

**MEETING OF THE
ZONING COMMISSION
JUNE 20, 2016**

Z-16-03-004 3619 and 3629 Lewiston Road and 3410 Crimson Wood Drive (west of Lewiston Road and south of Hickory Woods Drive) – A rezoning request from R-3 (Residential Single-Family) to CD-RM-12 (Conditional District-Residential Multifamily) with the following conditions: (1) Uses are limited to townhome and single-family dwellings; (2) Dwelling units shall not exceed 145 if developed solely as townhome dwellings; (3) Dwelling units shall not exceed 90 if developed solely as single-dwellings; (4) If developed with a combination of single family dwellings and townhome dwellings, maximum units will be limited as follows: (a) Maximum 25 single-family dwellings and maximum 94 townhome dwellings or (b) Maximum 50 single-family dwellings and maximum 46 townhome dwellings. – For property located at 3619 and 3629 Lewiston Road and 3410 Crimson Wood Drive, generally described as west of Lewiston Road and south of Hickory Woods Drive (15.7 Acres) – Trinterra, LLC on behalf of Eddie Wright, Mary Metz Estate and Todd E. and Amiee B. Rotruck.
(APPROVED)

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

Brad Deaton, Trinterra, 1400 Battleground Avenue, distributed packets of information to Zoning Commissioners. He requested that several modifications be made to the conditions placed on the application based on conversations with groups in the community.

Modifications to Conditions:

Mr. Deaton asked that the following condition be removed:

(2) Dwelling units shall not exceed 145 if developed solely as townhome dwellings.

Mr. Deaton explained that Condition 4 has an (a) and (b). He requested that (b) be removed.

(4) (b) Maximum 50 single-family dwellings and maximum 46 townhome dwellings.

In the matter of item **Z-16-03-004**, Chair Pinto moved to accept modifications to the conditions as originally set forth by eliminating Condition (2): Dwelling units shall not exceed 145 if developed solely as townhome dwellings; and striking 4 (b): Maximum 50 single-family dwellings and maximum 46 townhome dwellings. The motion was seconded by Mr. Gilmer. The Commission voted 9-0 in favor of the motion. (Ayes: Pinto, Bachmann, Blackstock, Griffin, Parmele, Gilmer, Marshall, Lester, Duggins. Nays: None.)

Mr. Deaton met three times as a large group with the neighborhood and twice with smaller groups. The conditions and modifications to the conditions are the result of these meetings. A small portion of the site is in the Noise Cone that allows for a non-residential type of development. Referring to maps, he explained that the request represents a good transition from single-family to a higher density and then industrial park type zonings along the Noise Cone area. A portion of this property is actually being down zoned to make it CD-RM-12 because part of the property is designated as Mixed Use Corporate Park on the Generalized Future Land Use map.

Currently there is a lot of R-3 in the area with CD-RM-12 to the south and CD-Office to the north. There is also a PUD and CD-RM-12 existing in the area. There is heavy commercial near the intersection of Lewiston and Fleming Roads. He felt that this is a great area for transition because of these existing uses.

The initial plan for this development was presented as a very dense project with apartments, townhomes, and single-family dwellings. As a result of meeting with the neighbors, the plan has transitioned to a lighter density. Several concepts were presented to the neighbors. One plan had single-family dwellings backing up to single-family dwellings. Another had single-family coming into the neighborhood with a section that included townhomes. A variety of products and price points on the site were provided to the neighborhood.

Mr. Deaton stated that neighbors voiced concerns that the density of the original plan would impact schools that were already overcrowded. The latest plan reduced the density considerably from 360 plus units to a maximum of 119 units. Another concern was traffic. The latest plan did not require a Traffic Impact Study because the number of units was less than the thresholds required by GDOT. In addition, some of the neighbors did not want townhomes adjacent to their existing neighborhood. As a result, an alternative design concept was created that would allow single-family units to back up to single-family units with a large buffer separating them from the townhomes.

Mr. Deaton summarized that they feel this is a great area for transition; it provides multiple price points and products; and it would be an infill-development. The site is within the City of Greensboro and would have water and sewer services. In addition, all transportation requirements would be met to meet current City design standards.

