



**TREBIC  
MEMBERSHIP MEETING  
Tuesday, June 11, 2019  
4:00-5:15  
At TREBIC**

**Declarations of Conflicts of Interest** (association with other groups that might conflict with TREBIC's discussions today)

**Welcome & Introductions** – Sterling Kelly, Chairman

**SPECIAL PRESENTATION  
DRONES!!**

Whiters Ravenel will demonstrate the latest technology for the collection of data.

**GOOD REPAIR ORDINANCE—Update**

**JOINT ELECTIONS COMMITTEE—All seats of High Point Council**

**YOU DON'T WANT TO MISS—PIG POULTRY AND POLITICS OCTOBER 10 AT STARMOUNT**

**TREBIC TROPHY Nominations?** Who is going above and beyond to improve your experience?  
(Trophies currently held by GSO Water Resources, GC Inspections, HP Development Services)

Members are reminded that all discussions are confidential, and agendas should not be shared with non-delegates.

## TREBIC MEMBERSHIP

Tuesday, June 11, 2019

Just some of the issues we are working on (UPDATES IN BOLD):

**GSO Non-residential Good Repair Ordinance or Nightmare on Elm Street**—After being briefed on the Durham, Charlotte and Raleigh non-residential maintenance ordinances, Council decided in a recent work session to use the International Property Maintenance Code (IPMC) for standards. As we suggested, the administrative section was copied from the Minimum Housing Code. The struggle has come with the stakeholder process. Not being familiar with our partnering sessions, new staff in the Neighborhood Development, Legal and Councilman Outling have taken some time to come around to our “line by line” approach. The first public input session by staff was a presentation followed by complaints. The second was complaints followed by discussion on how to have a stakeholder meeting after which an actual stakeholder meeting was scheduled at TREBIC. *Background:* Justin Outling has reached out to the GSO Chamber, TREBIC, Action GSO and we presume others to champion a nonresidential good repair ordinance, using the Durham Nonresidential Building Code as a base document. It is not as bad as some of Durham’s initiatives, but there are still some parts that need to be clarified and/or deleted. A TREBIC task force met with Outling in January and suggested: 1) removing references to interior repairs, 2) adding the good parts of the Minimum Housing Code which allows inspections for probable cause and repeat offenders 3) supporting a targeted approach to effect change in downtown and redevelopment corridors which will require state approval.

**HP Elections 2019**—All High Point Council seats are up for reelection this year and for the first time in quite a while there will be 4 year terms. The Joint Elections Committee will meet 3 times between June and September. Let Judy know if you are interested in participating.

Here is a list of current Council members and declared candidates:

**Mayor:** **Jay Wagner**—incumbent, plans to run again  
**Bruce Davis**—former Guilford County Commissioner--serial politician, ran against Jay Wagner last election--has announced he will run again this election.  
**Carlvena Foster**—Guilford County Commissioner for District 1 announced she will run  
**James Upchurch**—young educator announced he will run

**At Large:** **Britt Moore** (has not announced intentions)

**At Large:** **Don Scarborough** has not formally announced, but sources says he will run again

**Ward 1:** **Jeff Golden**—will not run again for council (may run for another elected office)  
**Willie Davis**—says he will run He ran against Jeff Golden in the last 3 elections.  
**Cyril Jefferson**—works with Communities in Schools

**Ward 2:** **Chris Williams** (has not announced)

**Ward 3:** **Monica Peters** will run again

**Ward 4:** **Wesley Hudson** has not formally announced, but sources says he will run again

**Ward 5:** **Victor Jones** (has not announced)

**Ward 6:** **Jason Ewing** (has not announced)

**Election Schedule:**

<b>July 5 thru July 19</b>	<b>Filing Period (noon to noon)</b>
<b>October 8</b>	<b>Municipal Primaries</b>
<b>October 10</b>	<b>Pig Poultry and Politics</b>
<b>November 5</b>	<b>Election Day</b>

**GSO Allowances for Development in the 421 Corridor Hinges on Megasite**—Recent annexation requests along the 421 Corridor have been denied because development along the Corridor is directly tied to sewer needs for the proposed Randolph megasite. The megasite will discharge into a sewer outfall that flows to Big Alamance Lift Station. The allocation for the megasite, 1.5 MGD, (based on the last proposed use of automobile manufacturer) will max out the current design capacity for Big Alamance. Through sewer master planning efforts, a project has been identified that will increase the capacity of Big Alamance without modification of the existing force main. Timing for construction of that upgrade is currently planned for FY 21-22, but could be adjusted based on development at

the megasite. For capital planning purposes, the cost of the upgrade is currently estimated at \$4.5M, but that is very preliminary since design has not begun.

