



City of Greensboro

Melvin Municipal Building
300 W. Washington Street
Greensboro, NC 27401

Meeting Minutes - Draft City Council

Tuesday, April 21, 2020

5:30 PM

Virtual Meeting

VIRTUAL MEETING

Call to Order

This Virtual City Council meeting of the City of Greensboro was called to order at 5:30 p.m. on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present:

Present: 9 - Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne J. Johnson, Councilmember Marikay Abuzuaiter, Councilmember Sharon M. Hightower, Councilmember Nancy Hoffmann, Councilmember Michelle Kennedy, Councilmember Justin Outling, Councilmember Tammi Thurm and Councilmember Goldie F. Wells

Also present were City Manager David Parrish, City Attorney Chuck Watts, and City Clerk Angela Lord.

Council Procedure for Conduct of the Meeting

Mayor Vaughan explained the Council procedure for conduct of the meeting and referenced the comments received via email; and stated the comments would be posted to city website.

I. PUBLIC HEARING AGENDA

13. [ID 20-0238](#) Public Hearing for an Ordinance for Rezoning at 2806 East Wendover Avenue - Ismael Mahamadou

Mayor Vaughan stated City Council had been requested to postpone item #13/ID 20-0238, a Public Hearing for an Ordinance for Rezoning at 2806 East Wendover Avenue - Ismael Mahamadou to the May 19, 2020 meeting of City Council without further advertising.

Moved by Councilmember Kennedy, seconded by Councilmember Hightower, to postpone item #13/ID 20-0238 to the May 19th meeting of City Council without further advertising. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

1. [ID 20-0224](#) Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 4100, 4108, and 4110 Lawndale Drive and 4201 Lake Jeanette Road

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #1/ID 20-0224 a Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 4100, 4108, and 4110 Lawndale Drive and 4201 Lake Jeanette Road; and item #2/ID 20-0311 a Public Hearing for an Ordinance for Rezoning at 4100, 4108 and 4110 Lawndale Drive and 4201 Lake Jeanette Road - Marsh Prause on behalf of Kotis Properties, Inc. for Loretta H. Brown and WAW Properties, LLC; and that the items had been postponed from the February 18, 2020 meeting of Council without further advertising.

Planning Manager Mike Kirkman made a PowerPoint Presentation (PPP); reviewed the request; presented maps;

aerial photographs and diagrams to illustrate the site and surrounding property; read the additional revised conditions attached to the zoning request; and stated that the Zoning Commission and staff had recommended approval of the request.

Moved by Councilmember Thurm, seconded by Councilmember Hoffmann, to accept the additional conditions. The motion carried on a roll call conducted by Mayor Vaughan, vote - 9-0.

Speaking in favor of the rezoning:

Attorney Marsh Prause, representing the applicant, expressed appreciation to city staff for the virtual meeting; provided a timeline of the zoning request; made a PPP; spoke to the additional conditions; to the potential uses of the property; to the Lawndale Lake Jeanette Neighborhood Association communication and resulting opposition; to the Urban Loop connection; and to traffic impact concerns.

Jeff Nimmer continued the PPP; spoke to the traffic study; to the restricted zoning conditions; to meeting attempts with the community; to the Comprehensive Plan consistency; and to making accommodations.

Speaking in opposition to the rezoning:

Aaron Terranova, Lawndale Lake Jeanette Neighborhood Association president, made a PPP; voiced concerns regarding communications with the developer; questioned the timing of the additional conditions; and highlighted other amenities within a 2-mile radius.

Michael Robinson voiced concerns with traffic; provided an overview of previous Zoning Commission decisions; spoke to the landlocked nature of the parcel; to future potential development; and to neighborhood property values.

Barbara Hayes voiced concerns regarding communications from the developer.

In rebuttal in favor of the rezoning:

Mr. Nimmer addressed concerns regarding the property relative to its location within a 2-mile radius.

Mr. Prause spoke to previous property proposals; to residential versus commercial development debates; to evaluating the property; to the movement for medical services within neighborhoods; and voiced the lack of negative community impacts.

Councilmember Thurm inquired about the meaning of related uses in conjunction with office zoning; and the building's square footage.

Mr. Prause stated a site plan had not been developed.

In rebuttal in opposition to the rezoning:

Mr. Terranova reiterated concerns regarding the negative neighborhood impact; and increased traffic.

Mr. Robinson voiced concern regarding the lack of clarity to the property use designation.

Ms. Hayes expressed a lack of trust with the developer.

Moved by Councilmember Thurm, seconded by Councilmember Hoffmann to close the public hearing. The motion carried by voice vote 9-0.

Councilmember Outling asked about the process for presenting additional conditions prior to a Council meeting.

Mr. Kirkman explained more restrictive conditions in a zoning request could be presented to Council.

Discussion ensued regarding clarification of the property use; time frame of adding application conditions; site plans; commercial businesses along Lawndale Drive; to parcel layout in relation to nearby residential areas; square footage of proposed building; to land usage; and to comparisons to similar developments.

Councilmember Outling and Councilmember Thurm requested staff to research a timeline framework for submission of zoning conditions.

Councilmember Hightower and Councilmember Wells expressed a need for new developments in East Greensboro.

(A copy of the PowerPoint Presentation (PPP) is filed in Exhibit Drawer C, Exhibit No. 10, which is hereby referred to and made a part of these minutes.)

Moved by Councilmember Outling, seconded by Councilmember Thurm, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 6 - Yvonne J. Johnson, Marikay Abuzuaiter, Nancy Hoffmann, Justin Outling, Tammi Thurm and Goldie F. Wells

Nays, 3 - Nancy Vaughan, Sharon M. Hightower and Michelle Kennedy

20-037 ORDINANCE AMENDING THE GENERALIZED FUTURE LAND USE MAP WITHIN THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN, INCORPORATED BY REFERENCE IN THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT CHAPTER 30

WHEREAS, the City Council adopted the Greensboro Connections 2025 Comprehensive Plan on May 6, 2003 which contains a Generalized Future Land Use Map, and labeled Figure 4-2;

WHEREAS, an amendment has been proposed as shown on the attached map to change the land use classifications for properties located at 4100, 4108, and 4110 Lawndale Drive and 4201 Lake Jeanette Road; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO, NORTH CAROLINA, that the Generalized Future Land Use Map, Figure 4-2 is amended as follows:

Section 1. The Generalized Future Land Use Map, Figure 4-2 is hereby amended as shown on the attached map.

Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 3. This ordinance shall become effective upon adoption.