Ms. Bachmann asked the applicant how they planned to slow traffic in the neighborhood. Mr. Deaton reviewed the two concepts that were presented to the neighborhood. The concepts are based on the conditioned maximum amount of 25 single-family units and up to 94 townhomes. The first concept is where single-family is backed up all the way to single-family and townhomes are located off to the side. This would allow for a straight-through road which would probably have higher speeds on them. The second concept brought single-family units to where it transitioned over and then allowed for a section of townhomes closer to Lewiston Road. It also gave a connection point that was not curved which would be calming. He pointed out that these concepts will not satisfy everybody and he expressed his desire to continue working with the neighbors. He was also willing to increase the landscape buffer between single-family and townhouse units.

In Opposition:

Rebecca Madrid, 4794 Corinthian Way, asked those in attendance from the Cabot Park neighborhood in opposition to the request to stand to be recognized. Approximately 15 people stood up in opposition to the request. She expressed concern that Cabot Park should retain its feeling of a single-family neighborhood. If the townhomes are going to connect to the neighborhood, she would prefer they connect at the front of the property as shown in the second design presented by Mr. Deaton. This arrangement would create more of a division between single-family and townhomes. She asked that traffic calming measures be implemented and expressed her support for the single-family housing plan.

Rachel Dameron, 3413 Crimson Wood Drive, stated her preference for the property to stay the way it is. Her neighborhood is a safe place for children to play and she would like it to remain single-family. She also expressed concern for the variety of wildlife in the area.

Bronni Vanderwerker, 4815 Hickory Woods Drive, is not opposed to development but the neighborhood feels it is a single-family development area and she would like it to remain that way. The traffic at Lewiston Road, Fleming Road, Horse Pen Creek Road and Jessup Road is congested at peak hours and traffic generated by multifamily units would only add to the problem.

Daniel Whitfield, 4801 Hickory Woods Drive, stated that there are only now only two interchanges to get onto Bryan Boulevard for emergency vehicles or for going to work. One of the interchanges is out of the way

and the other is packed with traffic each day. Any additional traffic will make it difficult for emergency vehicles to enter the neighborhood. He felt that more ways are needed to access the neighborhood during rush hour traffic.

Melissa Wilburn, Cabot Park resident, was also an educator at Pierce Elementary School. The school is already at maximum capacity and more townhomes or apartments will be problematic. She felt there was a market for higher end single-family dwellings as compared to the numerous townhomes already on the market.

Loretta Fitzgerald, 4704 Hickory Grove Drive, asked the Commission to consider RM-8 zoning as an alternative to the proposed RM-12 zoning. The RM-8 zoning would be less dense, more attractive, and generate less traffic.

Brian Simpson, 4823 Hickory Woods Drive, expressed his concern about the impact of increased traffic associated with the request.

Daniel Whitfield commented that the Traffic Impact Study was mentioned when the higher density plan was on the table. Since density was reduced, the study has been deemed unnecessary. However, the developer actually did have a traffic study done and has declined to share the results.

Art Weeks, 3402 Hickory Woods Court, asked audience members from Hickory Woods in opposition to the request to raise their hands. Approximately 15-20 audience members in opposition to the request raised their hands to be recognized.

Jerry Stanick, 4703 Hickory Woods Drive, chose to live in this neighborhood because of the quality schools, quiet area, and good atmosphere of the neighborhood. He commented that multifamily homes will drastically change the area and he requested that single-family homes be kept in the neighborhood.

Rebuttal in Support:

Brad Deaton stated that a Traffic Impact Study was done when the project was larger. It showed there were a lot of sites further out, such as Lewiston Road and Fleming Road, that would eventually be corrected with the bypass and the widening of Horse Pen Creek Road that are still several years out.

Mr. Deaton addressed the issue of RM-8 zoning versus RM-12 zoning. He said that by conditioning the density, they are technically requesting an equivalent density to an RM-8 zoning district.

Responding to a question from Mr. Parmele, Mr. Deaton said that they have built townhomes in the past. The townhome would be well maintained and would allow variety. There is a market for a larger townhome.

