

Charles B. Aycock Neighborhood Association
Board of Directors Meeting Minutes
for
September 27, 2004

Present: Betsey Baun, Frankie Green, David Hoggard, Tracy Lamothe, Bob Lauver, Lynn Leonard, Mindy McReynolds, Bruce Oakley, Cat Paige and Dave Wharton.
Absent: Miki Moore and Steve Ruzicka.
Guests: Dick Hails, *City of Greensboro Director of Planning and Zoning*, Heidi Galanti, *City of Greensboro Comprehensive Planner*, Stefan-Leih Kuns, *City of Greensboro Department of Housing and Community*; neighborhood residents John Mandrano, Herman and Sandra Browning, Louise Gibson, Brad DeHart, and Ben Wilson; Scott Richardson, *Light Designs Forms*.

Meeting called to order at 7:10 pm by Betsey Baun, who introduced Planning Director, Dick Hails.

Summit Avenue Corridor Study – Dick Hails, Heidi Galanti, and Stefan-Leih Kuns

Dick Hails updated the study's status. His department will be hiring a marketing group to identify the best uses for the Summit Avenue Corridor. Although we have the Bess charrette plan, the marketing group will ascertain the feasibility of various plan segments, identifying the best uses for the areas our plan has designated for development or overlay districts, a detailed analysis of infrastructure, and long and short-term needs, among others. In response to Board members' questions, Hails said that the study would investigate a range of possible overlay zonings for the area, similar to the pedestrian scale overlay in Southside. Some City Council members have asked that a greater area of Summit Avenue, including the stretch beyond Bessemer to Hwy. 29 be included as part of the study. Ray Gibbs of Downtown Greensboro, Inc., would like to include the area where Summit Avenue connects with downtown. The council expanded the study to include Summit Avenue from Church Street to Hwy. 29. This type of study requires a highly specialized type of marketing consultant or group, which will prepare a land, use market analysis, a transportation and engineering analysis, and create design standards. An RFQ (Request for Qualifications) to solicit qualified marketing consultant candidates has been prepared by Heidi Galanti. She was involved with the city's strategic plan where 26 downtown gateway corridors were identified, each with specific problems to be studied. Our study will be a prototype of sorts, as not all 26 will proceed immediately. A copy of the RFQ was distributed which designate the initial Summit study area, and three potential others:

Area A (addressed in our charrette and funding in place)

Sub-Area A1: Summit Avenue, one lot deep, from Murrow to Sullivan.

Sub-Area A2: War Memorial Stadium, Curb Market, and VFW - roughly Yanceyville, Dewey, Charter, and the Aycock Historic District boundary.

(The next three study areas have not yet been funded but will not delay the Area A study.)

Area B the area bounded by Murrow, Fisher, N. Church, and Lindsay.

Area C Summit Avenue one lot deep from Sullivan to Fourth.

Area D Summit Avenue one lot deep from Fourth to US 29.

City staff will select from responding marketing consultants who will receive RFPs (Request for Proposal) based upon experience and recommendations. RFP responses will be reviewed by staff and the Aycock Neighborhood Association for final selection and contract negotiation. Selection should be complete within six months.

Mr. Hails also informed us that the city's development ordinances are going to be re-written, a project undertaken about every 20 years, and deals with downtown and neighborhood conservation, overlay districts, setbacks, building styles, etc.

Neighborhood Survey Stefan-Leih Kuns displayed maps that are part of the results of her summer intern's photographic survey of our historic district, which is now complete. Marissa Marvelli photographed all the buildings in the district and plotted the information. The Department of Housing and Community Development now has a photographic database of every structure in the neighborhood, which also includes information about architectural styles, windows, doors, materials, etc. The database will be an invaluable resource for future preservation in the neighborhood.

Historic Street Signs Stefan-Leih also noted that the final site plans for historic street signage have been completed and the Department of Engineering and Inspections is currently studying installation issues. Each post will be placed on a 3-4' deep concrete footing, 18" square, with a 6" bolt. Signage spots have been determined and cast aluminum signposts have been selected with brown-background signage. \$75,000 of the cost of installation will come from MSD funds although she still has significant multiple department interaction to coordinate. TK Miller has been the neighborhood's point person on this project.