(Signed) Justin Outling

2. [ID 20-0311](#) Public Hearing for an Ordinance for Rezoning at 4100, 4108 and 4110 Lawndale Drive and 4201 Lake Jeanette Road - Marsh Prause on behalf of Kotis Properties, Inc. for Loretta H. Brown and WAW Properties, LLC

Moved by Councilmember Hoffmann, seconded by Councilmember Thurm, to adopt the ordinance and stated the Greensboro City Council believed that its action to approve the zoning amendment, for the properties located at 4100, 4108, and 4110 Lawndale Drive and 4201 Lake Jeanette Road from R-3 (Residential Single-family – 3) to CD-C-L (Conditional District - Commercial - Low) to be consistent with the adopted Connections 2025 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the

Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas; the request is consistent with the Comprehensive Plan's Economic Development goal to promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community; and the requested CD-C-L allows limited commercial, office, and service uses at the intersection of two significant roadways, while including provisions to limit impacts on existing residential uses. The motion carried on the following roll call vote:

Ayes, 6 - Yvonne J. Johnson, Marikay Abuzuaiter, Nancy Hoffmann, Justin Outling, Tammi Thurm and Goldie F. Wells

Nays, 3 - Nancy Vaughan, Sharon M. Hightower and Michelle Kennedy

20-038 AMENDING OFFICIAL ZONING MAP

4100, 4108 AND 4110 LAWNDAL DRIVE AND 4201 LAKE JEANETTE ROAD, GENERALLY DESCRIBED AS EAST OF LAWNDAL DRIVE AND WEST OF LAKE JEANETTE ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from R-3 (Residential Single Family- 3) to CD-C-L (Conditional District Commercial Low)

The area is described as follows:

Tract One:

Beginning at a stake in the intersection of the old Martinsville Road or Hillsdale Road (now known as Lawndale Drive); thence with the center of said Road North 12 degrees West 188.8 feet: thence still with the center of said Road North 6 degrees 40 minutes West 70.02 feet to a stake: thence a new dividing line North 79 degrees 29 minutes East 273.8 feet to a stake in the center of Ray Road (also known as Wray Road and now known as Lake Jeanette Road); thence along the center of the said Ray Road South 19 degrees forty-eight minutes West 182.0 feet and South 46 degrees thirty-eight minutes West 213 feet to the point of Beginning, containing one acre, more or less and commonly known as 4100 Lawndale Drive in Greensboro, North Carolina; SAVE and EXCEPT that property and other rights taken by the Department of Transportation in that legal action known as Department of Transportation v. Sims (81-CvS-4171, Guilford County Superior Court) as recorded in Deed Book 3414, at Page 2279, Guilford County Register of Deeds; and FURTHER SAVE AND EXCEPT that property and other rights taken by the City of Greensboro in that legal action known as City of Greensboro v. Sims (06-CvS-10712, Guilford County Superior Court), as recorded in Deed Book 6828, at Page 16, Guilford County Register of Deeds

Tract Two:

Being all of Lot 1 of the Subdivision of the S.O. Goode, Jr. Property, as per plat thereof recorded in Plat Book 12, Page 14, in the Office of the Register of Deeds for Guilford County, North Carolina, and commonly known as 4108 Lawndale Drive

Tract Three:

Being all of Lot 2 of the Subdivision of the S.O. Goode, Jr. Property, as per plat thereof recorded in Plat Book 12, Page 14, in the Office of the Register of Deeds for Guilford County, North Carolina, and commonly known as 4108 Lawndale Drive

Tract Four:

Being all of Lot 11 of the Subdivision of the S.O. Goode, Jr. Property, as per plat thereof recorded in Plat Book 12, Page 14, in the Office of the Register of Deeds for Guilford County, North Carolina, and commonly known as 4108 Lawndale Drive

Section 2. That the zoning amendment from R-3 (Residential Single Family- 3) to CD-C-L (Conditional District Commercial Low) is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to all office uses (including medical, dental and related offices) and associated accessory uses
2. No primary building entrances may be oriented to the eastern or northern property boundaries.
3. At least 90% of exterior building walls shall be constructed of masonry, glass, stone and/or cement with texture and architectural details
4. Where permitted, an opaque fence no less than six feet in height shall be installed and maintained along property lines adjacent to single-family residential uses.
5. The minimum building setback from the northern boundary of the site shall not be less than 25 feet.
6. The maximum gross floor area per building shall be limited to 22,000 square feet.
7. The maximum building height shall be limited to thirty (30) feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-C-L (Conditional District Commercial Low) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on April 21, 2020.

(Signed) Nancy Hoffmann

3. [ID 20-0271](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 5412-5414 Freedom Lane and 5420-5424 Freedom Lane - 3.094-Acres (Keystone Group, Inc.)

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #3/ID 20-0271 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 5412-5414 Freedom Lane and 5420-5424 Freedom Lane - 3.094-Acres (Keystone Group, Inc.); item #4/20-0309 a Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane; and item #5/ID 20-0279 a Public Hearing for an Ordinance for Original Zoning and Rezoning Located at 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane - Scott Wallace for Keystone Group, Inc.; and that the items had been postponed from the March 17, 2020 meeting of Council without further advertising.

Mr. Kirkman made a PPP; reviewed the request; presented maps; aerial photographs and diagrams to illustrate the site and surrounding property; read the conditions attached to the zoning request; and stated that the Zoning Commission and staff had recommended approval of the request.

Speaking in favor of the rezoning:

Judy Stalder summarized the zoning conditions; explained density; outlined apartment amenities; spoke to a traffic impact study; and to a neighborhood meeting.

There were no speakers in opposition to the rezoning.

It was the consensus of Council to close the public hearing.

(A copy of the PowerPoint Presentation (PPP) is filed in Exhibit Drawer C, Exhibit No. 10, which is hereby referred to and made a part of these minutes.)

Moved by Councilmember Abuzuaiter, seconded by Councilmember Thurm, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

20-039 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 5412-5414 FREEDOM LANE AND 5420-5424 FREEDOM LANE – 3.094-ACRES)

Section 1. Pursuant to G.S. 160A-58.1 (non-contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at an existing iron rod in the existing Greensboro satellite city limit line (as of December 31, 2019), said rod being at the northeast corner of Lot 1 of Keystone at James Landing, Inc., as recorded at Plat Book 201, Page 64; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS with the southwest right-of-way line of Interstate 73 S 59° 00' 46" E 604.06 feet to a right-of-way monument; thence continuing with said right-of-way line S 56° 31' 27" E 154.52 feet to a right-of-way monument in the existing satellite city limits; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS with the north line of Lot 2 of Keystone at James Landing, Inc., as recorded at Plat Book 201, Page 65, the following five courses and distances: 1) S 89° 01' 52" W 202.83 feet to an existing iron pipe, 2) S 88° 33' 39" W 54.77 feet to an existing iron rod, 3) N 89° 08' 01" W 145.00 feet to an existing iron pipe, 4) N 89° 13' 37" W 59.74 feet to an existing iron pipe, and 5) N 88° 53' 09" W 201.42 feet to an existing iron pipe at the northwest corner of said Lot 2; thence with the east line of said Lot 1 N 02° 27' 36" E 394.48 feet to the point and place of BEGINNING, containing 3.094 acres. The plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after April 21, 2020, the liability for municipal taxes for the 2019-2020 fiscal year shall be prorated on the basis of 2/12 of the total amount of taxes that would be due for the entire fiscal year. The due date for prorated municipal taxes shall be September 1, 2020. Municipal ad valorem taxes for the 2020-2021 fiscal year and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.

(Signed) Marikay Abuzuaiter

4. [ID 20-0309](#) Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Wells, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

20-040 ORDINANCE AMENDING THE GENERALIZED FUTURE LAND USE MAP WITHIN THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN, INCORPORATED BY REFERENCE IN THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT CHAPTER 30

WHEREAS, the City Council adopted the Greensboro Connections 2025 Comprehensive Plan on May 6, 2003 which contains a Generalized Future Land Use Map, and labeled Figure 4-2;

WHEREAS, an amendment has been proposed as shown on the attached map to change the land use classifications for properties located at 5710 and 5711-5733 Ruffin Road and 5412-5414 Freedom Lane and 5420-5424 Freedom Lane; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO, NORTH CAROLINA, that the Generalized Future Land Use Map, Figure 4-2 is amended as follows:

Section 1. The Generalized Future Land Use Map, Figure 4-2 is hereby amended as shown on the attached map.

Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 3. This ordinance shall become effective upon adoption.

(Signed) Yvonne Johnson

5. [ID 20-0279](#) Public Hearing for an Ordinance for Original Zoning and Rezoning Located at 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane - Scott Wallace for Keystone Group, Inc.

Moved by Councilmember Thurm, seconded by Councilmember Hightower, to adopt the ordinance and stated that the Greensboro City Council believed that its action to recommend approval of the original zoning and rezoning request for 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane (north and south of Ruffin Road) from County RS-40 (Residential Single-family) and City CD-RM-18 (Conditional District – Residential Multi-family 18) to City CD-RM-26 (Conditional District – Residential Multi-family 26) to be consistent with the adopted Connections 2025 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities; the request is consistent with the Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use as the City expands; and the proposed CD-RM-26, as conditioned, will allow uses complimentary to the existing residential uses in the area. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

Following the reading of the Zoning Amendment Statement by Councilmember Thurm, Mr. Kirkman noted a clerical error on the Zoning Statement, therefore for clarity, Mr. Kirkman re-read the Zoning Statement into the record.

20-041 AMENDING OFFICIAL ZONING MAP

5710 AND 5711-5733 RUFFIN ROAD AND 5412-5414 AND 5420-5424 FREEDOM LANE, GENERALLY DESCRIBED AS NORTH AND SOUTH OF RUFFIN ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning and rezoning from County RS-40 (Residential Single Family) City CD-RM-18 (Conditional District Residential Multifamily – 18) to City CD-RM-26 (Conditional District Residential Multifamily - 26).

The area is described as follows:

BEGINNING at an existing iron pipe in the northern margin of the right-of-way of Ruffin Road (Public R/W varies), also being the southwest property corner of William Howard Dalton Revocable Trust (Deed Book 8202, Page 1263, Guilford County Registry); THENCE following a new line from said northern margin of the right-of-way of Ruffin Road South 49 degrees 42 minutes 10 seconds East 87.14 feet to an existing iron pipe in the southern margin of said Ruffin Road, also being the northwestern property corner of Brenda Brown Dove (Deed Book 6504, Page 1988); THENCE leaving the southern margin of Ruffin Road with the western property line of Brenda Brown Dove South 03 degrees 19 minutes 00 seconds East 351.99 feet to a new iron rod, being the common property corner of lots 27 and 28, Glass Acres Subdivision (Plat Book 29, Page 11); THENCE with the northern property line of said lot 28, Glass Acres Subdivision North 87 degrees 22 minutes 48 seconds West 121.19 feet to a common point of lots 28 and 29; THENCE with said northern property line of lots 29, 30, 31 and 32 North 87 degrees 14 minutes 23 seconds West 405.97 feet to a new iron rod in the eastern property line of Lafayette Landing Apartments & Villas, LLC (Deed Book 7607, Page 1917); THENCE with said eastern property line of Lafayette Landing Apartments & Villas, LLC North 02 degrees 57 minutes 37 seconds East 297.40 feet to an existing iron rod in said southern margin of the right-of-way of Ruffin Road; THENCE following a new line North 02 degrees 57 minutes 37 seconds East 60.47 feet to a new iron pipe in said northern margin of the right-of-way of Ruffin Road; THENCE following said northern margin of the right-of-way of Ruffin Road the following three (3) courses and distances: 1) THENCE South 85 degrees 51 minutes 05 seconds West 224.99 feet to a new iron pin; 2) THENCE along a curve to the right having a radius of 370.00 feet and a chord bearing and distance of South 89 degrees 27 minutes 52 seconds West 46.63 feet to a new iron pin; and 3) THENCE North 86 degrees 55 minutes 20 seconds West 301.36 feet to an existing iron rod, also being the southeast property corner of Keystone Group, Inc. (Deed Book 8014, Page 675); THENCE leaving said northern margin of the right-of-way of Ruffin Road with the eastern property line of Keystone Group, Inc. the following three (3) courses and distances: 1) THENCE North 03 degrees 04 minutes 40 seconds East 96.24 feet to an existing iron rod; 2) THENCE North 17 degrees 18 minutes 25 seconds West 232.52 feet to an existing iron rod and 3) THENCE North 02 degrees 27 minutes 36 seconds East 688.17 feet to an existing iron rod located in the southern margin of the right-of-way of Interstate 73 (Controlled Access, R/W Varies) and also being the northeast property corner of said Keystone Group, Inc. property; THENCE with said southern margin of Interstate 73 the following five (5) courses and distances: 1) THENCE South 59 degrees 00 minutes 46 seconds East 604.06 feet to a R/W Monument; 2) THENCE South 56 degrees 31 minutes 27 seconds East 154.52 feet to a R/W Monument; 3) THENCE North 89 degrees 01 minutes 52 seconds East 60.05 feet to a R/W Monument; 4) THENCE South 69 degrees 41 minutes 38 seconds East 227.43 feet to a R/W Monument and 5) THENCE South 71 degrees 17 minutes 33 seconds East 75.01 feet to a new iron rod, also being the northwest property corner of said William Howard Dalton Revocable Trust; THENCE leaving said southern margin of Interstate 73 along the western property line of said William Howard Dalton Revocable Trust South 04 degrees 20 minutes 29 seconds East 483.02 feet to the POINT and PLACE of BEGINNING containing 21.272 acres more or less, being located in Morehead Township, Guilford County, City of Greensboro, North Carolina.

Section 2. That the zoning amendment from County RS-40 (Residential Single Family) and City CD-RM-18 (Conditional District Residential Multifamily – 18) to City CD-RM-26 (Conditional District Residential Multifamily - 26)

is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum of 416 residential dwelling units.
2. A minimum of 50% of the exterior of the apartment buildings shall be brick, stone, stucco, cementitious siding or Decorative vinyl, such as vinyl shakes.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-26 (Conditional District Residential Multifamily - 26) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on April 21, 2020.

(Signed) Tammi Thurm

6. [ID 20-0272](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 506 and a Portion of 511 Kallamdale Road - 9.725-Acres (Charlotte Layton, David Layton and the Robert M. Layton Heirs)

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #6/ID 20-0272 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 506 and a Portion of 511 Kallamdale Road - 9.725-Acres (Charlotte Layton, David Layton and the Robert M. Layton Heirs); and item #7/ID 20-0280 Public Hearing for an Ordinance for Original Zoning Located at 506 and a Portion of 511 Kallamdale Road - Tom Terrell representing Trinity Housing Development, LLC for Charlotte and David Layton and Robert M. Layton Heirs; and that the items had been postponed from the March 17, 2020 meeting of Council without further advertising.

Mr. Kirkman made a PPP; reviewed the request; presented maps; aerial photographs and diagrams to illustrate the site and surrounding property; read the conditions attached to the zoning request; and stated that the Zoning Commission and staff had recommended approval of the request.

Speaking in favor of the rezoning:

Attorney Thomas Terrell, Jr., Fox Rothschild LLP, made a PPP; described the property location; density level; and Zoning Commission decision.