Rebuttal in Opposition:

Loretta Fitzgerald expressed concern that once zoning goes to a RM-12 compared to RM-8, they would lose their say so because more things can happen once it's zoned that way. Chair Pinto explained that the conditions that attach to the proposed RM-12 that limit the number of single-family and multifamily residences would stay with the property. A subsequent purchaser of that property could not put in more units without an additional rezoning request.

Melissa Wilburn related that there is a strong market for single-family housing and this is a very small piece of land. Even with the lower density plan that has been proposed, she did not understand why townhomes are being proposed when there is an abundance of vacant townhomes nearby.

Sterling Vanderwerker, 4815 Hickory Grove Road, expressed concern about the future consequences of RM-12 zoning. The RM-8 would be a little better but the neighborhood would prefer single-family homes. He expressed his support for single-family homes and pointed out that a third design proposal was presented to the neighborhood that involved only single-family dwellings.

Chair Pinto pointed out that the Commission cannot change the requested CD-RM-12 zoning designation to RM-8. They must either approve the CD-RM-12 or deny the application. As the conditions are set forth, it is still possible that Mr. Deaton or any future developer could build all single-family but they would be limited to 90 units.

Steve Forney, 4807 Hickory Woods Drive, expressed his concern for increased traffic. The bypass and widening of Horse Pen Creek Road are not scheduled for completion for several years and the congestion will only get worse because another project on Lewiston Road has previously been approved for multifamily development. He does not want to deal with the increased traffic and felt that it would hurt his property value as well.

There being no other speakers, Chair Pinto closed the public hearing.

Staff Recommendation:

Ms. Smith stated that this site is designated as both **Low Residential** and **Mixed Use Corporate Park** on the Generalized Future Land Use Map (GFLUM). In conjunction with the rezoning request, the applicant filed a

Comprehensive Plan amendment to revise the generalized future land use designation to Moderate Residential. The Moderate Residential designation accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings. The proposal meets the Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing. The CD-RM-12 district, as conditioned, will accommodate single-family dwellings and/or townhomes and staff is recommending approval of this request.

Comments:

At the request of Mr. Duggins, Mr. Galanti clarified the conditions. The only option that has townhouses in the equation would be a mix. The developer could not build all townhomes on the property.

Mr. Gilmer asked if there should be a condition placed on the application in the form of a disclaimer for anyone interested in living in the area of the property that goes into the Noise Cone. Chair Pinto noted that only the applicant, not the Commission, can put a condition on an application. Counsel Jones concurred that the Commission cannot put a new condition on the application. Mr. Galanti commented that the ordinance does not have a notification requirement for the Noise Cone.

Mr. Gilmer stated his support of mixed neighborhoods and indicated that he plans to vote in favor of the request.

Mr. Parmele commented that the buyer of a townhome could typically be an older retired couple, a younger couple, or a single individual, all of which could potentially not have children. The density of that use may have a higher number of dwellings but the impact of people coming and going through the neighborhood is

not as significant as one would imagine. As the City evolves and grows, there is a need for some type of diversity in transitional housing. It seems the developer is doing his best to provide some diversity as an alternative to single-family housing. He plans to support the request.

Chair Pinto commended both Mr. Deaton and all of the neighborhoods. The process has worked well and the developer has done a good job meeting with neighbors and asking for feedback. The neighbors have shared thoughts and concerns with the developer and they have had input into the plan as reflected in the conditions.

Mr. Griffin agreed that the process has worked well and allowed the neighbors to make changes. He urged the neighborhood to continue to have dialogue with the developer moving forward.

In the matter of **Z-16-03-004**, Mr. Parmele moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 3619 and 3629 Lewiston Road and 3410 Crimson Wood Drive from R-3 (Residential Single-Family) to CD-RM-12 (Conditional District-Residential Multifamily) to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the actions 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 and the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing. In addition, the request does implement measures to protect neighborhoods from potential negative impacts. The motion was seconded by Mr. Gilmer. The Commission voted 9-0 in favor of the motion. (Ayes: Pinto, Bachmann, Blackstock, Griffin, Parmele, Gilmer, Marshall, Lester, Duggins. Nays: None.)