

Charles B. Aycock Neighborhood Association
Minutes of Board of Directors Meeting
March 26, 2012

Present: Betsey Baun, Fabio Camara, Christina Cantrell, Sara Farnsworth, Linda Fusco, Lillian Govus, Cathy Scott, Bert VanderVeen, Dave Wharton, Shawn Wriede

Absent: Khalil Perilstein

Guests: Officer Douglas E. Campbell, Residents TK Miller, Shawn Patch, Mindy Zachary, Carolyn deBerry, Harvey Robinson, Pam Grigsby, Steven Smith, Rebecca Fagg, David Hoggard, John Mandrano, Parks and Recreation staff members Greg Jackson and Wade Walcutt, Farmer's Market Manager Elizabeth Gibbs

Meeting Called to Order: 6:40 pm

1.) Community Watch Report: Officer Doug Campbell reported the following **police incidents between Feb 27 and Mar 26, 2012:** Mar 5 - forcible entry at 705 Park Ave by removing window A/C unit; nothing appeared to be missing from the resident. Mar 11 - Horace Newkirk charged with assault on female at 800 5th Ave. Mar 13 - motor vehicle arson at 515 Summit Ave; an unidentified suspect attempted to set a car on fire. Mar 16 - Steven Buxton charged with felony possession and sale of controlled substance (marijuana) at 717 Chestnut St, Apt G. Mar 21 - theft of gas weed eater from bed of work truck parked at Children's Home at 1006 Yanceyville St; there are no suspects at this time.

Officer Campbell was asked about gunshots heard around 10 pm on Mar 22, but these appeared to be fireworks, which also occurred on Mar 23. There was a report of a women yelling; she appears to live under a tarp close to the railroad tracks, so there is no address to provide when calling in a complaint. Officer Campbell suggested calling 373-2222 and providing the property address of the old Dunleith house which is 677 Chestnut St. He also stated that a caller is not required to provide a phone number when calling in a problem. Finally, there was concern regarding a young girl walking on Chestnut St; other residents reported that she does, in fact, live on Chestnut St. and is not homeless.

2.) President's Report: Bert VanderVeen stated that the **Board of Adjustments approved the variance** from the LDO (Land Development Ordinance) to Demetrious Dascalakis which allows the development of a proposed cemetery on the Dunleith site without requiring primary road access. However, since then, there have been no additional plans announced regarding the proposal.

3.) Secretary-Treasurer report: **Minutes from the February 2012** board meeting were not available. Christina Cantrell will **send the minutes via email for approval** and request Shawn Wriede to post the minutes to the Aycock website with revisions, if any. There was **no activity on the Treasurer** report this month.

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- 4.) **Community Development:** Betsey Baun stated the request for a **Neighborhood Small Projects grant (\$20,000) for a neighborhood sign at the corner of E. Bessemer St and Yanceyville St** is in progress. Ms. Baun is asking resident Samuel Johnson to help prepare the draft. The grant also requires a letter of support from Aycock Middle School as the sign is on school property. Lillian Govus volunteered to procure such a letter from the North Region Superintendent. The specific dimensions and materials will be determined during design phase.

Action Item for Lillian Govus - request letter of support for neighborhood sign to be placed on school property at corner of E Bessemer St and Yanceyville St from North Region Superintendent of Schools.

- 5.) Bert VanderVeen presented one of the guest speakers: Elizabeth Gibbs, the Market Manager for the newly reorganized Farmer's Market on Yanceyville Rd. Ms. Gibbs comes to Greensboro after successfully organizing the Durham and Asheville Farmer Markets. She lives on Chestnut St. Ms. Gibbs' intention is to work with neighborhood while providing the best local experience at the Farmer's Market. Betsey Baun reported that two boards have been formed by market management; one is a vendor advisory commission and the second is a customer advisory commission. **Ms. Baun volunteered as a member of the customer advisory commission and encouraged more residents to join the commission.**

The second guest speaker, **Greg Jackson, Director for Greensboro Parks and Recreation, presented a proposal for rehabilitation of War Memorial Stadium.** The recommendation is to **save the two towers and entrance portal**, but replace the deteriorating concrete. The extensive replacement likely will negatively affect the Historic Register standing of the structure. With the current funding available (\$1.3 million), the following can be accomplished: new entrance plaza (which would decrease the parking spaces in front of the building), metal bleacher seating for approx 300, additional grass lawn seating on berms next to the bleachers, new restrooms, and space for locker rooms. Parks and Recreation requires an additional \$2 million for the rest of the proposed improvements: completed locker room facilities, new canopy, additional seating for a total of 1000-1500, press box and elevator to the press box. There is currently no funding available from any source for these additional improvements. **NC A&T may be interested in partnering with Parks and Recreation** by leasing the stadium since NC A&T uses the facility extensively. Mr. Jackson explained that youth baseball is not as popular today (as soccer and lacrosse become more attractive) which may decrease the need for public ball fields. Parks & Recreation welcomes partnership with NC A&T, but will retain ownership due to landfill considerations. **The next step is to present the proposal to Greensboro City Council on Apr 3.**

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War Memorial Stadium is not within the Aycock Historic District boundaries; a previous attempt to include it failed because the request could not show a direct connection to the neighborhood so the state declined the request. Discussion centered on the proposal presented by the 2002 Philip Best charrette; many residents prefer that plan, but it was not adopted by the city. Unfortunately, the **structure is deteriorating rapidly** and without some timely action, will become more expensive to rehabilitate as a usable facility. An idea to mount large photographs of the original facility in the entrance portal may be a way to provide historic context to the refurbished (but no longer historic) facility. The Farmer's Market might influence subsequent phases of development. **The board's position is that the neighborhood does not object to Parks and Recreation recommendation for War Memorial Stadium.**

6.) **Community Watch:** Sara Farnsworth reported she emailed safety tips to the listserv.