There were no speakers in opposition to the rezoning.

Councilmember Hightower spoke to the need for affordable housing; and to saturation levels.

It was the consensus of Council to close the public hearing.

(A copy of the PowerPoint Presentations (PPP) is filed in Exhibit Drawer C, Exhibit No. 10, which is hereby referred to and made a part of these minutes.)

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Hightower, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

20-042 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 506 AND PART OF 511 KALLAMDALE ROAD – 9.725-ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

Beginning at a point in the existing Greensboro corporate limits (as of December 31, 2019), said point being a corner on City of Greensboro Annexation Drawing D-2410 (May 31, 1998), said point being in the northeast corner of the Elmsely Trail, LLC property, as recorded in Deed Book 8113, Page 2382, and said point being in the southern right-of-way line of West Elmsley Drive, as recorded in Plat Book 130, Page 102; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 83° 34' 31" E 579.13 feet to the northeast corner of the Property of R.T. Layton, Sr. & Wife, as recorded in Plat Book 54, Page 92, said corner also being in the southern line of Lot 1A on Map 1 of Old Treybrooke Drive Re-alignment & Revisions to Sections 3 & 4 of Wynnemere Lot 121 of Treybrooke Village Apartments, LLC, as recorded in Plat Book 164, Page 5; thence with said southern line N 83° 30' 20" E 115 feet to an existing iron pipe at a corner on City of Greensboro Annexation Drawing D-2510 (November 30, 1999), said corner also being the northwest corner of Lot 1 of Elmsley Square, as recorded in Plat Book 151, Page 10; thence with the western line of said Lot 1 S 05° 13' 19" W 958.54 feet to a point, said point being a corner on City of Greensboro Annexation Drawing D-2881 (December 31, 2007); thence proceeding S 80° 44' 42" W 50.22 feet to an existing concrete monument in the northern right-of-way line of Interstate 85; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line S 80° 53' 43" W 149.86 feet to an existing right-of-way disk at a corner of property of The Barbara Ann Mebane Herbin Living Trust, U/A, as recorded in Deed Book 8233, Page 1892; thence with the northern line of said Trust N 85° 23' 05" W 85.49 feet to the southeast corner of Lot 2 of Property of Robert Layton, as recorded in Plat Book 83, Page 41; thence N 00° 06' 19" W 494.45 feet with the eastern line of said Lot 2 to the northeast corner of said Lot 2, a point on the southern right-of-way line of Kallamdale Road (NCSR #3456); thence in a northerly direction approximately 60 feet to a point on the northern right-of-way line of said road, said point also being in the southern line of said Property of R.T. Layton, Sr. & Wife; thence with said northern right-of-way line S 84° 58' 20" W 460.00 feet to the southwest corner of said Property; said corner being on the eastern line of City of Greensboro Annexation Drawing D-3183 (April 18, 2017); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 00° 01' 33" E 215.11 feet to a point; thence N 00° 01' 59" W 169.82 feet to the point and place of BEGINNING, containing approximately 9.725 acres, of which 9.591 acres lies outside street right-of-way.

All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after April 21, 2020, the liability for municipal taxes for the 2019-2020 fiscal year shall be prorated on the basis of 2/12 of the total amount of taxes that would be due for the entire fiscal year. The due date for prorated municipal taxes shall be September 1, 2020. Municipal ad valorem taxes for the 2020-2021 fiscal year and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.

(Signed) Yvonne Johnson

7. [ID 20-0280](#) Public Hearing for an Ordinance for Original Zoning Located at 506 and a portion of 511 Kallamdale Road - Tom Terrell representing Trinity Housing Development, LLC for Charlotte and David Layton and Robert M. Layton Heirs

Moved by Councilmember Hoffmann, seconded by Councilmember Hightower, to adopt the ordinance and stated the Greensboro City Council believed that its action to recommend approval of the zoning amendment, for the property located at 506 and a portion of 511 Kallamdale Road from County RS-30 (Residential Single-family) to City CD-RM-12 (Conditional District – Residential Multi-family 12) to be consistent with the adopted Connections 2025 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities; the request is consistent with the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use as the City expands; and the proposed CD-RM-12 request, as conditioned, is consistent with the surrounding pattern of residential development. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

20-043 AMENDING OFFICIAL ZONING MAP

506 AND A PORTION OF 511 KALLAMDALE ROAD, GENERALLY DESCRIBED AS THE END OF KALLAMDALE ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from County RS-30 (Residential Single Family) to City CD-RM-12 (Residential Multifamily - 12).

The area is described as follows:

A certain tract or parcel of land lying and being in the city of Greensboro, Sumner Township, Guilford County, North Carolina and being more particularly described as follows:

Beginning at an Existing Axle on the northern right of way of Kallamdale Road, being the southwestern corner of a tract of land in the name of David P. & Charlotte M. Layton, as described in Deed Book 2751, Page 525, as shown on the R. T. Layton, Sr. subdivision recorded in Plat Book 54, Page 92 in the office of the Register of Deeds for Guilford County; thence from said point of beginning, N 02°04'23" W a distance of 384.49', to an Existing ½" Iron Pipe on the new right of way of West Elmsley Road, said point being the northwest corner of the aforementioned R. T. Layton subdivision; thence along the southern right of way of West Elmsley Road, N 83°33'11" E a distance of approximately 244.69', to a point on the southern right of way of West Elmsley Road and in the northern line of the aforementioned R. T. Layton subdivision; thence continuing along the northern line and leaving the southern right of way of West Elmsley Road, N 83°33'11" E a distance of 334.11, to an Existing ½" Iron Pipe, being the northeastern corner of the R. T. Layton subdivision, said point being the northwestern most corner of the Robert M. Layton combination property as described in the instrument of combination recorded in Deed Book 4791, Page 2134, of the aforementioned Guilford County Registry; thence continuing along the northern line of Robert M.

Layton, N 83°27'50" E a distance of 115.08', to an Existing ½" Iron Pipe, being the northeastern most corner of Robert M. Layton, said point also being a common corner with Wal-Mart Real Estate Business Trust as described in Deed Book 5860, Page 2867, as shown on Elmsley Square subdivision recorded in Plat Book 151, Page 10 of the aforementioned Guilford County Registry; thence along the common line of Wal-Mart and Layton, S 05°13'01" E a distance of 958.54', to an Existing ½" Iron Pipe, being the southeastern most corner of the aforementioned Robert M. Layton, and being a common corner with the aforementioned Wal-Mart properties; thence along the common line of Wal-Mart and Layton; S 80°35'58" W a distance of 50.25', to an Existing ½" Iron Pipe, on the northern right of way of Interstate 85 By-Pass; thence continuing along the north right of way line of the interstate and being the southern line of the aforementioned Robert M Layton property, S 80°53'43" W a distance of 149.86', to an Existing NCDOT R/W Disk, being the southernmost corner of the Robert M Layton combination and a common corner with Barbara Herbin, Etal, as recorded in Deed Book 8233 Page 1892, of the aforementioned Guilford County Registry; thence continuing northern right of way of the interstate and with the common line of Robert M. Layton and Herbin, N 85°23'05" W a distance of 85.49', to an Existing ½" Iron Pipe in the southern line of the aforementioned Robert M. Layton combination property, also being the southeast corner of lot 2 of the Robert Layton subdivision recorded in Plat Book 83, Page 41, of the aforementioned Guilford County Registry; thence leaving the right of way of interstate and continuing along the eastern line of lot 2, N 00°53'30" W a distance of 495.20', to an Existing ½" Iron Pipe on the southern right of way of the aforementioned Kallamdale Road and being the northern corner of lot 2; thence continuing along the southern right of way of Kallamdale Road, N 74°30'07" E a distance of 36.86', to an Existing ½" Iron Pipe at the terminus of Kallamdale Road; thence along the terminus of Kallamdale Road, N 43°09'09" E a distance of 102.45', to an Existing Iron Rod on the north right of way of Kallamdale Road, said point being the southeast corner of the aforementioned R. T. Layton subdivision; thence along the northern right of way of Kallamdale Road, S 83°49'54" W a distance of 581.21', to the point and place of beginning. Containing 9.591 Acres. This description represents all of 506 and a portion 511 Kallamdale Road, Greensboro NC, being represented by tax parcels (PIN) 7862207888 and 7862209399 respectively.