**GSO Changes in Stormwater Management Minimum Design Criteria**—The City has proposed some changes to the Stormwater Management Manual to address State revisions and clarify the City's preferences moving forward. Water Resources is requesting that TREBIC members review and comment. Some of the revisions are minor and relate to changing terminology (like BMPs are now called SCMs according to the State), and others will document the City's proposed approach in light of the MDC. Some current requirements are proposed to be reduced, and others are proposed to continue with added content for clarification.

**GSO Fire Department Using Outside Inspectors**—We have reports that an outside company is doing sprinkler system and backflow prevention inspections. TREBIC staff is investigating.

**PLANIT GSO**—We were recently informed that the meetings are closed to the public. This may not be legal and in any case is not good public policy. The NC Open Meetings Law applies to “a public body...elected or appointed...authorized to exercise...an advisory function.” *Background:* The Comp Plan Rewrite Advisory Committee is chaired by District 3 Councilman Justin Outling. Members drawn from Boards and Commissions, are Adam Carroll, Alex Rosser, Anita Bachman, Bob Davis, Clinton Gravely, Cyndy Hayworth, David Sevier, David Wharton, Dawn Chaney, James Bennett, Jeff Smith, Joe Gonzales, Kim Record Mac Sims, Marc Isaacson, Michelle Lucas, Moussa Issifou, Saroj Patnaik, Suzanne Nazim, Vicki Foust, and Wayne Durham.

**GSO Strategic Plan**—TREBIC members, staff and others are encouraging the Mayor and City Manager to craft a strategic plan--separate and distinct from the Comprehensive Plan update--as a guide for moving forward. Preliminary discussions began at the Council retreat on January 31 and members seemed engaged.

**Jordan Lake One Water Association**—JLOW is a recently formed entity administered by Triangle J Council of Governments (TJCOG). The Association is comprised of local government staff and elected officials from Greensboro to Raleigh, conservation groups, universities, water utilities, agriculture, and private industry stakeholders interested in sharing the cost of water quality and quantity improvements. JLOW's ultimate goal is make recommendations to NCDEQ and participate in the nutrient rules revision due by the end of 2020. The group was brought to our attention by Kristine Williams of Greensboro's Water Resources who is a member of the Work Plan Advisory Committee. GSO Council member Tammi Thurm is participating in the elected officials group.

**Jordan Lake Rules** – TREBIC is working with NAHB and Senator Berger's Environmental Policy Director Tom Reeder (who used to be NCDEQ Water Quality Division Director) on a new, federal approach to eliminating the Jordan Lake Rules: to Seek a Trump USEPA departmental ruling that “TMDL requirements are not applicable to man-made surface water bodies that are supporting their uses when the only impairment is for nutrients” (nitrogen and phosphorus, v. some actual toxic chemical impairment). Meanwhile, TREBIC lobbied successfully through the 2017 legislative session to avoid any changes by the State to the 2016 Legislature's plan described below. *Background:* The Jordan/Falls Rules Stakeholder group held its first meeting via conference call on 12-15-16. DEQ staff was cordial, but clearly stated that they have no problem with the rules as written and will not be proposing any changes. The new Governor may erode regulatory reform gains, including the 2016 legislation on nutrient management rule overhaul. TREBIC, City of Greensboro and Greensboro Chamber of Commerce are asking that the 2016 legislation be upheld.

2016 Legislation: Because most of the methods NC and the US have been using for cleaning lake water have had questionable impact, in 2016 legislators:

- Stayed any new rules;
- Funded two studies to look for new methods that will work; and
- Ordered a statewide overhaul of all rules by the end of 2020, including the Jordan Lake Rules. A statewide stakeholder group is required in this process, and Marlene Sanford is on that group.

**GSO New Garden Road Strategic Plan**—Staff and consultants met with development community stakeholders in January 2019. These stakeholders were adamant that strategies developed from the Community Open House in November would not support existing development or encourage new development. The strategies included

tightening control of land uses by holding density to 12 du/ac or less and allowing only a narrow list of commercial uses. Staff agreed that the plan should be revised. TREBIC will follow up to make sure growth strategies are considered.

**GSO Personnel Shortage in Planning and Inspections**—Recent personnel losses have slowed inspections, plan review times and general response from the City. Council does not completely understand the impact. HR maintains salaries and benefits are competitive. A couple of staff members have agreed to meet with us to give insight from their perspective.

