

**Greensboro Neighborhood Congress (GNC)  
Meeting Notes  
Thursday, April 11, 2013**

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**GNC Co-Chairperson Linda Bennett** convened the **April 2013** GNC meeting at the Community Foundation of Greater Greensboro beginning with our traditional introduction of all participants and presentations by guest speakers.

**Guest speakers:**

**Sue Schwartz**, City of Greensboro Director of Planning and Community Development, discussed the City of Greensboro **Neighborhood Conservation Overlay (NCO)**, a local planning and development tool that allows neighborhoods to customize and regulate certain exterior features of properties within specifically designated geographic areas of neighborhoods. NCO's must be pre-approved by a significant percent of effected property owners, approved by the City Planning Department, the Zoning Commission, and City Council. At the state level, legislative bills currently proposed (such as NC House Bill 150) appear to undermine local planning/development tools such as NCO's. One example is a proposal that 100% of property owners would need to agree on any proposed exterior aesthetics – a highly unlikely situation. Schwartz requests that GNC members contact City Council <http://www.greensboro-nc.gov/index.aspx?page=93> and also contact your NC state legislators <http://www.ncleg.net/representation/WhoRepresentsMe.aspx> asking them to support local planning/development overlays such as Greensboro's NCO. Offer specific examples of the positive impact of Greensboro's local Neighborhood Conservation Overlays (NCO) such as the NCO in Greensboro's Westridge neighborhood.

**Sadie Blue** of the **Renaissance Community Co-Op** shared a presentation proposing creation of a locally owned and controlled grocery cooperative on Phillips Avenue. Independent market study analyses and financial projections suggest such a co-op is financially viable, would quickly reach profitability and repay loans from grocery sales, even if capturing only 5% of the area's current grocery market share, simultaneously adding at least 20 substantial new jobs. Funding is projected to reach \$2.05 million from co-op memberships, loans, grants, and fundraising with June 2014 as a potential co-op opening. For information visit [www.renaissancecoop.com](http://www.renaissancecoop.com). All are invited to a free Renaissance Community Cooperative pasta dinner and community meeting to learn about this project, Monday April 15, 2013, 6:30 p.m., at Presbyterian Church of the Cross, 1810 Phillips Ave.

**Committee Reports:**

**Treasurer** – Jack Zimmerman reported GNC checking and savings accounts combined total \$871.11. The GNC is a 501c3 tax exempt organization and accepts donations. (Note: All GNC member neighborhoods are eligible to join and use Greensboro Municipal Credit Union services.)

**Membership** - Peter Kauber reminded all participants to **sign in** when attending GNC meetings to ensure their GNC voting eligibility. Southside and Garrett Street neighborhoods are considering GNC membership.

**Issues & Bylaws** – Mike Pendergraft reported the latest draft of our City's post-RUCO (Rental Unit Certificate of Occupancy) recommendations are newly available and could use further improvement. However, if certain newly proposed NC legislative bills pass, our state might limit rental housing inspections statewide, regardless of city ordinances. He requests that GNC members contact City Council <http://www.greensboro-nc.gov/index.aspx?page=93> and request Council simply support enforcement of existing City of Greensboro Minimum Housing Code, Chapter 11. <http://www.greensboro-nc.gov/index.aspx?page=298>

**Announcements –**

• The next public meeting for the city's **High Point Road Corridor Redevelopment Plan** is Saturday, April 13, 10 a.m. at the Doubletree Hotel, 3030 High Point Rd. For more information, contact City Planner Russ Clegg at 336-373-2211 or visit [www.greensboro-nc.gov/CGC](http://www.greensboro-nc.gov/CGC).

• The next **League of Women Voters (LWV)** meeting is Tuesday April 16, noon, at Holy Trinity Church to discuss challenges to retain "Open Spaces" in Guilford County. <http://www.lwvpt.org/> or 336-274-0202.

Our next GNC meeting is **Saturday, May 11, 2013, 9-11 a.m. at the Central Public Library.**

Respectfully submitted by Ann Stringfield of the Fisher Park Neighborhood, April 11, 2013.