

**MEETING OF THE
ZONING COMMISSION
June 8, 2015**

Z-15-06-002 5605 Sapp Road (north 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) All uses permitted in the C-M district except funeral homes and crematoriums, sexually oriented businesses, junked motor vehicles and land clearing and inert debris landfills; (2) There will be no buildings located on the property. – For property located at 5605 Sapp Road, generally described as north of Sapp Road and east of McClellan Place. (1.01 Acres) – Amanda Hodierne on behalf of Nickie Tsintzos. **(FAVORABLE RECOMMENDATION)**

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

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

Henry Isaacson, 804 Green Valley Road, is the attorney representing Hammerford Development Corporation. He distributed packets of information to Commissioners and reviewed the conditions, photographs, and illustrative site plan. He noted that there will be no buildings located on the property per zoning conditions. He said that this request is in a similar location to two requests that Hammerford Development has brought before the Commission in the last year that were approved. This parcel will be part of the shopping center development. The subject property abuts a Time Warner Cable facility and is across the street from a Piedmont Natural Gas facility. A letter was sent to neighbors notified by the City of this rezoning. There have been no calls to City staff or the developer in response to the letter.

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

Staff Report:

Mr. Kirkman stated that this site is designated as **High Residential** on the City's Generalized Future Land Use Map (GFLUM). The High Residential designation generally provides high density apartment buildings, condominiums, life care, and like housing types. Per adopted City Council policy, since this original zoning request excludes buildings from being constructed on this site per zoning conditions, amendments to the Comprehensive Plan is not required. The proposal supports the Comprehensive Plan's Economic Development goal to promote a healthy and diversified economy and it supports the Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas. The CD-C-M (Conditional District-Commercial-Medium) request may be incorporated with the adjacent development in terms of nearby residential areas and staff is recommending approval of this request.

Comments:

Responding to questions, Mr. Kirkman stated that although the requested CD-C-M district is generally inconsistent with the High Residential GFLUM designation, staff has determined that based on City Council adopted policy, no change to the GFLUM is required since no buildings could be built if the request was approved.

Mr. Griffin moved that in the matter of **Z-15-06-002** the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 5605 Sapp Road from County-GO-M (General Office-Moderate) to City-CD-C-M (Conditional District-Commercial-Medium) 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 Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas; it does implement measures to protect neighbors from potentially negative impacts of developments; and it promotes new patterns of increased economic competitiveness, and enhanced quality of life in urban areas. The motion was seconded by Mr. Placentino. The Commission voted 8-0 in favor of the motion. (Ayes: Placentino, Parmele, Gilmer, Bachmann, Griffin, Blackstock, Marshall, Lester. Nays: None.)