

**MEETING OF THE
ZONING COMMISSION
March 9, 2015**

Z-15-03-007 Several properties and portions of properties generally between Woodpine Drive south to City limits parallel to Bass Chapel Road (east of Netfield Drive and west of Casting Way) – (A) An original zoning request from County AG (Agricultural) to City-R-5 (Residential Single Family) and (B) A rezoning request from R-3 (Residential Single Family) to R-5 (Residential Single Family). For several properties and portions of properties generally between Woodpine Drive south to City limits parallel to Bass Chapel Road, generally described as east of Netfield Drive and west of Casting Way. (3.39 acres for rezoning and 9.9 acres for original zoning). D. Stone Builders.
(FAVORABLE RECOMMENDATION)

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

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

Mr. Kirkman confirmed for Chair Pinto that even though there is a rezoning and an original zoning, there will be a combined presentation with one vote, not two. The vote will constitute a recommendation to City Council because there is original zoning involved.

Dwight Stone, 2904 Lawndale Drive, explained that the 9.90 acre portion of the property to be annexed is in the County and 3.39 acres are in the City. Their plan for the property is to build a neighborhood to complement the Lake Jeanette neighborhood. There will be 34 single family lots with a potential \$22 million tax base.

Lenwood Leher, 4200 Woodpine Drive, was uncertain if he was for or against the request. He was unsure how the project would affect his property. He expressed concerns regarding access to his property.

Chair Pinto commented that zoning would not affect access to Mr. Leher's property because it will not affect his road. Mr. Kirkman stated that the zoning would facilitate a single family residential development and there should be some improvements to Woodpine Drive. Sidewalks will be installed and the request will actually improve the roadway and access to Mr. Leher's property as well.

Carrie Reeves, GDOT, explained that the Technical Review Committee will review this as a subdivision which kicks in the requirement for roadway improvements and right-of-way dedication.

Mr. Leher indicated his support for the request.

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

Staff Report for Z-15-03-007:

Mr. Kirkman stated that this site is designated as **Low Residential** on the Generalized Future Land Use Map. The Low Residential designation is intended to include single family neighborhoods as well as other compatible housing types that can be accommodated within three to five units per acre density range. The proposed request does support 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 proposal also supports the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing. The proposed City-R-5 original zoning and rezoning

request is primarily intended to accommodate detached single family dwellings. Staff is recommending approval of this request.

Comments:

None.

Mr. Marshall moved that in the matter of **Z-15-03-007**, the Greensboro Zoning Commission believes that its action to approve the zoning amendment which includes several properties and portions of properties generally between Woodpine Drive south to the City limits parallel to Bass Chapel Road from County AG (Agricultural) and R-3 (Residential Single Family) to City-R-5 (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 the request is consistent with the Growth at the Fringe goal to promote sound and sustainable land use patterns and the request is consistent with the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing, seconded by Mr. Blackstock. The Commission voted 9-0 in favor of the motion. (Ayes: Pinto, Placentino, Parmele, Gilmer, Bachmann, Griffin, Blackstock, Marshall, Lester. Nays: None.)