

**PARTIAL MINUTES OF THE
ZONING COMMISSION
MARCH 20, 2017**

Z-17-03-002 518 and 522 Kallamdale Road (north of Kallamdale Road and south of West Elmsley Drive) – An original zoning from County RS-30 (Residential Single-Family) to City RM-18 (Residential Multifamily). – For the property located at 518 and 522 Kallamdale Road and south of West Elmsley Drive (3.75 Acres) – MC Morgan and Associates, Inc. for Wayne Shepherd.
(FAVORABLE RECOMMENDATION)

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

Speaking in favor of the request was Matt Raab, 5208 Edenborough Drive, who works with MC Morgan and Associates, Inc. He explained that this is an annexation with an original zoning request. The Planning Board gave a favorable recommendation for annexation at their recent meeting. The anticipated use for this property will be a 60-unit multifamily project. They have gone through the Technical Review process and have spoken with Water Resources who feel there is adequate infrastructure in place. Letters went out to adjoining property owners on March 6, 2017 and no feedback has been received as a result of the mailing.

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

Staff Recommendation:

Mr. Kirkman stated that the Generalized Future Land Use Map designates this area as **Mixed Use Commercial**. This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service and other uses are complementary. The proposal supports the Comprehensive Plan's 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 stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. The RM-18 zoning district allows for multifamily and similar residential uses. Staff recommends approval of this request.

Comments:

Chair Bachmann stated her opinion that the original zoning and plan for multifamily housing fits well with the surrounding area and is an appropriate use and request.

In the matter of **Z-17-03-002**, Mr. Gilmer moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment for property located at 518 and 522 Kallamdale Road from County RS-30 (Residential Single-Family) to City RM-18 (Residential Multifamily) 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, 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 in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. The motion was seconded by Mr. Duggins. The Commission voted 8-0 in favor of the motion. (Ayes: Bachmann, Gilmer, Lester, Pinto, Marshall, Griffin, Mazzurco, Duggins. Nays: None.)