a wonderful example of the development concept discussed previously where the Land Use Plan introduces a mixed use type of development at the intersection of two major roads, with the plan designating the intersection as mixed use. Ms. Carter suggested additional buffers be considered due to the residential nature of the surrounding properties and was appreciative of the thoroughness of the staff report.

In response to a question from Mr. Cooke, Mr. Sovich explained how a GFLUM amendment from Low Residential to Mixed Use Commercial will allow the density being considered for multi-family housing and anticipated the final density on the site to be calculated at 12.83 dwelling units per acre, with a total of 220 units. The Low Residential category suggests up to 3 dwelling units per acre. Mr. Sovich stated that while this is an increase in density, it is not an increase to the densest category the zoning ordinance would allow.

In response to a question from Ms. Carter, Mr. Sovich responded the future land use category would consider multi-family and possibly some retail, but that consideration is not part of this proposal.

**CP 20-02: 11.62 ACRES AT 2005 MITCHELL AVENUE, FROM LOW RESIDENTIAL TO MODERATE RESIDENTIAL.**

Mr. Sovich advised this is a request in conjunction with a rezoning request for this property. The current designation is Low Residential and the proposed amendment is for Moderate Residential. The Comprehensive Plan defines the Low Residential designation as 3-5 dwelling units per acre, which includes the City's predominantly single-family neighborhoods, as well as other compatible housing types that be accommodated within this density range. The Comprehensive Plan defines the proposed Moderate-Residential designation as 5-12 dwelling units per acre, which will accommodate housing types ranging from small lots, single-family detached and attached housing, and other single-family dwellings such as townhomes to moderate-density, low-rise apartment buildings. The subject site is adjacent to large areas currently designated as low and moderate residential. Mr. Sovich demonstrated the patterns of development surrounding the site via aerial photographs and provided background and history of the property to the Board members. The Connections 2025 land use goals were cited regarding this property. Street level photographs depicting the current conditions on the site and developments around the site were presented to the Board members.

**COMMENTS FROM THE BOARD:**

Mr. Blackman stated that the request appears to be compatible with the surrounding areas, but would like the builders to be sensitive to existing residential developments by providing extra buffers.