**GSO Housing Our Community (Greensboro's Housing Affordability Initiative) – HR&A Advisors (consultants) have been contracted to develop a 10-year affordable housing plan that will build on the work done by the Housing Our Community initiative. The consultants will also prepare the HUD mandated Five-Year Consolidated Plan, and Analysis of Impediments to Fair Housing Choice. Background:** In 2016 an assessment of the city's affordable housing needs was completed that identified a \$100M need. The 2016 \$25M Housing Bond initiative grew out of that effort, and The Community Foundation of Greater Greensboro has been discussing raising funds for an endowment for ongoing funding. Then CFGG and the City of Greensboro partnered to lead an extraordinary community initiative called Housing Our Community. The goal is to find solutions and best practices to address the needs and guide spending of the Bonds and the anticipated endowment. A Steering Committee was seated and began meeting in January of 2017. A recommendations report was adopted by the CFGG Board and presented to Council in March 2018. Council has not adopted the report due to concerns about the lack of recommendations from the Social Services Subcommittee. Though Council failed to act, there are essential, easy to implement recommendations that can be accomplished through changes in public policy and text amendments. TREBIC members that served on the committee will be convened to determine how best to proceed.

**NC Affordable Housing SRO Strategy**—Single Room Occupancy homes are allowed for student housing. Why not try this type of affordable housing for young professionals, seniors and others? The strategy must be authorized at the state level. TREBIC staff is working with NCHBA to add SRO's to the building code possibly through the Code Council.

**GSO Council Schedule**—Council will now hold Town Hall meetings in locations across the City starting with District 1 in July. Though Council has said this strategy is to make meetings more assessable, the tactic may also reduce the number of speakers from the floor because the meetings will not be televised. *Background:* When Council decided to limit speakers from the floor to a once per month Town Hall style meeting, business meetings improved just from the return of decorum. However, one business meeting per month is really not enough to efficiently conduct business in a growing economy.

**GSO Sign Ordinance**—Council approved the first round of changes in the sign ordinance in February.

*Background:* The first group of amendments:

- 1) allowing 3 flags (in addition to US and NC flags) per property frontage
- 2) No limit on # of temporary real estate, construction, campaign, philosophical or yard sale signs,
- 3) expanded location of pole mounted banners
- 4) New definition of a sign: Any device, form, graphic, illumination, symbol, writing, trademark or changeable image/message used to advertise, announce the purpose of, or identify a person, place or entity, or to communicate information to the public. This definition shall not include works of art or murals provided they do not contain trademarks, logos or other identifying symbols or words associated with a business. This definition shall also not apply to any architectural feature directly integrated into or supporting a building.

**GSO Stakeholder Process**—The Planning Department's new willingness to use a stakeholder process for text amendments is great, however we will work with staff to refine. There are some text amendments that do not require the full process, just a quick check with TREBIC.

**GSO Airbnb Text Amendment**—A Text Amendment proposed by a private party to regulate Airbnb's addresses a specific issue in a specific neighborhood and may need to be more flexible to apply Citywide. Staff is delaying

because they do not want to regulate at all. **In the meantime, the City is treating Airbnb like a Bed and Breakfast/Tourist Home which requires a Special Use Permit.**

**Economic Development Policy for Shovel-Ready Sites**—This is a local initiative to exempt new office and industrial buildings from additional taxes until they are occupied and filled with new jobs. This can be accomplished as new sections in City and County Economic Development Policies. It would allow the local government to enter into contracts to “grant back” the higher property taxes to the builders of these new spec buildings until they are occupied or sold. Greensboro City Council’s Economic Development Subcommittee agreed about 3 years ago to pursue the project and asked us to work with the Manager’s office to draft it. Marlene and Judy have talked to leadership in Guilford County and High Point to match the program. There are 2 particular benefits of adopting such a policy locally instead of seeking state-wide legislation: it differentiates us as economic development leaders; and it allows us to customize incentives for certain geographic areas, redevelopment corridors or desired land uses. This initiative is similar to the 2015 state legislation to allow a 5-year exemption from property tax for incremental increases in value attributable to rezonings and infrastructure installation. The owner must make annual application. This program is valuable, but it still doesn’t help us get new spec buildings in the pipeline for economic developers to market to global prospects.

**HP Complete Streets Policy Too Focused on Sidewalks**—Staff has agreed to remove references to sidewalks on both sides of the street. Instead, the document will refer to the current sidewalk ordinance that was hammered out between the City and our industry some years ago. The current ordinance requires sidewalks on only one side of collector and local streets and provides relief in industrial areas, on shorter cul-de-sacs and dead-end streets. *Background:* HPDOT continues to work with consultants to establish a Complete Streets Policy. The draft policy goes overboard on sidewalk requirements, recommending sidewalks on both sides of *all* streets. This is an added cost at a time when we are already experiencing affordability issues.

