

**PARTIAL MINUTES FOR THE
MEETING OF THE
GREENSBORO ZONING COMMISSION
July 18, 2016**

The regular meeting of the Greensboro Zoning Commission was held on July 18, 2016, beginning at 5:30 p.m. in the Council Chamber of the Melvin Municipal Office Building. Members present were: Rick Pinto, Chairman; Anita Bachmann; Russell Parmele; Paul Gilmer; Adam Marshall; Eugene Lester and Adam Duggins. Also present were Mike Kirkman and Nicole Smith, Planning Department; Nolan Tipton, GDOT; and Jennifer Schneirer, City Attorney's Office.

PUBLIC HEARINGS:

New Business:

Z-16-07-001: 4902 Woodcroft Circle (north of Woodcroft Circle and east of Trailwood Drive – An original zoning request from County-RS-40 (Residential Single-Family) to City-R-3 (Residential Single Family) – For property located at 4902 Woodcroft Circle, generally described as north of Woodcroft Circle and east of Trailwood Drive (1.38) Acres) – Thomas S. and Janice M. Ward. (FAVORABLE RECOMMENDATION)

Nicole Smith described the subject properties, as well as surrounding properties, and noted issues in the staff report.

Chair Pinto asked for anyone wishing to speak in favor of or in opposition to the request to come forward.

There being no speakers, the public hearing was closed.

Mike Kirkman stated that this site is currently designated as Mixed Use Planned Community on the Generalized Future Land Use Map (GFLUM). A Mixed Use Planned Community designation is intended for large tracts of undeveloped land located near the City's fringe that are appropriate for larger scale, creatively planned residential, mixed with other uses such as supporting retail and small to medium scale office development. The proposal supports 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. It also provides a development framework for the fringe to guide sound, sustainable patterns of land use. The R-3 district will accommodate single family development.

In the matter of Z-16-07-001, Mr. Gilmer moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 4902 Woodcroft Circle from County-RS-40 (Residential Single-Family) to City-R-3 (Residential Single Family) to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the actions taken to be reasonable for the following reasons: 1) it is consistent with Growth at the Fringe Goal to promote sound investment in Greensboro urban areas. 2) Economic Development goal to promote a healthy and diversified economy. 3) It protects the neighborhood from potential negative impacts seconded by Mr. Duggins. (Ayes: Pinto, Bachman, Marshall, Lester, Duggins, Gilmer and Parmele. Nays: None.)

ABSENCES:

The absence of Mr. Griffin and Mr. Blackstock were acknowledged as excused.

ADJOURNMENT:

There being no further business before the Commission, the meeting adjourned at 6:45 p.m.

Respectfully submitted,

Sue Schwartz, FAICP, Director
Planning Department