Section 2. That the zoning amendment from County RS-30 (Residential Single Family) to City CD-RM-12 (Conditional District Residential Multifamily - 12) is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to a maximum of 220 residential dwelling units.
2. A minimum six foot tall (where permitted) opaque fence shall be installed along all interior (side and rear) property lines during construction of any principal structure
3. Maximum building height shall not exceed 50 feet

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-12 (Conditional District Residential Multifamily -12) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on April 21, 2020.

(Signed) Nancy Hoffmann

8. [ID 20-0211](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 1308 and 1310 Ranhurst Road - 1.598-Acres (Josue Cisneros and Rosa Alvarez)

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #8/ID 20-0211 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 1308 and 1310 Ranhurst Road - 1.598-Acres (Josue Cisneros and Rosa Alvarez); and item #9/ID 20-0217 a Public Hearing for an

Ordinance for Original Zoning Located at 1308 and 1310 Ranhurst Road - Josue Cisneros; and that the items had been postponed from the March 17, 2020 meeting of Council without further advertising.

Mr. Kirkman made a PPP; reviewed the request; presented maps; aerial photographs and diagrams to illustrate the site and surrounding property; read the conditions attached to the zoning request; and stated that the Zoning Commission and staff had recommended approval of the request.

Speaking in favor of the rezoning:

Josue Cisneros spoke to the request for water and sewer services.

There were no speakers in opposition to the rezoning.

Moved by Councilmember Wells, seconded by Councilmember Hightower to close the public hearing. The motion carried by a raising of hands, conducted by Mayor Vaughan, 9-0.

(A copy of the PowerPoint Presentation (PPP) is filed in Exhibit Drawer C, Exhibit No. 10, which is hereby referred to and made a part of these minutes.)

Moved by Councilmember Wells, seconded by Councilmember Kennedy, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

20-044 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 1308 AND 1310 RANHURST ROAD – 1.598-ACRES)

Section 1. Pursuant to G.S. 160A-58.1 (non-contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at a rebar on the northeastern right-of-way line of Ranhurst Road (N.C.S.R. 2898), being the westernmost corner of Lot 2 of Moorefield Acres Farm, Inc., as recorded in Plat Book 200, Page 109 in the Office of the Register of Deeds of Guilford County; thence with the northwest line of said Lot 2 the following three bearings and distances: 1) N 24°02'46" E 64.75 feet to a new iron pipe, 2) N 73°50'11" E 41.85 feet to a rebar, and 3) N 48°05'46" E 176.76 feet to the northernmost corner of Lot 2; thence with the northeast line of Lot 2 S 55°33'43" E 118.94 feet to new iron pipe at the northernmost corner of Lot 1 on said plat; thence with the northeast line of Lot 1 S 55°33'43" E 149.32 feet to a rebar on the northern right-of-way line of Cornerhouse Road (N.C.S.R. 2822); thence with said right-of-way line S 83°41'25" W 186.10 feet to a rebar; thence with a line of Lot 1 at the western terminus of Cornerhouse Road S 51°32'50" E 56.50 feet to an existing iron pipe; thence with a line of Lot 1 S 51°01'16" E 41.12 feet to an existing iron pipe; thence with the southeast line of Lot 1 S 62°04'06" W 253.05 feet to a bent rebar in the northeastern right-of-way line of Ranhurst Road; thence with said right-of-way line the following three bearings and distances: 1) N 28°04'14" W 92.34 feet to a new iron pipe at the southernmost corner of said Lot 2, 2) N 28°04'14" W 41.99 feet to an existing iron pipe, and 3) N 28°16'09" W 50.34 feet to the point and place of BEGINNING, being all of Lots 1 and 2 on said plat, and containing 1.598 acres.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and

property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after April 21, 2020, the liability for municipal taxes for the 2019-2020 fiscal year shall be prorated on the basis of 2/12 of the total amount of taxes that would be due for the entire fiscal year. The due date for prorated municipal taxes shall be September 1, 2020. Municipal ad valorem taxes for the 2020-2021 fiscal year and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.

(Signed) Goldie Wells

9. [ID 20-0217](#) Public Hearing for an Ordinance for Original Zoning Located at 1308 and 1310 Ranhurst Road - Josue Cisneros

Moved by Councilmember Wells, seconded by Councilmember Hightower, to adopt the ordinance and stated the Greensboro City Council believed that its action to recommend approval of the original zoning request, for the properties located at 1308 and 1310 Ranhurst Road from County RS-30 (Single-family Residential) to City R-3 (Single-family Residential – 3) to be consistent with the adopted Connections 2025 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods; the request is consistent with the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use as the City expands; and the proposed R-3 zoning district is primarily intended to accommodate low density single-family detached residential development with a maximum density of 3 dwelling units per acre and is consistent with the surrounding pattern of residential development. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

20-045 AMENDING OFFICIAL ZONING MAP

1308 AND 1310 RANHURST ROAD, GENERALLY DESCRIBED AS EAST OF RANHURST ROAD AND NORTH OF EASTHURST ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from County RS-30 (Residential Single Family) to City R-3 (Residential Single Family - 3).

The area is described as follows:

BEGINNING at a rebar on the northeastern right-of-way line of Ranhurst Road (N.C.S.R. 2898), being the westernmost corner of Lot 2 of Moorefield Acres Farm, Inc., as recorded in Plat Book 200, Page 109 in the Office of the Register of Deeds of Guilford County; thence with the northwest line of said Lot 2 the following three bearings and distances: 1) N 24°02'46" E 64.75 feet to a new iron pipe, 2) N 73°50'11" E 41.85 feet to a rebar, and 3) N 48°05'46" E 176.76 feet to the northernmost corner of Lot 2; thence with the northeast line of Lot 2 S 55°33'43" E 118.94 feet to new iron pipe at the northernmost corner of Lot 1 on said plat; thence with the northeast line of Lot 1

S 55°33'43" E 149.32 feet to a rebar on the northern right-of-way line of Cornerhouse Road (N.C.S.R. 2822); thence with said right-of-way line S 83°41'25" W 186.10 feet to a rebar; thence with a line of Lot 1 at the western terminus of Cornerhouse Road S 51°32'50" E 56.50 feet to an existing iron pipe; thence with a line of Lot 1 S 51°01'16" E 41.12 feet to an existing iron pipe; thence with the southeast line of Lot 1 S 62°04'06" W 253.05 feet to a bent rebar in the northeastern right-of-way line of Ranhurst Road; thence with said right-of-way line the following three bearings and distances: 1) N 28°04'14" W 92.34 feet to a new iron pipe at the southernmost corner of said Lot 2, 2) N 28°04'14" W 41.99 feet to an existing iron pipe, and 3) N 28°16'09" W 50.34 feet to the point and place of BEGINNING, being all of Lots 1 and 2 on said plat, and containing 1.5600 acres.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the R-3 (Residential Single Family -3) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on April 21, 2020.