7.) **COA:** Linda Fusco reported one COA this month

- a. **706 Fifth Ave:** Christina Cantrell presented an expansion of the current downstairs bathroom and laundry room. **The board voted unanimously to support the COA** with two current HPC commissioners abstaining.

8.) **Newsletter:** Linda Fusco stated that the **April newsletter will be ready for delivery** on Saturday, Mar 31. The newsletter is being printed in color free of charge, courtesy of Mike McQuaid, Sharp Business Systems.

9.) **Technology:** Discussion commenced on 1.) **The appropriate use of the listserv** and 2.) Whether people who are not residents should be included. This same dialogue occurred approximately two years ago and at that time, every member of the listserv had to reregister and provide a home address. At the time, it was not felt necessary to limit the listserv to Aycock residents (as an example, business owners, city staff, and community resources officers are allowed to join). However, several board members felt publicly airing legitimate differences in the neighborhood does not present Aycock in the most positive light since non-residents also read the emails. Laura Wall started a Facebook page some years ago and the **suggestion was made to use Facebook groups as a forum for expressing opinions and use the listserv exclusively for neighborhood announcements.**

Action Item for Shawn Wriede – review the list of listserv members who are not residents of Aycock and make a recommendation to the board at the next meeting.

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10.) **Welcoming Committee:** Lillian Govus stated a basket is prepared for the renters in Laura Wall's house (808 Cypress St).

11.) **Old Business:**

- a. Action Item for David Wharton – request permanent trashcan at Leftwich Tunnel – **Pending**. Note: Residents spotted some trash cans, but they may not be the ones installed by the city.
- b. Action Item for Sara Farnsworth– send reminder email to Aycock listserv regarding safety tips to prevent crime. **Complete**.
- c. Action Item for Linda Fusco and Christina Cantrell – review contract from Great Atlantic Landscaping, sign, and file with the city. **Complete**
- d. **Breedlove planting project:** Planting has commenced. As suggested at last month's board meeting, Linda Fusco asked the vendor (Great Atlantic Landscaping) to **provide options to prevent people from driving from Percy St. through the Breedlove parking lot and over the embankment straight to Summit Ave**. The vendor suggested snow fencing, which is temporary until the bushes are large enough to prevent vehicular access. The cost is an additional \$428.00. A motion was made to approve the additional cost, but after discussion, it was decided that the preventive measure may not be necessary after all, and snow fencing, which is bright orange in color, may be unsightly. Suggestions were offered regarding other fencing options, but those options were discussed and discarded during the design phase last autumn. It is understood that if someone drives over the landscaping and destroys part of it, the replacement cost is the neighborhood's responsibility. **The motion was withdrawn.**
- e. **Park Ave stone wall repair:** Linda Fusco stated that the **situation is in limbo** until the city resolves whether the city or the Aycock board is responsible for requesting bids for repair.
- f. **Strategic Plan:** Lillian Govus asked that updates to the progress report be emailed to her by April 9; she will incorporate and **present at the next board meeting**.

Action Item for all – send updates to progress report on Strategic Plan to Lillian Govus by April 9.

12.) **New Business:**

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- a. **Great American Cleanup:** The Greensboro Beautiful-sponsored event is scheduled for Saturday, April 21. **Christina Cantrell volunteered** to manage the event this year.

- b. **Summit/Murrow interchange:** David Wharton, Betsey Baun, and Mindy Zachary were endorsed via email on Mar 19, 2012 to represent the Aycock neighborhood perspective regarding a **new SECU building on Murrow Blvd and the closing of the ramp at the Summit/Murrow Interchange.** The development proposal came as a surprise to most Aycock residents (and Downtown Greenway, Inc., Farmer's Market and other concerns) so the threesome networked with city staff to understand why that happened and to request a delay of the vote at the City Council meeting until the implications of the development can be disseminated to the neighborhood. **The city wishes to work with all parties concerning this development.**

SECU (South Eastern Credit Union) wants to move the branch on Summit Ave to Murrow Blvd and Lindsay Ave since they require more parking. The development plan includes **closing the ramp and building a connector street from Murrow Blvd to Summit Ave** with the intersection on Summit Ave situated between the former PET building and the railroad tracks. The land gained from closing the ramp would then be available for development (possibly by SECU). The **former auto dealership site at Murrow and Lindsay** is planned to be redeveloped for the SECU branch. The entrance to the branch will be from the new connector street and not from Murrow Blvd. The parcel is **zoned "Planned Unit Development"** which is a new and more flexible category that encourages use of public infrastructure and clustering to maintain open space. The site plan for the building does not conform to the Downtown Design Guidelines, which emphasizes pedestrian-friendly design. Most Aycock residents view Murrow Blvd and the interchange as a daunting **barrier between the neighborhood and downtown** and the proposed development could help to break down the barrier. Mr. Wharton, Ms. Zachary, and Ms. Baun plan to meet with SECU, city planners, and John Schaffer, the city's economic development manager along with representatives from Downtown Greenway, Inc. GDOT and others in an effort to form a solution that conforms as closely as possible to the long-range goals of the Summit Ave Corridor Plan.

- c. **Little Free Library:** Discussion on this topic was tabled for the next board meeting due to the late time.

13.) Meeting Adjourned: 9:07 pm.