

**MEETING OF THE  
ZONING COMMISSION  
January 12, 2015**

**Z-15-01-008** 1918, 1920 and 1922 Troser Road (north of Troser Road and east of Lake Brandt Road) An original zoning request from County AG (Agricultural) to City CD-R-5 (Conditional District-Residential Single-Family), with the following conditions: (1) Uses shall be limited to a maximum of 30 single-family dwelling units – for properties located at 1918, 1920, and 1922 Troser Road, generally described as north of Troser Road and east of Lake Brandt Road (17.20 acres) – Sun Capital, Inc. on behalf of Jerry L. Simmons, Deborah V. Simmons, Kenneth W. Simmons, and Cynthia G. Simmons. **(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.

Marc Isaacson, 101 West Friendly Avenue, is the attorney representing Sun Capital, Inc., the local development company that owns the property. The purpose of this rezoning is to request that the City annex this property into the City and set the zoning at R-5 with a condition limiting the number of homes to be built at the location. A packet of information was distributed to members. Mr. Isaacson noted there is a property to the west of the subject property that was recently annexed into the City with the same density being requested now. Across Troser Road is the Griffin Mill community, partially located in both the County and the City. The County portion is zoned RS-12 with approximately 3 units per acre while the City portion has the same R-5 zoning district being requested. The request includes a condition on the request that there are no more than 30 single-family homes. The illustrative sketch plan reflects 25 single-family homes that would be built on the property. He explained that 30 single-family homes are requested in the application to account for any changes that may need to be made. The plan has been fully reviewed and vetted and has received preliminary approval by the City's Technical Review Committee. Mr. Isaacson commented that more than half of this property will remain as open green space and the density rate if developed as shown would be approximately 1.7 homes per acre which is considerably lower than the other density rate for any other developed property in the area.

Mr. Parmele asked why the land will be left vacant as a green space. Mr. Isaacson said that part of the reason results from the City's watershed tier which would limit overall development. Additionally, the property is topographically challenged and it would be more difficult and costly to develop. The better land is closer to Troser Road and would be easier to access.

Mr. Isaacson stated that a letter was sent by Sun Capital, Inc. to individuals on the City's mailing list. Members are in receipt of that letter and other letters received from neighbors either in support of or holding no opposition to the rezoning request. Communication was received from the Griffin Mill Homeowner's Association expressing their concerns. He looks forward to further communication to see how these issues and questions can be addressed. Letters of concern were received from other residents further down Troser Road. He responded to the concerns as best as possible and noted that a final decision will be made by City Council. They are open to working with anyone in the area wishing to address concerns.

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

**Staff Report:**

Mr. Kirkman stated that this site is designated as **Interim Residential** on the City's Generalized Future Land Use Map. The Interim Residential area is used for areas with a mix of all types of residential densities and uses (single-family attached and multifamily), with some limited local-serving non-residential uses (schools, churches, convenience services). The proposal supports the Growth at the Fringe goal to provide a developmental framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidence sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. The proposed CD-R-5 request will accommodate low-density single-family detached residential developments. Staff is recommending approval of this request.

**Comments:**

None.

Mr. Marshall moved that in the matter of **Z-15-01-008**, the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 1918, 1920 and 1922 Trosper Road from County AG (Agricultural) to City CD-R-5 (Conditional District-Residential Single-Family) 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 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 and affordable housing; seconded by Mr. Blackstock. The Commission voted 8-0 in favor of the motion. (Ayes: Pinto, Placentino, Parmele, Gilmer, Bachmann, Griffin, Blackstock, Marshall. Nays: None.)