

**PARTIAL MINUTES OF THE
ZONING COMMISSION
September 17, 2018**

Z-18-09-002 3321 Old McConnell Loop (including ROW) (north and south of Old McConnell Loop and north of McConnell Road) – An original zoning request from County AG (Agricultural) to City CD-R-7 (Conditional District- Residential Single-family) with the following zoning conditions: 1. The use shall be limited to a maximum of 85 Residential Single-Family dwelling units. - For the property located at 3321 Old McConnell Loop, north and south of Old McConnell Loop and north of McConnell Road. (17.9 Acres) -Dick Franks for EHL Development, LLC **(FAVORABLE RECOMMENDATION)**

Lucas Carter explained the request and presented related photographs of the subject property and surrounding areas.

Chair Lester asked if there was anyone wishing to speak in favor of this item.

Dick Franks, the applicant, stated that they are asking for the original zoning to do a median income single-family residential development. They see a need for new residential development because of the new development of the Publix distribution center coming to the area in the future. Mr. Franks stated that they are looking to develop about 35 residential lots and the portion of the property south of Old McConnell Loop will be used for open space. He concluded that this request fits with the needs out in this area of the city.

Chair Lester asked if there was anyone wishing to speak in opposition to this item.

Lou Sadie Hackett, 771 JFH Dairy Road, stated that she has lived on her farm next to the property requested for rezoning for 67 years and it has been used as farm use since around 1895. She owns over 31 acres beside the land that they want to develop and rezone. She uses this land to raise produce that she sells. She has it zoned Agricultural use and wants to keep it in Agricultural use. She does not want 85 houses built around her property. She thinks the roads will be in heavy use. She is afraid that there will be people trespassing on her property. Ms. Mazzurco asked her to clarify where her property meets the property where they are requesting rezoning and asked her if her address is 771 JFH Dairy Road. Ms. Hackett said that it is located at the intersection of JFH Dairy Road and Old McConnell Loop, and yes, her address is 771 JFH Dairy Road.

Speaking in rebuttal in favor of the request, Dick Franks stated that the subject property is still in the Hackett family and that new residential in this area is needed and will fit in.

Speaking in rebuttal in opposition to the request, Ms. Hackett stated that A & T is not in support of this. She has talked to them and a representative from A&T State University was supposed to be here to voice his opposition to this request.

There being no other speakers, the public hearing was closed.

Staff Recommendation:

Mike Kirkman stated that this site is designated as Mixed Use Corporate Park on the Generalized Future Land Use Map. The Mixed Use Corporate Park designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate

for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. The proposed request supports the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use, as well as the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. The R-7 district is primarily intended to accommodate low to moderate density single-family detached residential development. Staff recommends approval of the request.

Mr. Holston asked if it was residential or agricultural use right now. Mr. Kirkman replied with it is agricultural right now. Ms. Mazzurco said that she was excited about this request and the recent announcement of the new distribution center. Mr. Holston stated he would not be supporting this request, as it doesn't fit this area. Mr. Pinto asked Mr. Holston what zoning he would recommend instead of the request. Mr. Holston replied that he would leave the zoning as it is. Mr. Lester and Mr. Engle said they would support the change in zoning.

Mr. Marshall moved that in regard to Z-18-09-002, 3321 Old McConnell Loop, that the Greensboro Zoning Commission believes that its action to approve the zoning request for this property from County AG (Agricultural) to City CD-R-7 (Conditional District-Residential Single Family) to be consistent with the Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: The proposed request does support the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use as well as the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities, seconded by Mr. Engle, The Commission voted 6-2 in favor of the motion. (Ayes: Lester, Engle, Pinto, Marshall, Mazzurco. Nays: Holston and Alford.)