

**PARTIAL MINUTES OF THE
ZONING COMMISSION
September 18, 2017**

Z-17-09-001 5740, 5740 ZZ, 5746 and 5711-5733 Ruffin Road (north and south of Ruffin Road and east of Strickland Court) – An original zoning request from County RS-40 (Residential Single Family) to City CD-RM-18 (Conditional District Residential Multifamily – 18) and rezoning request from CD-RM-12 (Conditional District – Residential Multifamily – 12) to CD-RM-18 (Conditional District – Residential Multifamily – 18) with the following conditions: 1. All residential uses permitted in the RM-18 zoning district. 2. The total number of dwelling units shall be limited to a maximum of 456. 3. A minimum of 50% of the exterior of the apartment buildings shall be brick veneer. 4. Tract A shall have a maximum of 310 dwelling units. Tract B shall have a maximum of 146 dwelling units, as shown on the exhibit entitled “Rezoning Exhibit for Keystone Group, Inc.” submitted to the City of Greensboro and dated 07-23-27. – For the properties located at 5740, 5740 ZZ, 5746, 5710, and 5711-5733 Ruffin Road generally described as north and south of Ruffin Road and east of Strickland Court (38.822 Acres) – Scott Wallace for Keystone Group Inc.
(FAVORABLE RECOMMENDATION)

Mr. Kirkman described the subject properties, as well as surrounding properties, and noted issues in the staff report.

Vice Chair Lester asked if there was anyone to speak on this matter.

Scott Wallace, 3708 Alliance Drive, representing Keystone Group, Inc., stated that they have assembled two additional properties along and adjacent to their other development of high-end apartments. They mailed 47 letters to adjacent and nearby neighbors and he made himself available to meet with anyone that had questions. He stated that he heard from 3 of the property owners and their concerns only related to their properties being annexed into the City. He assured them that this request had nothing to do with their properties.

There being no other speakers in favor or opposition to the request, the public hearing was closed.

Mr. Kirkman stated that this site is currently designated as Moderate Residential on the Generalized Future Land Use Map (GFLUM) of the Comprehensive Plan. The Moderate Residential designation is intended to accommodate a variety of housing types ranging from small lot single family detached and attached single family dwellings, such as townhomes, to a more moderate density low rise apartment dwellings. The proposed request does support the Comprehensive Plan’s Reinvestment/Infill goal to promote sound investment in Greensboro’s urban areas as well as the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing and stable livable neighborhoods. The requested CD-RM-18 zoning, as conditioned, accommodates a variety of multifamily and similar residential uses. Staff recommends approval of the request.

Mr. Duggins stated that the Greensboro Zoning Commission believes that its action to approve the zoning amendment for the property located at 5740, 4740 ZZ, 5746, 5710 and 5711-5733 Ruffin Road from County RS-40 to City CD-RM-18 to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: 1. The request is consistent with the Reinvestment/Infill goal to promote sound investment in Greensboro’s urban areas. 2. 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. 3. The request does implement measures to protect neighborhoods from potential negative impacts, seconded by Mr. Blackstock. The Commission voted 6-0 in favor of the motion. (Ayes: Lester, Gilmer, Blackstock, Duggins, Mazzurco, Pinto. Nays: None.)