



# City of Greensboro

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

## Meeting Minutes - Final City Council Work Session

Tuesday, March 7, 2017

3:30 PM

Plaza Level Conference Room

### 1. Call To Order

This Work Session of the City of Greensboro was called to order at 3:34 p.m. on the above date in the Plaza Level Conference Room of the Melvin Municipal Office Building with the following members present: Mayor Pro-Tem Yvonne Johnson, Councilmembers Marikay Abuzuaite, Mike Barber, Jamal Fox, Sharon Hightower, Nancy Hoffmann, Justin Outling and Tony Wilkins.

Absent: Mayor Nancy Vaughan

Also present were City Manager Jim Westmoreland, City Attorney Tom Carruthers and Assistant City Clerk Scott Baillargeon.

### 2. Presentations

1. [ID 17-0077](#) Zoning Workshop - Requested by City Council - Adam Lovelady, UNC School of Government)

City Manager Jim Westmoreland recognized Adam Lovelady.

Mr. Lovelady presented a Power Point Presentation (PPP); spoke to his background in planning and development regulation; introduced UNC's On-Demand Training Library program; spoke to online and print publications; discussed the decision-making process, rezoning procedural requirements, rezoning requests, considerations for rezoning decisions; introduced a population growth projection map of North Carolina; referenced infrastructure and housing concerns; discussed the need and implementation of new services, infrastructure; highlighted changes to North Carolina zoning rules; distinguished between Legislative and Staff-implemented decisions; and emphasized the necessity for rezoning considerations.

Councilmember Barber entered the meeting at 3:37 p.m.

Councilmember Wilkins asked where Mecklenburg and Wake Counties were located on the map.

Mr. Lovelady spoke to changes in demographics; the aging population over 65; emphasized the decline in child population percentages; and stated he would provide information to distinguish actual numbers or percentages.

Councilmember Hoffmann entered the meeting at 3:43 p.m.

Mr. Lovelady spoke to uneven growth numbers over the next 18 years; expressed increased need for health care among citizens living longer; addressed plans to compensate for impending population growth; spoke to the necessity of public services; and presented reciprocal data for high-growth projected in outlying counties.

Councilmember Barber asked how the City would address and meet the challenges of the impending decrease of child population growth.

Mr. Lovelady presented several possibilities.

Councilmember Wilkins left the meeting at 3:44 p.m. and returned at 3:48 p.m.

Discussion took place regarding infrastructure growth, jobs, and environmental impacts.

Mr. Lovelady spoke to landscape accommodations; to preparedness of inclement weather and drought; referenced the capacity and capabilities of Water Resources to accommodate impending changes; identified plan types that could accommodate the specific needs of regions or areas; stated need for interdepartmental planning; and spoke to public dollar investment. Mr. Lovelady outlined three types of decision making; Legislative, Administrative, and Quasi-Judicial; spoke to broad policy decisions based on Council oversight; and discussed the impacts of Administrative, staff-implemented, and Quasi-Judicial decisions.

Councilmember Outling inquired about communities in North Carolina that had made transitions to implement said decisions; about known parties that had challenged communities that implemented such plans; the general frequency of communities to make changes to the form-based codes; asked about time efficiency to tweak the code; spoke to concerns that Council had heard previously; and requested more information from staff.

Mr. Lovelady replied in the affirmative, spoke to those communities that had transitioned; discussed the differences of form-based and ordinances already in place for a more user-friendly practice; spoke to the basic requirements of zoning; emphasized that zoning authority allowed for the form-based codes; discussed new legislative limits; and emphasized there had not been legal challenges as a result of the form-based code.

Councilmember Hightower entered the meeting at 4:01 p.m.

Mr. Lovelady outlined the rezoning, application, staff review, zoning commission, and governing board processes; spoke to differences among applications; and application fee schedule regulations; affirmed fees could include overhead costs; provided an overview of the notice requirements; of the public hearing process; procedural requirements for the adoption of a consistency statement as specific to project; provided an example of a project; and presented several scenarios for Council's consideration.

Councilmember Outling inquired about the legal restrictions in regard to third party applications; and requested more information in regard to vested rights.

Mr. Lovelady explained the absence of a statute for third party rezoning; outlined conditions in concern to specific notice of statutory authority; and stated that citizens could petition Council to approve rezoning of certain parcels.

Mayor Pro-Tem Johnson stated that school impact fee requirements were in the county's purview.

Mr. Lovelady addressed school impact fee requirements; and referenced decisions made by the City of Cary.

Councilmember Hoffmann voiced concern for decreased property values among residents.

Mr. Lovelady outlined the decision-making process; reviewed illegitimate decisions; impacts due to character of the individual; and discussed types of ownership and unenforceable circumstances.

Councilmember Fox entered the meeting at 4:23 p.m.

Mr. Lovelady reiterated that each case was unique; spoke to Council's limitations as to what it could consider; suggested Council provide reminders before deliberations to circumvent conversation; and discussed the balance between the community and developer.

## **2. [ID 17-0163](#) Greensboro United Soccer Association Bryan Park Update**

Assistant City Manager Chris Wilson introduced Pete Polonski and Henry Fourier to provide an update on Bryan Park.

Mr. Polonski spoke to a previous presentation; recognized Architect, Bruce Cantrell; outlined previously-approved funding; referenced the near-completion of the first two phases of the project; emphasized the recent bid-monies awarded; spoke to the economic development impact of \$30 million that had been generated by two events; presented a PPP; reviewed the goals for the upgrades; provided an update on artificial turf, lighted fields, and additional parking; a timeline for completion; and spoke to what was included in said phases.

Councilmember Barber inquired about the number of hotel rooms in Greensboro

Mr. Fourier stated there were approximately 10,000 hotel rooms in Greensboro; spoke to the lack of reinvestment in Bryan Park; stated that HB2 had not impacted the soccer industry; and spoke to the number of previous tournaments.

Discussion took place in regard to the impacts of HB2 on events.

Moved by Councilmember Barber, Councilmember Wilkins seconded, to release the bond money.

Councilmember Outling asked if the project could begin in the spring.

City Manager Westmoreland referenced cash flow discussions.

Mayor Pro-Tem Johnson spoke to the benefits of being responsive.

(Copies of the Handouts and PowerPoint Presentations are filed in Exhibit Drawer Z, Exhibit No. 8 which are hereby referred to and made a part of these minutes.)

### 3. [ID 17-0164](#) Recess to Closed Session

Moved by Councilmember Abuzuaite, seconded by Councilmember Barber moved to go into closed session to preserve the attorney-client privilege between the City Attorney and Council and to instruct the City's staff concerning negotiations of the price and other material terms of a contract for acquisition by purchase of real property pursuant to N.C.G.S. 143-318.11(a) (3) & (a) (5). The motion carried by voice vote.

Council recessed to closed session at 5:00 p.m.

Mayor Vaughan was present for the closed session portion of the meeting.

Council reconvened to open session at 5:33 p.m. with all members in attendance.

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Abuzuaite to return to open session at 5:33 p.m. The motion carried by voice vote.

### **3. Adjournment**

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Abuzuaite, to adjourn the meeting. The motion carried by voice vote.

THE CITY COUNCIL ADJOURNED AT 5:34 P.M.

SCOTT BAILLARGEON  
ASSISTANT CITY CLERK

YVONNE JOHNSON  
MAYOR PRO-TEMPORE