

**MEETING OF THE
ZONING COMMISSION
December 21, 2015**

Z-15-12-001 A portion of 3505 McConnell Road (north of McConnell Road and west of Waterlyn Drive) – An original zoning request from County-CU-PDM (Conditional Use-Planned Unit Development-Mixed) to City R-7 (Residential Single-Family). – For a portion of the property located at 3505 McConnell Road, generally described as north of McConnell Road and west of Waterlyn Drive (5.71 Acres) – Kevin Moran on behalf of Shugart Management.

(FAVORABLE RECOMMENDATION)

Mr. Kirkman described the subject property, as well as surrounding properties, and noted issues in the staff report.

Mr. Kirkman explained that this request is driven by the City's adopted Water and Sewer policy. The developer is looking to subdivide the property to develop new single-family lots. In order to access City water and sewer, the property must be annexed into the City and therefore, a City zoning designation must be assigned to the property.

Brent Seaver, 8518 Triad Drive, Colfax, North Carolina, is the engineer working on this single-family residential project and stated he supports the request and would be happy to address any questions.

In Opposition:

Joseph Dwyer, 1161 Waterlyn Drive, expressed opposition to the project. He asked for a continuance to be able to involve more neighbors in the discussion of this project.

Chair Pinto explained that this is not a rezoning case nor is there any consideration for commercial uses. This is a recommendation from the Commission as to what zoning designation is appropriate if the annexation is approved by City Council. The proposed designation is for residential and therefore, commercial cannot be placed on the site. Only the subject property will be annexed into the City.

Mike Whiteholt, 1155 Waterlyn Drive, asked why this particular property in the subdivision had to be annexed into the City. He requested additional information about the project. Mr. Kirkman reiterated the City's Water and Sewer policy and why this property needed to be annexed. He added that older parts of the subdivision were developed under different water sewer agreements and policies which is why they are not being considered for annexation as part of this discussion.

Chair Pinto said that the Commission is not annexing anything because only City Council can do that. The Commission's role is to recommend a zoning designation if City Council decides to annex the property. The Commission tries to match a zoning designation as closely as possible to the current County zoning designation and the anticipated use of the property.

Walter Martin, 3804 Spring Garden Street, asked staff to identify the owner of the subject parcel. Mr. Kirkman stated that Kevin Moran was noted as the representative for Shugart Management.

Rebuttal in Support:

Mr. Seaver stated that the project will be a continuation of the type of housing already there. The single-family units will be built to the same standards.

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

Staff Report:

Mr. Kirkman stated that this site is designated as **Mixed Use Corporate Park** on the Generalized Future Land Use Map (GFLUM). 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 proposal meets the Growth at the Fringe goal to guide sound, sustainable patterns of land use for the fringe and it meets 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 (Residential Single-Family) district is primarily intended to accommodate low to moderate density single-family detached residential developments. Staff is recommending approval of the request.

Comments:

Ms. Bachmann thanked the neighbors for coming out and asking questions. She plans to support the request because it will be a continuation of housing already in the area.

In the matter of **Z-15-12-001**, Mr. Lester moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment for a portion of the property located at 3505 McConnell Road from County-CU-PDM (Conditional Use-Planned Unit Development-Mixed) to City-R-7 (Residential Single-Family) 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 Housing and

Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing and the request is consistent with the Growth at the Fringe goal to guide sound, sustainable patterns of land use. The motion was seconded by Mr. Gilmer. The Commission voted 9-0 in favor of the motion. (Ayes: Pinto, Parmele, Gilmer, Bachmann, Blackstock, Lester, Griffin, Marshall, Duggins. Nays: None.)