

**MEETING OF THE
ZONING COMMISSION
AUGUST 11, 2014**

The regular meeting of the Greensboro Zoning Commission was held on August 11, 2014, beginning at 5:30 p.m. in the Council Chamber of the Melvin Municipal Office Building. Members present were: Mary Skenes, Chair; Rick Pinto; Peter Placentino; James Griffin; Russell Parmele; Paul Gilmer; Ralph Johnson; and Anita Bachmann. Also present was Terri Jones, City Attorney's Office; Nicole Smith and Mike Kirkman, Planning; and David Ortega, Greensboro Department of Transportation.

Z-14-08-010

5529, 5531, & 5603 Sapp Road (south of Sapp Road and east of McClellan Place) -- An original zoning request from County GO-M (General Office-Moderate) to City CD-C-M (Conditional District-Commercial-Medium), with the following conditions: (1) Uses: All uses permitted in the C-M district **except** funeral homes, crematoriums, sexually oriented businesses, junked motor vehicles, and land clearing and inert debris landfills (2.087 acres) -- Henry Isaacson on behalf of Nozar Hashemzadeh and Emma and Ted Ray. **(FAVORABLE RECOMMENDATION)**

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

Chair Skenes asked if there was anyone wishing to speak in favor of the request.

Henry Isaacson, 101 West Friendly Avenue, is an attorney representing Hammerford Development Group. He distributed booklets of information to Commissioners for their review.

Mr. Isaacson stated that the 17 acre tract of property adjacent to these three properties was the subject of an original zoning case in November 2013. The case received an affirmative vote from the Zoning Commission and was sent on to City Council due to the fact that annexation was involved. The annexation and original zoning request were unanimously approved by City Council in December 2013.

The developer has now been able to contract for the three smaller subject lots. The conditions attached to this original zoning request are the same as those that accompanied the request that came before the Commission last year. Referring to distributed material, Mr. Isaacson reviewed the location of the properties along with photographs of the area. There is a shopping center located immediately behind the three properties which would create a new shopping area on Sapp Road. Mr. Isaacson pointed out that Wendover Avenue and Sapp Road is a signalized intersection and most of the traffic into the shopping area will enter and exit off of Wendover Avenue.

A letter was sent out to surrounding neighbors based on a list provided by the City. No calls expressing concerns or questions have been received from anyone receiving the letter.

Mr. Isaacson stated that the three subject properties will make the shopping center more symmetric. He asked the Commission to consider recommending this original zoning request to City Council to be heard next month due to the annexation request and the Comprehensive Plan amendment.

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

Staff Report:

Mr. Kirkman stated that these sites are currently designated as High Residential on the Generalized Future Land Use Map (GFLUM). This designation generally provides for high-density apartment dwellings, condominiums, life care, and similar housing types at a density of 12 units per acre or greater. Concurrent with this request, the applicant is also requesting a Comprehensive Plan amendment to change the GFLUM designation to Commercial. The Commercial designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. This proposal supports the Comprehensive Plan's Economic Development Goal to promote a healthy and diversified economy and also the Growth at the Fringe Goal to provide sound, sustainable land use patterns that provide for the efficient provision of public services and facilities. The proposed City CD-C-M request allows a wide range of retail, service, and office uses. Staff is recommending approval of this request.

Comments:

None.

Mr. Parmele moved that in the matter of Case **Z-14-08-10**, the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 5529, 5531, and 5603 Sapp Road from County GO-M (General Office-Moderate) to City CD-C-M (Conditional District-Commercial-Medium) is 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 Reinvestment/Infill Goal to promote sound investment in Greensboro's urban areas, it is consistent with the Economic Development Goal to promote a healthy and diversified economy, and the request does implement measures to protect neighborhoods from negative impacts of development, seconded by Mr. Gilmer. The Commission voted unanimously 8-0 in favor of the motion. (Ayes: Skenes, Pinto, Placentino, Griffin, Parmele, Gilmer, Johnson, Bachmann. Nays: None.)