

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

Z-18-09-003 A portion of 4220 Holts Chapel Road and a portion of 752-754 J F H Dairy Road. (south of Holts Chapel Road and north of McConnell Road) – An original zoning request and rezoning request from County AG (Agriculture) and City R-5 to City PI - For a portion of the property located at 4220 Holts Chapel Road and 752-754 J F H Dairy Road, generally described as south of Holts Chapel Road and north of McConnell Road. (63 Acres) - North Carolina A&T State University (**FAVORABLE RECOMMENDATION**)

Lucas Carter explained this request and presented related photographs of the subject property and surrounding areas. He also noted that this property was being annexed into the City under a provision of State law that automatically brings in publicly owned properties if they are located between the primary City limits and any private property requesting to be annexed. In this case, this property is located between the City limits and the property at 3321 Old McConnell Loop that is seeking to be annexed into the city.

Mr. Alford recused himself from this item due to his employment status with North Carolina A&T State University.

Chair Lester asked if there was anyone wishing to speak in favor or in opposition to this item and no one came forward. In response to questions from Commission members, Mr. Kirkman briefly discussed the connection between the zoning request and annexations in the area, confirmed the University understood the request and conveyed that the University had expressed no interest in changing the existing use (agriculture) of the property if the zoning was changed. There being no speakers the public hearing was closed.

Staff Recommendation:

Mike Kirkman stated that this site is designated as Low Residential and Mixed Use Corporate Park on the Generalized Future Land Use Map with Mixed Use Corporate Park covering most of the property. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within the 3-5 dwelling unit per acre density range. 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 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. The PI zoning is intended to accommodate large size (over 5 acres) public and quasi-public mid and larger scale institutional uses such as medical campuses, colleges/universities and large religious assembly uses. Staff recommends approval of the request.

Ms. Mazzurco said that since the applicant wasn't there to speak, how would the Commission have the right to recommend anything to City Council. She also asked if this request is something that the City initiated, or NC A&T initiated. Counsel Jones, deputy city attorney, said that there is no requirement for the applicant to be at the Zoning Commission meeting in order for the Commission to take action. Mr. Kirkman noted that the City did talk to A & T University to ensure they understood the provisions

of State law and how it applied to this property. Staff also asked NC A&T representatives on their preferred zoning for this property and it was determined that the Public and Institutional zoning made the most sense. Ms. Mazzurco just wanted to make sure that NC A & T was the applicant and is in favor of this and everyone around has been notified. Mr. Kirkman said yes, there was no objection from the university and the item was okay to proceed. Chair Lester said that this is a unique application of the annexation statute since the City cannot typically initiate the annexation of property. He noted that there is a section of the statute that allows this state-owned property to be annexed and the Commission is making a recommendation to City Council as to what the Commission thinks is the appropriate zoning if annexed.

Mr. Pinto moved that in regard to Z-18-09-003, a portion of Holts Chapel Road and portion of 752-754 J F H Dairy Road, that the Greensboro Zoning Commission believes that its action to approve the zoning request for this property from County AG (Agriculture) and City R-5 to City PI, 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 encourage development at the fringe that follows a sound, sustainable pattern of land use as well as the Community Facilities Development goal to provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns, seconded by Mr. Blackstock, The Commission voted a 7-0-1 in favor of the motion. (Ayes: Lester, Holston, Engle, Pinto, Blackstock, Marshall, Mazzurco. Nays: None. Abstain: Alford)