



UPDATE

Small Town Signs Task Force – Live and sell in one of our areas small towns? Join our task force of GRRRA, HPRAR and GBA members evaluating current regulations and enforcement policies regarding off-site directional signs on the weekends in Guilford County, Summerfield, Oak Ridge, Trinity, Archdale, Thomasville, Gibsonville, Whitsett, Pleasant Garden, Sedalia and Jamestown. These signs are a simple but effective marketing strategy that account for as much as 60 - 75% of all traffic to new home communities, and as much as 95% of weekend traffic to resale open houses. If you're interested in participating, contact your association or Judy Stalder at TREBIC.

Dissolution of Guilford County/GSO Joint Water and Sewer Service Agreement (WSSA) – On June 15th, GSO Council gave the County notice of their intent to dissolve the Joint Water and Sewer Service Agreement (WSSA) effective 12-31-10. There is a perception that, among the other ramifications of dissolution, it will solve all our problems with joint plan review on projects that are getting city water and sewer but are in the County's zoning and permitting jurisdiction. It does not.

The WSSA itself is not the problem; the city's process is the problem and without major changes the problems will survive the dissolution of the WSSA. In fact, it could get worse, because both the city and county will still be involved but there would be no agreement on how the developer should proceed with getting approvals - Catch 22. As flawed as the current system is, it's better than having no system at all.

The only way GSO can avoid this problem AND not need an agreement of some sort with the county is to change its annexation policy: to be willing to annex new projects concurrent with zoning/development, AND be willing to do satellite annexations.

To ensure that our members, customers and economic development projects in general do not suffer, we have suggested that a customer group be convened in the very near future to hammer out solutions that can be in place by the 12-31-10 dissolution date.

GSO Land Development Ordinance Passes (LDO) – City Council passed the LDO on June 15th with a 7-2 vote. Two controversial issues, a street connectivity ratio and a requirement to plant one tree per SF lot and ensure its survival for 1 year, were removed from the ordinance. Both the old and the new ordinance will be available for use until July 1, 2011. There is a commitment to expedite changes to fix any glitches that are discovered, so please let us know if you find any.

Many thanks go to the Citizens Advisory Team and staff for over 5 years of arduous work, and to Council for passing it. TREBIC members who participated were Trip Brown, Gary Hill, Gary Rogers, Gary Wolf, Mary Skenes, Dick Franks, Keith Price and Mike Fox.

HP Conditional Use Zoning Changes – In February HP Council began considering in earnest changing from quasi-judicial Conditional Use District Zoning to legislative Conditional Zoning, a more user-friendly process that allows applicants and neighbors to talk to Council members about the project outside of the public hearing. TREBIC supports the change. A TREBIC task force has been reviewing a draft ordinance since April, and many of our concerns have been resolved. We continue to work with staff and Council on 2 main issues. A proposed requirement for a Master Plan drawing: not

all conditions can be drawn or need drawings, so we feel this should be an option rather than a requirement. And ordinance language that could be interpreted to allow the city to require funding of off-site street improvements: such funding should be limited to street improvements on-site or at-site (such as turn lanes), and to the extent they can be directly tied to the demands of the development itself.

Project Economic Impact Study (EIS) Letter Program – Remember that TREBIC has a very affordable program for getting EIS letters for individual projects from UNCG Professor Emeritus and economist Dr. Don Jud. Letters can be generated for as little as \$300 for TREBIC members (\$1100 for non-members). Custom studies can cost several thousands of dollars. Using an EIS in rezoning hearings helps you win project approval AND raise awareness that land development is economic development. Call us for more details.

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