OFFICERS' REPORTS

President's Report – Betsey Baun

- Committee Chairs As her first act as President, Betsey solicited volunteers for the various committee chairs. Laura Wall, former beautification chair, updated the board on her work over the past two years, and handed over materials that she has collected relevant to her position. She stressed the urgency of applying for CIP funds proposals, as they are due at the end of the year. The new committees are:
 - Beautification* – Lynn Leonard* and Cat Paige
 - Code and Zoning Enforcement* – Bob Lauver* and Bruce Oakley
 - Community Watch* – Frankie Green*, Sandra Browning, and John Mandrano
 - Fundraising* – Tracy Lamothe*, Mindy McReynolds* and Betsey Baun(*Coordinators)
- Neighborhood Leaders Meeting Betsey also reported that she had met with representatives of Fisher Park, Westerwood, and College Hill on September 13th at a meeting organized by Russ Clegg to discuss forming a downtown neighborhoods coalition. They identified better linkage to downtown, crime, and neighborhood infringement issues as common concerns, and agreed to meet again. There were no representatives from either Glenwood or Southside.

Vice-President's Report – David Hoggard

- Noise Ordinance David reported that he had attended a meeting with City legal staff, representatives of downtown development, and representatives of downtown neighborhoods to hear a presentation about Charlotte's noise ordinance. Charlotte uses a decibel meter to measure excessive noise, and levies fines to individuals or groups making noise louder than 65 decibels, as measured at the edge of the nearest residential property. Greensboro is considering adopting a similar citywide noise ordinance.
- WMS Some board members received calls today from news organizations wondering if we were aware that RFPs had gone out on WMS. Betsey and Dave W. will contact the city tomorrow to find out what is going on.

Treasurer's Report – Tracy Lamothe

- Financial Report Tracy said that she had only received partial records from previous treasurer Bill Lusk, and included a summary of the information provided her. An electronic copy of the information Tracy received is available if anyone would like it. The neighborhood currently has \$3098.12 in its checking account. She urged that the board make revising the budget a priority at the October meeting.
- Street Light Petition Tracy has the petition ready for the new streetlights for the block of Charter Street from the GDOT website.

COMMITTEE REPORTS

Aycock Team – Dave Wharton

Delayed until next meeting.

Beautification – Lynn Leonard

(in transition)

Code/Zoning Enforcement – Bob Lauver

Bob reported that Mike Cowhig would like to see some action on the Demolition by Neglect Ordinance despite its lack of funding. E-mail Bob or Bruce Oakley with any concerns about neighborhood properties. Tracy added that Social Services had been called regarding the property at 510 Charter and apparently the child who had been at the house was now rarely there.

Community Watch –

Former Community Watch chair, Betsey Baun, distributed flyers and information from the District 1 Meeting Community Watch of September 8th at the Maple Street police station (report attached). There were several important tips that will be included in the next newsletter and on the web site. She also mentioned that the NC Statewide Community Watch program is active and

Fundraising

(held over)

Newsletter – Mindy McReynolds

(held over)

Calendar

(held over)

COA Applications

- Aycock Middle School lighting plan provided by Scott Richardson of Light Designs Forms. During his presentation, Mr. Richardson stated that Aycock Middle School “is not that historic.” This comment raised some concerns as to his awareness of the importance of installing period-appropriate light fixtures. The Board reviewed the plan and, although all agreed that the illumination was attractive and appropriate for the site, the fixtures suggested were too modern for this historic structure. M/S/P (unanimously) While we agree with the lighting placement for illumination purposes, we do not approve of the recommended lighting fixtures, and encourage the county to find more historically appropriate fixtures for this important neighborhood property. Mindy McReynolds will present the Board’s opinion at the HPC meeting on the 29th.

Next Board Meeting: Monday, October 25th at 7:00 pm, St. Leo’s Community Room.

Meeting Adjourned: 9:15 p.m.

(Indicates corrections to the minutes)