(Signed) Goldie Wells

Mayor Vaughan declared a recess at 7:19 p.m. Council reconvened at 7:33 p.m. with all members virtually in attendance.

10. [ID 20-0210](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 3701 Groometown Road and 3709-ZZ Groometown Road - 13.98-Acres (Sedgefield Show Grounds Inc.)

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #10/ID 20-210 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 3701 Groometown Road and 3709-ZZ Groometown Road - 13.98-Acres (Sedgefield Show Grounds Inc.); item #11/ID 20-0310 a Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 3701 and 3709ZZ Groometown Road; and item #12/ID 20-0218 a Public Hearing for an Ordinance for Original Zoning Located at 3701 and 3709 ZZ Groometown Road - Affordable Housing Management, Inc. for Sedgefield Show Grounds, Inc.; and that the items had been postponed from the March 17, 2020 meeting of Council without further advertising.

Councilmember Outling requested to be recused from items #10/ID 20-0210, #11/ID 20-0310, and #12/ID 20-0218 due to a conflict of interest. Moved by Councilmember Thurm, seconded by Councilmember Hightower, to recuse Councilmember Outling from items #10, 11, and 12. The motion carried on the following roll call vote, conducted by Mayor Vaughan, 8-0.

Mr. Kirkman made a PPP; reviewed the request; presented maps; aerial photographs and diagrams to illustrate the site and surrounding property; read the additional two conditions attached to the zoning request; and stated that the Zoning Commission and staff had recommended approval of the request.

Speaking in favor of the rezoning:

David Levy, Executive Director of Affordable Housing Management, Inc. (AHM), made a PPP; spoke to a historical overview of the AHM company and proposed development; to a traffic study; to minimum neighborhood impact; and to preservation efforts of the barn and cemetery on the property.

Reverend Ellis Carson, Pastor of Celia Phelps United Methodist Church (UMC), spoke to favorable feedback from the congregation; and to the potential benefits of the new development.

Councilmember Hightower voiced concerns regarding transportation; and proximity to a bus stop.

Mr. Levy spoke to the Holden and Vandalia Roads bus stop; to the difficulty in finding suitable land; and to addressing the transportation issue with city staff.

Speaking in opposition to the rezoning:

Attorney David Pokela, representing Groometown Road residents; made a PPP; spoke to Comprehensive Plan consistency; to concerns with overcrowded schools; to preservation of the historic golf course and equestrian showgrounds; and voiced concerns with document signatories.

In rebuttal in favor of the rezoning:

Attorney Steven Lasota, Brooks Pierce Law Firm, addressed the improper annexation concern.

Mr. Levy spoke to the potential for various commercial development scenarios.

Mayor Vaughan and Councilmember Wells inquired as to the status of the barn structures on the property.

Mr. Levy provided an overview of Greensboro Preservation Society conversations regarding a focus on the cemetery and barn; to deeding the cemetery to Celia Phelps UMC; and to a re-purpose and re-use of the barn.

In rebuttal in opposition to the rezoning:

Mr. Pokela addressed the property's history, the era of the barn, show grounds, and golf course; and reiterated concerns to the improper signatures on the petition.

Discussion ensued regarding land use map modifications; the proper execution of the annexation agreement; current use of the property; and the historical significance.

Moved by Councilmember Thurm, seconded by Councilmember Hightower to close the public hearing. The motion carried by voice vote with Councilmember Outling being excused.

Discussion continued regarding preservation efforts; affordable housing solutions; over-saturation concerns; and development potentials in East Greensboro.

(A copy of the PowerPoint Presentation (PPP) is filed in Exhibit Drawer C, Exhibit No. 10, which is hereby referred to and made a part of these minutes.)

**Moved by Councilmember Thurm, seconded by Councilmember Hightower,
to adopt the ordinance. The motion carried on the following roll call vote:**

Ayes, 8 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower,
Nancy Hoffmann, Michelle Kennedy, Tammi Thurm and Goldie F. Wells

Excused, 1 - Justin Outling

20-046 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 3701 GROOMETOWN ROAD AND 3709-ZZ GROOMETOWN ROAD – 13.98-ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

Beginning at a point in the existing Greensboro city limits (as of December 31, 2019), said point being 175 feet southward from the 1957 centerline of the street now named West Vandalia Road, said point also being in the west line of Lot 2 of Property of Joseph P. Allen, Heirs & Verda M. Allen, as recorded in Plat Book 67, Page 39;

THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the west line of said Lot 2 S 08° 44' 20" W approximately 90 feet to the southwest corner of said Lot 2, a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the west line of Lot 1 on said plat S 08° 44' 20" W 158.78 feet to the southwest corner of said Lot 1, also being the northwest corner of Lot 2 of Watlington Street Subdivision, as recorded in Plat Book 24, Page 51; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the west line of Lot 2 of said Subdivision, the western terminus of Sedgewood Drive, and the west line of Lot 30 of said Subdivision S 08° 44' 20" W 533.76 feet to the southwest corner of said Lot 30, also being the southeast corner of Sedgewood Show Grounds, Inc., as recorded in Deed Book 865, Page 519; thence with the south line of Sedgewood Show Grounds, Inc. the following two bearings and distances: 1) N 86° 55' 14" W 549.34 feet to an existing tall iron pipe and 2) N 86° 58' 05" W 60.66 feet to the southwest corner of Sedgewood Show Grounds, Inc., as recorded in Deed Book 7623, Page 1199, also being the southeast corner of Celia Phelps Memorial United Methodist Church, as recorded in Deed Book 7623, Page 1203; thence with the east boundary of said Church the following four bearings and distances: 1) N 03° 02' 00" E 81.87 feet to a point, 2) N 33° 30' 14" W 178.23 feet to a point, 3) N 86° 59' 32" W 80.99 feet to a point, and 4) N 02° 16' 55" E 112.38 feet to the northeast corner of said Church; thence N 86° 54' 14" W 159.60 feet to a point on the east margin of Groometown Road; thence with said margin the following three bearings and distances: 1) N 01° 57' 29" E 4.61 feet to a point, 2) N 00° 18' 47" E 165.35 feet to a point, and 3) N 00° 50' 12" W 114.79 feet to a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in an easterly direction approximately 1,032 feet to the point and place of beginning, and containing approximately 13.98 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after April 21, 2020, the liability for municipal taxes for the 2019-2020 fiscal year shall be prorated on the basis of 2/12 of the total amount of taxes that would be due for the entire fiscal year. The due date for prorated municipal taxes shall be September 1, 2020. Municipal ad valorem taxes for the 2020-2021 fiscal year and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.