**HP Comp Plan and Land Use Plan Update**— The process will begin late 2018/early 2019. The first year of research will be conducted by staff. Consultants will be retained to complete the process.

**HP Online Access to Utility Locations**— **HP staff is still committed to online access though progress is slow in the IT department.** *Background:* HP staff met with GSO Water Resources to learn more about their online access app. Director Terry Houk and Deputy City Manager Randy McCaslin are leading the effort to provide this service in High Point.

**HP System Development Fees v. Water and Sewer Frontage and Acreage Fees**—Though current frontage and acreage fees are in compliance with state law, Public Services is going through the process to adopt System Development Fees in an effort to make utility fees fair and consistent with other local jurisdictions.

**HP Development Ordinance Text Amendments**—City staff is committed to perfecting this ordinance. Another round of Text Amendments is coming soon.

**HP Using Minimum Housing Legislation to Target Crime**—Though Council and City staff still want to pursue this strategy, the City Attorney has not cleared their plan. Police are working with Community Housing, to propose using the “top 10% of properties with crime and disorder” clause as a way to gain entry into problem properties. TREBIC staff sent recommendations that caution against the strategy and sent the minimum housing amendment recently adopted by GSO for consideration.

**HP Sign Ordinance Revisions**—Consultants presented their assessment of the current sign ordinance. Though the proposal for creative signage in downtown was well received many other suggestions were contrary to Council’s original direction. Specifically, Council is looking for more leeway for public art/murals and more flexibility. *Background:* Council approved changes in the sign ordinance proposed by the City Attorney to address first amendment issues. Of significance is the removal of a prohibition of Outdoor Advertising signs in Gateway Corridor Overlay Districts.

**HP Rezonings Final at P&Z**— TREBIC can now begin working with Council to initiate this effort. (Staff asked that we wait until their initiative to eliminate quasi-judicial hearings for Special Use Permits at the P&Z level was completed.) After years of promoting the concept and asking the question on our candidate survey, for the first time

ever our 2017 candidate survey revealed that the current Council members are willing to switch to the same system that Guilford County and Greensboro have: Rezoning that win a supermajority vote at P&Z are final unless appealed to Council. This streamlines the process by about a month for most rezoning projects (only about 15% of Greensboro cases go to Council due to simple majority votes or appeals). That saves both time and money for all parties: applicants, staff, Council and neighbors.

**HP Small Cell Wireless Text Amendment**—The Planning Department has promised (for months) a text amendment to allow development of Small Cell Wireless critical to a 5G network. The consultant originally retained is unable to complete the project and the RFQ process must start again in April 2019.

**GC Gets new Deputy Planning Director**—The County has hired Kaye Graybeal as new Deputy Director of Planning and Development. Ms. Graybeal was most recently Principal Planner in Knoxville TN and before that, Planning Director in Wilmington NC.

**GC Ordinance Rewrite**— The next meeting of the Steering Committee is scheduled for June 25. An empowered Steering Committee has been convened including members of the original Stakeholder Committee plus key participants in the stakeholder interviews in June 2018. GC staff worked with TREBIC to find members and make sure of a well-balanced representation on the committee. Additional TREBIC members may be called in for specific discussions such as alternative septic service.

**GC Water Authority Study**— The General Assembly recently expanded funding to include the study of sanitary sewer service. *Background:* The General Assembly provided funding for a Water Authority in Guilford and Rockingham counties. Timmons Group was retained to do a feasibility study in the northwest area of Guilford county, and presented their report in September 2018. It is now up to individual small towns--Summerfield, Oak Ridge and Stokesdale--to decide if/how they will participate.

**GC Digital Recording of Plats**—Available soon.

**Stokesdale Advised to Eliminate RS-30**— The Ordinance Review Committee has completed their work and is recommending eliminating RS-30; requiring all single-family lots to be a minimum of 1 acre. This measure will limit development flexibility unless RS-30 dimensional standards are allowed in the RS-40 district. The committee recognizes the Comprehensive Plan vision to support growth requires more than conventional zoning districts. The committee is also recommending keeping the PD (Planned Development District) and adding an OSRD (Open Space Residential District) to support mixed use development and a variety of housing types including moderately priced housing.

**Summerfield Election Referendum Pointless**—Voters at the pole favored the 2018 referendum that a person appointed to the town council would face re-election at the next scheduled election. However, it turns out the town had already adopted the language a few years ago.

**Summerfield Hires Planner**—Chris York started work as the only planner in April. *Background:* Council hired consultants for planning services when the planning director and planner left. The setback will no doubt further delay consideration of the Comp Plan Update and PD ordinance.

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