

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

Z-15-01-009 Terminus of both Waterlyn Drive and Langston Drive—Original zoning request from County CU-PDM (Conditional Use-Planned Unit Development-Mixed) to City R-7 (Residential Single Family) – for property located at the terminus of both Waterlyn Drive and Langston Drive (16.9 acres) – Kevin Moran. **(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.

Craig Fleming, 8518 Triad Drive, provided a brief history of the site. The project being discussed is Creekside. It was developed under a County zoning and was originally about 77 acres. Three-quarters of the residences that have been built were under the provisions of the old City/County water and sewer agreements. They would like to finish out the last phase of this development which is 16.88 acres. Under the new guidelines for water and sewer service, this property must be annexed and brought into the City to receive services. Unanimous support was received from the Planning Board to recommend annexation into the City. A sketch plan was presented to staff and it was determined that City R-7 zoning would be the most appropriate zoning to comply with the original plan. They do not intend to do anything different concerning setbacks and there will not be any other significant changes.

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

Staff Report:

Mr. Kirkman stated that this site is designated as **Mixed Use Corporate Park** on the City's Generalized Future Land Use Map. The Mixed Use Corporate Park designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. 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 R-5 request will accommodate low-density single-family detached residential developments. Staff is recommending approval of this request.

Comments:

None.

Mr. Parmele moved that in the matter of **Z-15-01-009**, the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at the terminus of both Waterlyn Drive and Langston Drive from County CU-PDM (Conditional Use-Planned Unit Development-Mixed) to City R-7 (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. Placentino. The Commission voted 8-0 in favor of the motion. (Ayes: Pinto, Placentino, Parmele, Gilmer, Bachmann, Griffin, Blackstock, Marshall. Nays: None.)