(Signed) Tammi Thurm

11. [ID 20-0310](#) Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 3701 and 3709ZZ Groometown Road

Moved by Councilmember Thurm, seconded by Councilmember Hightower, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 8 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Tammi Thurm and Goldie F. Wells

Excused, 1 - Justin Outling

20-047 ORDINANCE AMENDING THE GENERALIZED FUTURE LAND USE MAP WITHIN THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN, INCORPORATED BY REFERENCE IN THE GREENSBORO

CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT CHAPTER 30

WHEREAS, the City Council adopted the Greensboro Connections 2025 Comprehensive Plan on May 6, 2003 which contains a Generalized Future Land Use Map, and labeled Figure 4-2;

WHEREAS, an amendment has been proposed as shown on the attached map to change the land use classifications for properties located at 3701 and 3709ZZ Groometown Road; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO, NORTH CAROLINA, that the Generalized Future Land Use Map, Figure 4-2 is amended as follows:

Section 1. The Generalized Future Land Use Map, Figure 4-2 is hereby amended as shown on the attached map.

Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 3. This ordinance shall become effective upon adoption.

(Signed) Tammi Thurm

12. [ID 20-0218](#) Public Hearing for an Ordinance for Original Zoning Located at 3701 and 3709 ZZ Groometown Road - Affordable Housing Management, Inc. for Sedgefield Show Grounds, Inc.

Moved by Councilmember Thurm, seconded by Councilmember Kennedy, to adopt the ordinance and stated the Greensboro City Council believed that its action to recommend approval of the zoning amendment, for the property located at 3701 and 3709-ZZ Groometown Road from County RS-40 (Residential Single-family) and City R-3 (Residential Single-family – 3) to City CD-RM-18 (Conditional District – Residential Multi-family - 18) to be consistent with the adopted Connections 2025 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the Comprehensive Plan’s Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities; the request is consistent with the Comprehensive Plan’s Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use as the City expands; and the proposed request, as conditioned, allows uses that are complimentary to the existing uses in the surrounding area. The motion carried on the following roll call vote:

Ayes, 8 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Tammi Thurm and Goldie F. Wells

Excused, 1 - Justin Outling

20-048 AMENDING OFFICIAL ZONING MAP

3701 AND 3709ZZ GROOMETOWN ROAD, GENERALLY DESCRIBED AS EAST OF GROOMETOWN ROAD AND SOUTH OF VANDALIA ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from County RS-40 (Residential Single Family) and City R-3 (Residential Single Family – 3) to City CD-RM-18 (Conditional District Residential Multifamily -

18).

The area is described as follows:

Beginning at the intersection of the south right-of-way line of West Vandalia Road and the west line of Lot 2 of Property of Joseph P. Allen, Heirs & Verda M. Allen, as recorded in Plat Book 67, Page 39; thence with the west lines of Lots 2 and 1 on said plat S 08° 44' 20" W approximately 410 feet to the southwest corner of said Lot 1, also being the northwest corner of Lot 2 of Watlington Street Subdivision, as recorded in Plat Book 24, Page 51; thence with the west line of Lot 2 of said Subdivision, the western terminus of Sedgewood Drive, and the west line of Lot 30 of said Subdivision S 08° 44' 20" W 533.76 feet to the southwest corner of said Lot 30, also being the southeast corner of Sedgewood Show Grounds, Inc., as recorded in Deed Book 865, Page 519; thence with the south line of Sedgewood Show Grounds, Inc. the following two bearings and distances: 1) N 86° 55' 14" W 549.34 feet to an existing tall iron pipe and 2) N 86° 58' 05" W 60.66 feet to the southwest corner of Sedgewood Show Grounds, Inc., as recorded in Deed Book 7623, Page 1199, also being the southeast corner of Celia Phelps Memorial United Methodist Church, as recorded in Deed Book 7623, Page 1203; thence with the east boundary of said Church the following four bearings and distances: 1) N 03° 02' 00" E 81.87 feet to a point, 2) N 33° 30' 14" W 178.23 feet to a point, 3) N 86° 59' 32" W 80.99 feet to a point, and 4) N 02° 16' 55" E 112.38 feet to the northeast corner of said Church; thence N 86° 54' 14" W 159.60 feet to a point on the east margin of Groometown Road; thence in a northerly direction with said margin approximately 400 feet to the southeast right-of-way line of the intersection of said road and West Vandalia Road; thence in a northeasterly direction with said line approximately 80 feet to its intersection with the south right-of-way line of West Vandalia Road; thence in an easterly direction with said right-of-way line approximately 1,000 feet to the point and place of beginning, and containing approximately 17.151 acres.

All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

Section 2. That the zoning amendment from County RS-40 (Residential Single Family) and City R-3 (Residential Single Family – 3) to City CD-RM-18 (Conditional District Residential Multifamily - 18) is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to a maximum of 220 residential dwelling units.
2. A minimum six foot tall (where permitted) opaque fence shall be installed along all interior (side and rear) property lines during construction of any principal structure
3. Maximum building height shall not exceed 50 feet

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-18 (Conditional District Residential Multifamily - 18) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on April 21, 2020.

(Signed) Tammi Thurm

14. [ID 20-0235](#) Public Hearing for an Ordinance Designating Weaver-Sherwin Building, 603 S. Elm Street, Owned by Eric Robert, QUB Studios LLC, a Guilford County Historic Landmark

Mayor Vaughan confirmed that Councilmember Outling was eligible to return to the virtual meeting to which City Attorney Chuck Watts responded in the affirmative.

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #14/ID 20-235 a Public Hearing for an Ordinance Designating Weaver-Sherwin Building, 603 S. Elm Street, Owned by Eric Robert, QUB Studios LLC, a Guilford County Historic Landmark; and that the item had been postponed from the March 17, 2020 meeting of Council without further advertising.

There being no speakers to the item it was the consensus of Council to close the public hearing.

Moved by Councilmember Wells, seconded by Councilmember Hightower, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

20-049 ORDINANCE DESIGNATING THE WEAVER-SHERWIN BUILDING A GUILFORD COUNTY HISTORIC LANDMARK

WHEREAS, the Weaver-Sherwin Building, 603 South. Elm Street, Tax Parcel Number 7864634719, is owned by Eric Robert, QUB Studios LLC. Built in 1903, it is a two-story brick commercial building located in the Downtown Greensboro National Register Historic District;

WHEREAS, all the prerequisites to the adoption of the ordinance, as prescribed by Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes, have been met;

WHEREAS, the Guilford County Historic Preservation Commission has submitted a report, which is incorporated herein by reference, and recommended in a public hearing that the property described below be designated as a Historic Landmark;

WHEREAS, appropriate notice has been given of the public hearing as required by law;

WHEREAS, the Guilford County Historic Preservation Commission finds that the property described herein is of historical, architectural, educational, and/or cultural significance, and its preservation should be encouraged so as to safeguard the heritage of the City and County and to promote the use and conservation for the education, pleasure and enrichment of the residents of the City and County; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. The City Council of the City of Greensboro accepts the findings of the Guilford County Historic Preservation Commission and adopts the recommendation of the Commission for the preservation of the subject property by the authority set forth in Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and local ordinance adopted pursuant thereto.

2. Constructed in 1903, the Weaver-Sherwin Building, is a contributing structure in the Downtown Greensboro National Register Historic District. It housed some of the earliest commercial businesses in Greensboro and its well-preserved Italianate architectural details exemplify early twentieth century commercial building practices.

