



UPDATE

Congratulations to TREBIC's 2011 Officers, Board of Directors and Committee Chairs:

Chairman - Kathy Carpenter, Vice Chairman – Dick Franks, Treasurer – Lee Porter, Secretary – Betty Smith, Rick Dehnert, Marc Isaacson, Jim Grdich, Dwain Skeen, Greg Garrett, Keith Price, Tom Hall, Cindy Martin, Lolita Malave, Lisa Dellinger, Chester Brown, Brian Pearce and Doug Stimmel.

Triad Green Incentives Group – The TGIG has identified its main objectives: reducing water and energy consumption, encouraging smart location (i.e. near existing/future public transportation, infrastructure, jobs and services), encouraging use of non toxic construction materials and practices, protecting environmentally sensitive areas, and preserving open space. The list of incentives includes expedited review/approval and inspections, density bonuses, modified standards (i.e. flexible setbacks, parking, connectivity, street standards etc.), technical assistance, utility credits and more. The next step is to create a strategy to approach area local government about adopting the incentives.

HP Northwest Area Plan Adopted in January - A number of recent events and initiatives, including the FedEx cargo hub and the associated Part 150 Study, the Heart of the Triad Plan, and the revised High Point Kernersville Annexation Agreement, have led to this reassessment of development potential in HP's northwest area. The plan identifies nodes for commercial/business development, designates areas appropriate for medium density residential and mixed use development and preserves area for rural development. The study also allows for expansion of the existing quarry near NC Hwy 66. The plan is in accord with the Heart of the Triad Plan.

HP Off-Site Directional Real Estate Signs – HPRAR and TREBIC are reconvening the 2009 Sign Task Force to begin working with HP staff and Council to turn the city's policy allowing off-site directional real estate signs on weekends into official ordinance. Stay tuned...

Looming Disaster: Guilford County/GSO Joint Water and Sewer Service Agreement (WSSA) –

The WSSA was dissolved at the end of last month and we still have no replacement system for rezoning and plan review for projects that are located in the county's jurisdiction but are getting water and sewer from the city. As bad as the old system was, at least it was a system. Although we have been raising the alarm since June 2010, there is little or no focus on this looming problem, so we predict that the first such project will kick off the official crisis. There is a solution proposed in last year's Merger Task Force recommendations that could be implemented in just a few months.

GSO to Simplify Off-site Directional Real Estate Signs Ordinance – Greensboro staff will take significant simplifications to their ordinance to the February Planning Board meeting, and a City Council hearing soon thereafter. Changes include elimination of most measurements and elimination of fee escalations. There are some citizens who adamantly oppose the changes, and even allowing the signs at all.

GSO Advisory Commission on Trees/ County-wide Tree Canopy Study- The ACT is developing Goals and Objectives based on the results of the 2010 Tree Canopy study. Even though this study revealed no problem with our canopy, it still makes recommendations, including the development of a canopy management plan on both local and regional levels. Unrealistically, the ACT has interpreted the American Forest recommendation for a 40% "regional canopy" as the "urban canopy"

recommendation, and is developing ideas on how to preserve and increase the Greensboro “urban canopy.” In conversations with American Forest, staff indicates that the recommendation for the GSO MSA should be based on the distribution of land uses. Using this standard, the current tree cover should be approximately 34%, which is less than the existing 38% cover identified in the study. Under the same standard, at total build out of the study area the “urban” tree canopy is recommended to be 22%. Though it is commendable to preserve our city trees, it should not be done at the expense of urban development. Stifling development within an urban area leads to sprawl and ultimately to the reduction of tree cover for the region.

GSO Downtown Property Maintenance Code: Downtown Greensboro, Inc. tells us they hope to resume discussion of their proposal for the city to adopt the International Property Maintenance Code later in 2011. The proposed code, revised specifically for the city, addresses exterior maintenance, handrails, guardrails, and fire safety. Sections of the IPMC addressing interior maintenance are not included. Discussion is currently on hold until it is determined how prosecution of violations will be managed. The IPMC refers violations to a municipal court system. Since Greensboro does not have a court system an alternate plan must be developed.

GSO Western Area Plan- A combination of studies in the western area of Guilford County, including the *Heart of the Triad Study*, have brought forth pressure for development along key corridors of the future western growth tiers. The planning staff, Water Resources and GDOT are creating a joint plan for the area as mandated in the *Connections 2025 Comprehensive Plan*. Land Design (Charlotte), Warren & Assoc (Charlotte) and Simon Resources will be assisting in the process. The plan is intended to promote a community character and define a transition between existing large-tract rural residential use and single lot industrial uses. The plan will encourage a transition area of multiple development styles for large corporate parks, mixed use residential and supportive services nearby. Residential land uses will continue to be a priority for the area. This Plan will require coordination with Kernersville, High Point and the Piedmont Triad International Airport and take into account the Heart of the Triad Study as well as the PTI Vision Plan. A citizen’s information meeting is scheduled for February 24. TREBIC members are encouraged to participate.

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