

**MEETING OF THE  
ZONING COMMISSION  
FEBRUARY 15, 2016**

**Z-16-02-003** 5742 Ruffin Road (north of Ruffin Road and east of Strickland Court) – An original zoning request from County-RS-40 (Residential Single-Family) to City-CD-RM-12 (Conditional District-Residential Multifamily) with the following conditions: (1) Uses limited to residential uses only. – For the property located at 5742 Ruffin Road, generally described as north of Ruffin Road and east of Strickland Court (2.00 Acres) – Keystone Group, LLC. **(FAVORABLE RECOMMENDATION)**

It was noted that presentations for **Z-16-02-002** and **Z-16-02-003** will be heard together; however, separate votes must be taken on the requests.

Ms. Smith described the subject properties, as well as surrounding properties, and noted issues in the staff report for Z-16-02-002 and Z-16-02-003.

Scott Wallace, 3708 Alliance Drive, Keystone Group, stated that they own the 35 acres immediately adjacent to the two subject properties. They plan to build a Class A apartment community on this property. They would like to put the clubhouse amenities on Strickland Court which would be across from the stoplight at Guilford College Road.

Responding to a question from Chair Pinto, Mr. Wallace explained the connection between the two applicants, Four Grand, LLC, and Keystone Group. He said that Four Grand, LLC is an entity controlled by Cecil Little and Keystone Group has a purchase contract on that property.

There being no other speakers for these requests, Chair Pinto closed the Public Hearing.

**Staff Reports for Z-16-02-002 and Z-16-02-003.:**

Mr. Kirkman stated that these sites are designated as **Moderate Residential** on the Comprehensive Plan's Generalized Future Land Use Map (GFLUM). The Moderate Residential designation generally accommodates housing types ranging from small lot single-family dwellings such as townhomes to moderate density low-rise apartment dwellings generally at a density of five dwelling units per acre. The proposed request does meet the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing and also meets the Growth at the Fringe goal to provide a framework at the fringe to provide sound and sustainable patterns of land use. The CD-RM-12 zoning district as conditioned is limited to residential uses that are compatible with the area. Staff is recommending approval of this request.

In the matter of **Z-16-02-003**, Mr. Parmele moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 5742 Ruffin Road from County-RS-40 (Residential Single-Family) to City-CD-RM-12 (Conditional District-Residential Multifamily) to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest because it is consistent with the Growth at the Fringe goal to promote sound, sustainable land usage and the request does implement measures to protect neighborhoods from potential negative impacts of development; seconded by Mr. Gilmer. The Commission voted 9-0 in favor of the motion. (Ayes: Pinto, Bachman, Blackstock, Griffin, Parmele, Gilmer, Marshall, Lester, Duggins. Nays: None.)