3. The designation includes the entire exterior of the building and the following interior components: all original wood flooring upstairs and downstairs, skylights, and the front, central stairwell, not including handrails.

4. The Guilford County Landmark plaque shall be installed on the property and such sign shall indicate that the property has been designated as a Historic Landmark. Details of the display of the plaque are to be approved by the Guilford County Historic Preservation Commission before installation.

5. The procedures provided by law, including waiting period, shall be observed prior to demolition, alteration, remodeling or removal of the designated property. This includes the process of obtaining a Certificate of

Appropriateness before making any changes to the property.

6. A certified copy of this ordinance is to be appropriately recorded with the Register of Deeds, the Guilford County Tax Department and City of Greensboro Engineering and Inspections Department in accordance with provisions of Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and the local ordinance adopted pursuant thereto.

7. This ordinance shall be effective from and after its adoption.

(Signed) Goldie Wells

15. [ID 20-0225](#) Public Hearing for a Resolution Closing an Un-Named Street from its Intersection with Ridgecrest Drive Southeastward a Distance of Approximately 130 Feet (Friends Home, Inc.)

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #15/ID 20-0225 a Public Hearing for a Resolution Closing an Un-Named Street from its Intersection with Ridgecrest Drive Southeastward a Distance of Approximately 130 Feet (Friends Home, Inc.); and that the item had been postponed from the March 17th meeting of Council without further advertising.

It was the consensus of Council to close the public hearing.

Moved by Councilmember Abuzuaiter, seconded by Mayor Pro-Tem Johnson, to adopt the resolution. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

120-20 RESOLUTION CLOSING AN UN-NAMED STREET FROM ITS INTERSECTION WITH RIDGECREST DRIVE SOUTHEASTWARD A DISTANCE OF APPROXIMATELY 130 FEET

WHEREAS, the owners of a portion of the property abutting both sides of this portion of an un-named street from its intersection with Ridgecrest Drive southeastward a distance of approximately 130 feet have requested in writing that said portion of street be closed and abandoned as a public street;

WHEREAS, a notice was duly published that a public hearing would be held by the City Council in the Council Chamber in the Municipal Office Building on Tuesday, April 21, 2020, at 5:30 p.m., on the closing of said portion of street;

WHEREAS, the public hearing has now been held and no objections have been made to the closing thereof; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby finds as a fact that the owners of a portion of the property abutting both sides of the hereinafter mentioned portion of street have requested in writing that said portion of street be closed.
2. That the City Council hereby finds as a fact that the closing of the portion of street is not contrary to the public interest and that no individual or other party owning property in the vicinity of the street or in the subdivision in which the street is located will be deprived of reasonable means of ingress or egress to his or its property.
3. That the following portion of street is hereby permanently closed and abandoned as a public street:

AN UN-NAMED STREET FROM ITS INTERSECTION WITH RIDGECREST DRIVE SOUTHEASTWARD A DISTANCE OF APPROXIMATELY 130 FEET TO ITS TERMINUS.

(Signed) Marikay Abuzuaiter

16. [ID 20-0321](#) Public Hearing to Approve Economic Development Appropriations For a Small Business Continuity Program in the Amount of \$460,000

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #16/ID 20-0321 a Public Hearing to Approve Economic Development Appropriations For a Small Business Continuity Program in the Amount of \$460,000.

Wilson Lester, Piedmont Business Capital (PBC), provided an overview of small business loan recipients; and gave an update on the Small Business Continuity Program.

There being no speakers to the item it was the consensus of Council to close the public hearing.

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Kennedy, to adopt the resolution. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

121-20 RESOLUTION AUTHORIZING ECONOMIC DEVELOPMENT APPROPRIATIONS TO PIEDMONT BUSINESS CAPITAL AND RATIFYING RESOLUTION 94-20 AUTHORIZING A SMALL BUSINESS CONTINUITY PROGRAM

WHEREAS, in accordance with authorization under North Carolina State legislation, NCGS 158-7.1, the City of Greensboro is authorized to make appropriations for economic development purposes provided the City Council determines that the appropriations will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the City;

WHEREAS, the Coronavirus (COVID-19) pandemic has created a state of emergency in the County of Guilford;

WHEREAS, the Governor has declared a state of emergency on behalf of the state of North Carolina on March 10, 2020;

WHEREAS, the City of Greensboro signed a State of Emergency Declaration on March 13, 2020;

WHEREAS, in the wake of COVID-19, our local businesses are burdened with carrying costs during a period of minimal opportunity to drive revenue;

WHEREAS, the City of Greensboro wishes to provide support for impacted businesses in the community to create an environment to promote economic development opportunities and job creation;

WHEREAS, it is deemed in the best interest of the City to enter into an agreement with Piedmont Business Capital to administer the Small Business Continuity Program and will provide \$400,000 for an initial loan fund and \$60,000 for program administrative costs;

WHEREAS, City Council previously adopted Resolution #94-20 stating support for the City's participation in the Small Business Continuity Program;

WHEREAS, a public hearing was held on April 21, 2020, to receive public comment regarding the proposed economic development appropriations; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That Resolution #94-20 is hereby ratified and that the City Manager is hereby authorized to execute, on behalf of the

City of Greensboro, a participatory agreement between the City of Greensboro and Piedmont Business Capital not to exceed \$460,000 for administration of a small business loan fund and business support services.

(Signed) Yvonne Johnson

Matters to be discussed by the Mayor and Members of the Council

Mayor Pro-Tem Johnson requested staff to research implementation of a mandate for residents to wear facial masks during the COVID-19 pandemic; voiced concerns with struggling businesses; and spoke to a priority for a healthy community.

Mayor Vaughan echoed the request; explained previous conversations with City Manager Parrish had occurred; highlighted a partnership in Winston Salem for making masks; and voiced concern with the lapse of the Guilford County Stay-At-Home Order.

Councilmember Wells requested staff to research additional testing methods; and echoed the importance of residents wearing masks.

Councilmember Kennedy spoke to exposure to the virus; to a 14 day quarantine; and to distribution of masks on the streets downtown.

Councilmember Abuzuaiter spoke to the changes in the restaurant business; to program activities; and live streaming via the Library and Parks and Recreation Departments.

Discussion took place regarding compliance with North Carolina Governor Roy Cooper's Stay-At-Home Order; and social distancing.

Matters to be presented by the City Manager

City Manager Parrish echoed social distancing protocols; spoke to the Center for Disease Control recommendations; voiced appreciation to Mr. Terrell for commendations to the City for leading the state in continuance of City business; referenced project progression; and voiced appreciation to the Information Technology, Planning, Legal and Legislative departments on coordinating efforts for the meeting.

Matters to be presented by the City Attorney

There were no items for discussion by the City Attorney.

Mayor Vaughan voiced appreciation to City staff; concern with mixed messages in the community; spoke to differences in the State and County Stay-At-Home Orders; referenced articles in the paper; spoke to trending levels; to social distancing; and to anticipation to cases in the upcoming weeks.

Adjournment

Moved by Councilmember Kennedy, seconded by Councilmember Hoffmann, to adjourn the meeting. The motion carried by voice vote.

THE CITY COUNCIL ADJOURNED AT 9:14 P.M.

ANGELA R. LORD
CITY CLERK

NANCY VAUGHAN
MAYOR